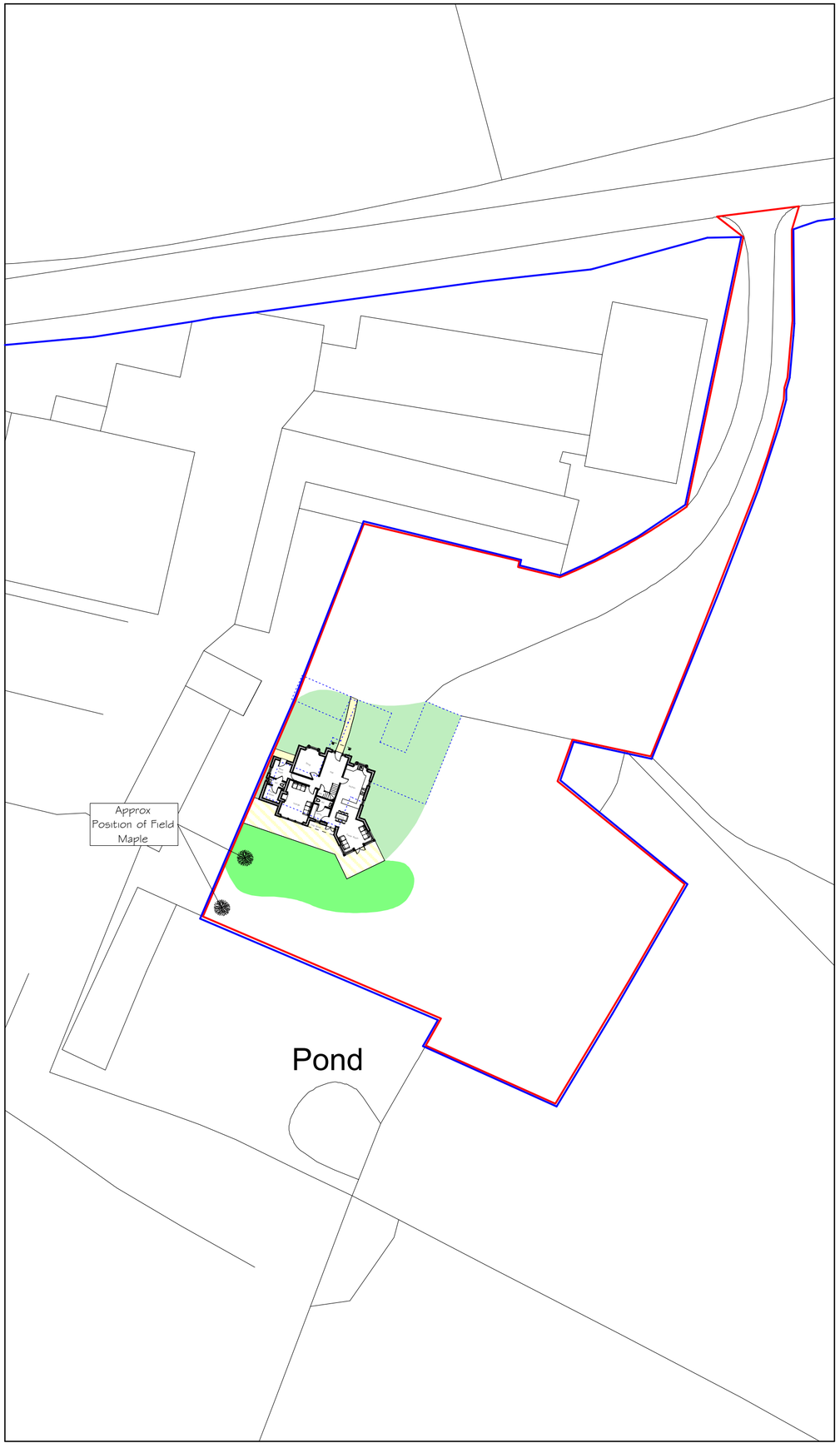
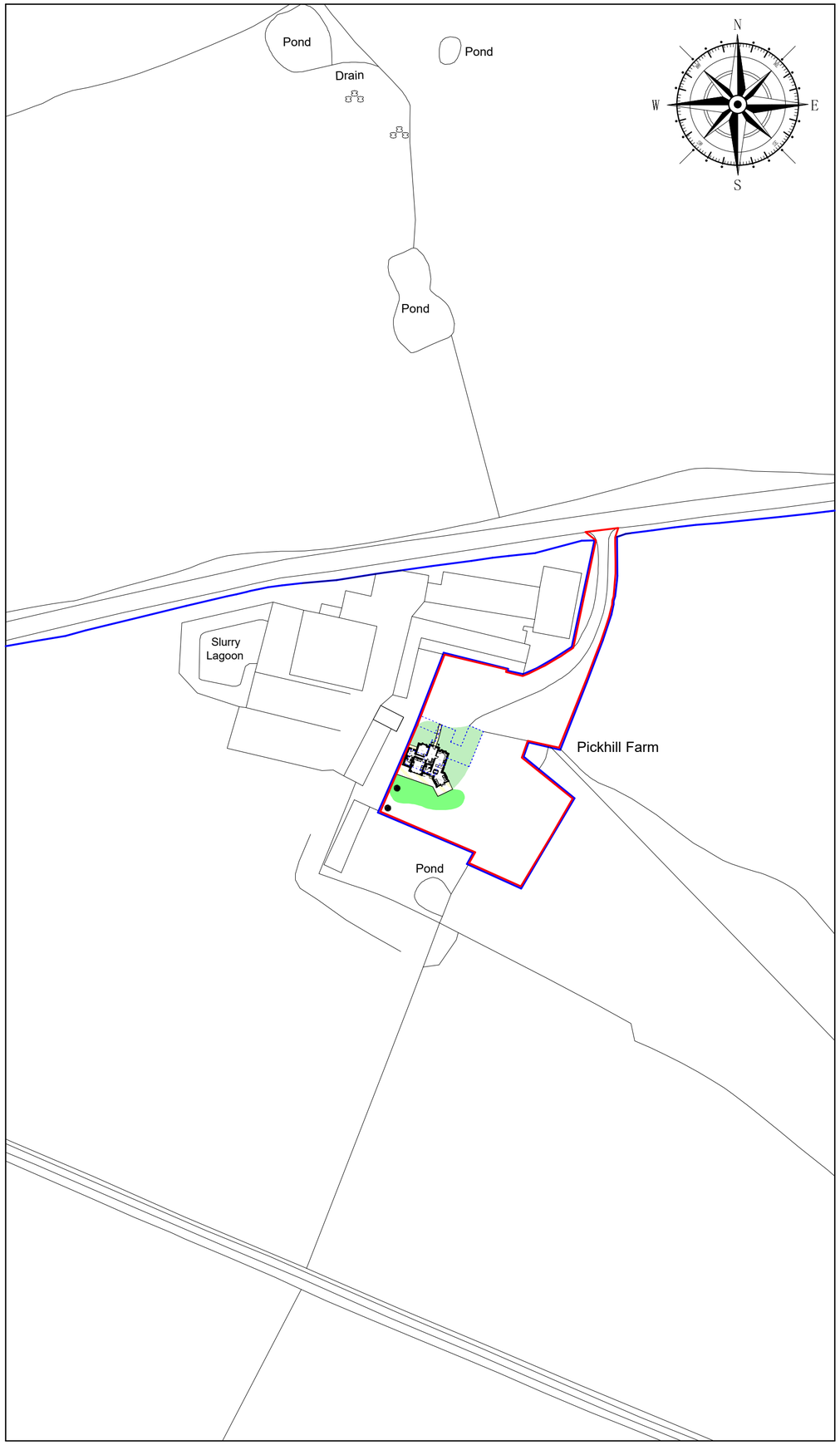


Site Plan 1:500



Location Plan 1:1250

Landscaping

Soft

All garden areas to front and rear of dwelling to be laid to seed prior to completion, to provide a good quality grassed lawn.
Low level shrub planting to be used to complement lawn at the discretion of the occupier.

Hard

Driveway and parking area to be retained as existing with hardstanding area to remain unaltered unless the area becomes damaged during construction.
Pathways to front door, side of dwelling and rear patio to be formed decorative paving slabs. Paved areas to be laid with slight fall away from dwelling to discharge surface water.
Patio to side of property to comprise concrete pavers as indicated.

Boundary Treatments.

Existing bondaries to remain as existing. Should boundaries between residential curtilage and farm become damaged timber stock proof fence to local authority approval.

Planting Stock Specification

Species	Shape	Stem Girth @ 1m	Height	Container Volume	Production Method
Species Field Maple FM (Acer campestre)	Standard	8cm - 10cm	2.5m - 3m	45 lts	Container Grown

All landscaping works to be completed in all respects within three months of the first use / occupation of the development, with the exception of soft landscaping / planting which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

Key

- Surrounding Buildings
- Application Site
- Land Owned by Applicant

Rev	Date	Detail	Initial

Project:

Replace dwelling at Pickhill Farm, Cross Lanes Wrexham

Title:	Scale: (A2)
Proposed: Site & Location Plan	1:50 & 1:100

Drawn By:	Date:
L. Fowles	Dec 2024
Drawing No: JL195/003	Sheet: 1 of 1

blueprint architectural services

partner LABC

Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com

© copyright all rights reserved