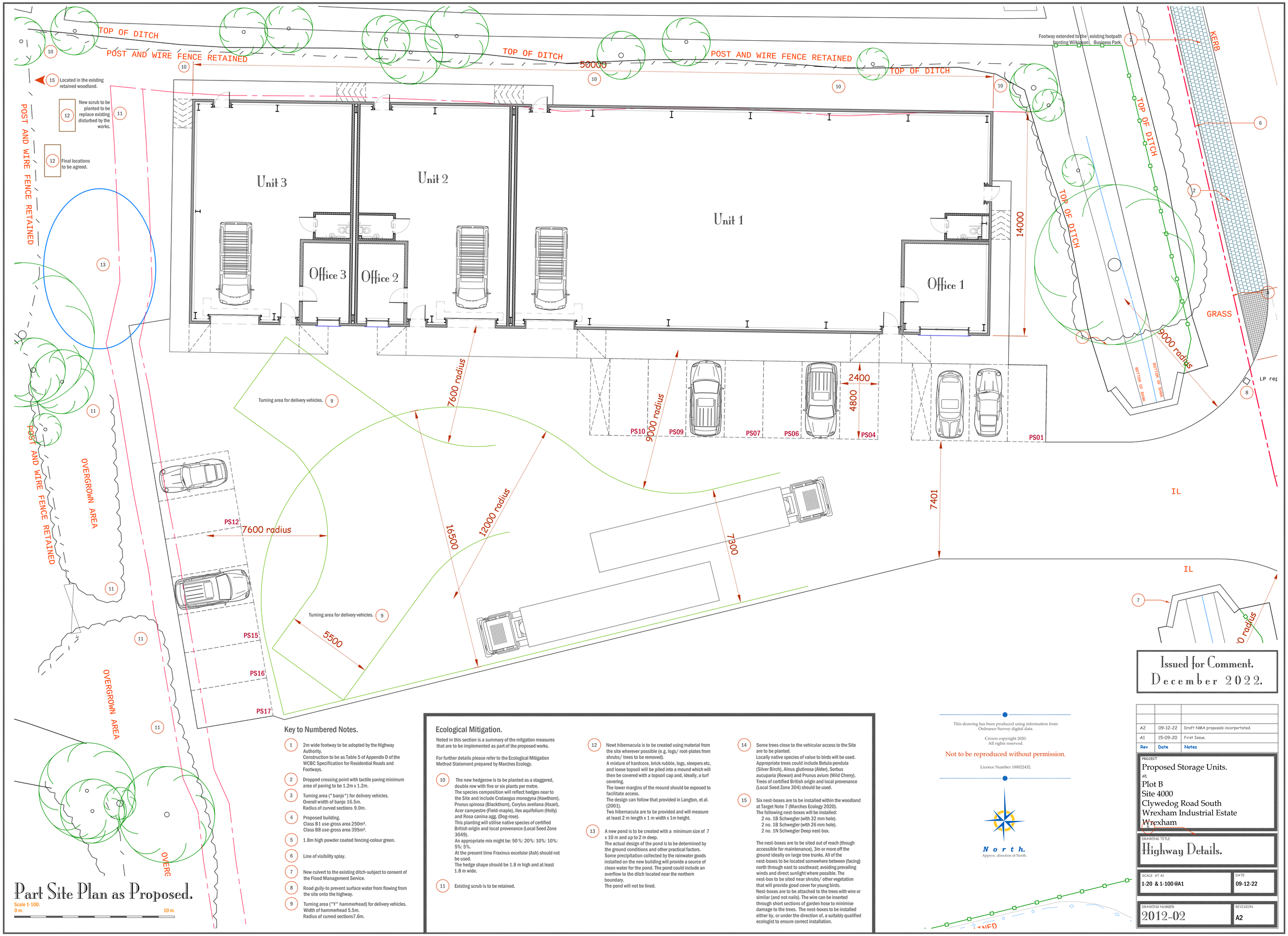


Part Site Plan as Proposed.

Scale 1-100.
0 m. 10 m.

Key to Numbered Notes.

1. 2m wide footway to be adopted by the Highway Authority.
   Construction to be as Table 5 of Appendix D of the WCBC Specification for Residential Roads and Footways.
2. Dropped crossing point with tactile paving minimum area of paving to be 1.2m x 1.2m.
3. Turning area (" banjo") for delivery vehicles.
   Overall width of banjo 16.5m.
   Radius of curved sections 9.0m.
4. Proposed building.
   Class B1 use-gross area 250m².
   Class B8 use-gross area 395m².
5. 1.8m high powder coated fencing-colour green.
6. Line of visibility splay.
7. New culvert to the existing ditch-subject to consent of the Flood Management Service.
8. Road gully-to prevent surface water from flowing from the site onto the highway.
9. Turning area ("Y" hammerhead) for delivery vehicles.
   Width of hammerhead 5.5m.
   Radius of curved sections7.6m.

Ecological Mitigation.

Noted in this section is a summary of the mitgation measures that are to be implemented as part of the proposed works.

For further details please refer to the Ecological Mitigation Method Statement prepared by Marches Ecology.

10. The new hedgerow is to be planted as a staggered, double row with five or six plants per metre.
    The species composition will reflect hedges near to the Site and include Crataegus monogyna (Hawthorn), Prunus spinosa (Blackthorn), Corylus avellana (Hazel), Acer campestre (Field-maple), Ilex aquifolium (Holly) and Rosa canina agg. (Dog-rose).
    This planting will utilise native species of certified British origin and local provenance (Local Seed Zone 3049).
    An appropriate mix might be: 50 %: 20%: 10%: 10%: 5%: 5%.
    At the present time Fraxinus excelsior (Ash) should not be used.
    The hedge shape should be 1.8 m high and at least 1.8 m wide.
11. Existing scrub is to be retained.
12. Newt hibernacula is to be created using material from the site wherever possible (e.g. logs/ root-plates from shrubs/ trees to be removed).
    A mixture of hardcore, brick rubble, logs, sleepers etc, and loose topsoil will be piled into a mound which will then be covered with a topsoil cap and, ideally, a turf covering.
    The lower margins of the mound should be exposed to facilitate access.
    The design can follow that provided in Langton, et al. (2001).
    Two hibernacula are to be provided and will measure at least 2 m length x 1 m width x 1m height.
13. A new pond is to be created with a minimum size of 7 x 10 m and up to 2 m deep.
    The actual design of the pond is to be determined by the ground conditions and other practical factors.
    Some precipitation collected by the rainwater goods installed on the new building will provide a source of clean water for the pond. The pond could include an overflow to the ditch located near the northern boundary.
    The pond will not be lined.
14. Some trees close to the vehicular access to the Site are to be planted.
    Locally native species of value to birds will be used. Appropriate trees could include Betula pendula (Silver Birch), Alnus glutinosa (Alder), Sorbus aucuparia (Rowan) and Prunus avium (Wild Cherry).
    Trees of certified British origin and local provenance (Local Seed Zone 304) should be used.
15. Six nest-boxes are to be installed within the woodland at Target Note 7 (Marches Ecology 2020).
    The following nest-boxes will be installed:
    2 no. 1B Schwegler (with 32 mm hole).
    2 no. 1B Schwegler (with 26 mm hole).
    2 no. 1N Schwegler Deep nest-box.

    The nest-boxes are to be sited out of reach (though accessible for maintenance), 3m or more off the ground ideally on large tree trunks. All of the nest-boxes to be located somewhere between (facing) north through east to southeast; avoiding prevailing winds and direct sunlight where possible. The nest-box to be sited near shrubs/ other vegetation that will provide good cover for young birds.
    Nest-boxes are to be attached to the trees with wire or similar (and not nails). The wire can be inserted through short sections of garden hose to minimise damage to the trees. The nest-boxes to be installed either by, or under the direction of, a suitably qualified ecologist to ensure correct installation.

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North.
Approx. direction of North.

Issued for Comment.
December 2022.

Rev	Date	Notes
A2	09-12-22	Draft NMA proposals incorportated.
A1	15-09-20	First Issue.

PROJECT
Proposed Storage Units.
at:
Plot B
Site 4000
Clywedog Road South
Wrexham Industrial Estate
Wrexham

DRAWING TITLE
Highway Details.

SCALE AT A1	DATE
1-20 & 1-100 @A1	09-12-22

DRAWING NUMBER	REVISION
2012-02	A2