Landscape Implementation Strategy

Commercial Development at Kingmoor, Wrexham

Prepared by PGLA Landscape Architects
on behalf of FI Construction Ltd

Final Strategy Booklet | March 2025

pgla | landscape architects

Landscape Implementation Strategy

PGLA Landscape Architects have prepared this document to provide information on how the landscape works for the Kingmoor Development will be implemented over the construction phase of the works. The document has been prepared to discharge Planning Condition 40, the wording of which is as follows:

Condition 40
No development, other than works associated with the translocation of great crested newts, shall take place until an implementation strategy for the hereby approved soft landscape details, as set out as part of Condition 30, has been submitted to and approved in writing by the Local Planning Authority. The implementation strategy shall be prepared in accordance with hereby approved Dwg No: PP01.00 REV P5 – Planting Plan & Schedule. All soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding season following commencement of development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The planting programme for the implementation of the Landscape Scheme is as illustrated in Figure 1 opposite and as follows:

Phase 1 (Ecology Zone- New Pond Field); Phase 2 (Ecology Zone- Hardstanding area); Phase 3 (Development Zone)

It is noted that implementation of the landscape works is to be completed in Phase 3 after the GCN translocation has been completed.

The trapping was started in the Western corner of site adjacent the existing and proposed site entrance October 2024 and then followed a 'staggered start' working in a clockwise direction as each 'compartment' required to complete 90 days of trapping; the traps were closed mid/end November 2024 as night time temperatures dropped below 5°c.
The first trapping compartments are to be completed in May 2025 (subject to temperature) and the last expected to be completed in June 2025 which ties in with the programme below. Phases 01 and 02 are not affected by the GCN translocation.
See ecology submissions for more detailed information.

Phase 01 – Ecology Field March to August 2025
Landscape works to implemented as to series LP02 – Appendix A

Phase 02 – Post Earthworks – August 2025 to March 2026
Landscape works to implemented as to series LP03 – Appendix B

Phase 03 – Post Building and Infrastructure Construction – March to December 2026
Landscape works to implemented as to series LP04 – Appendix C

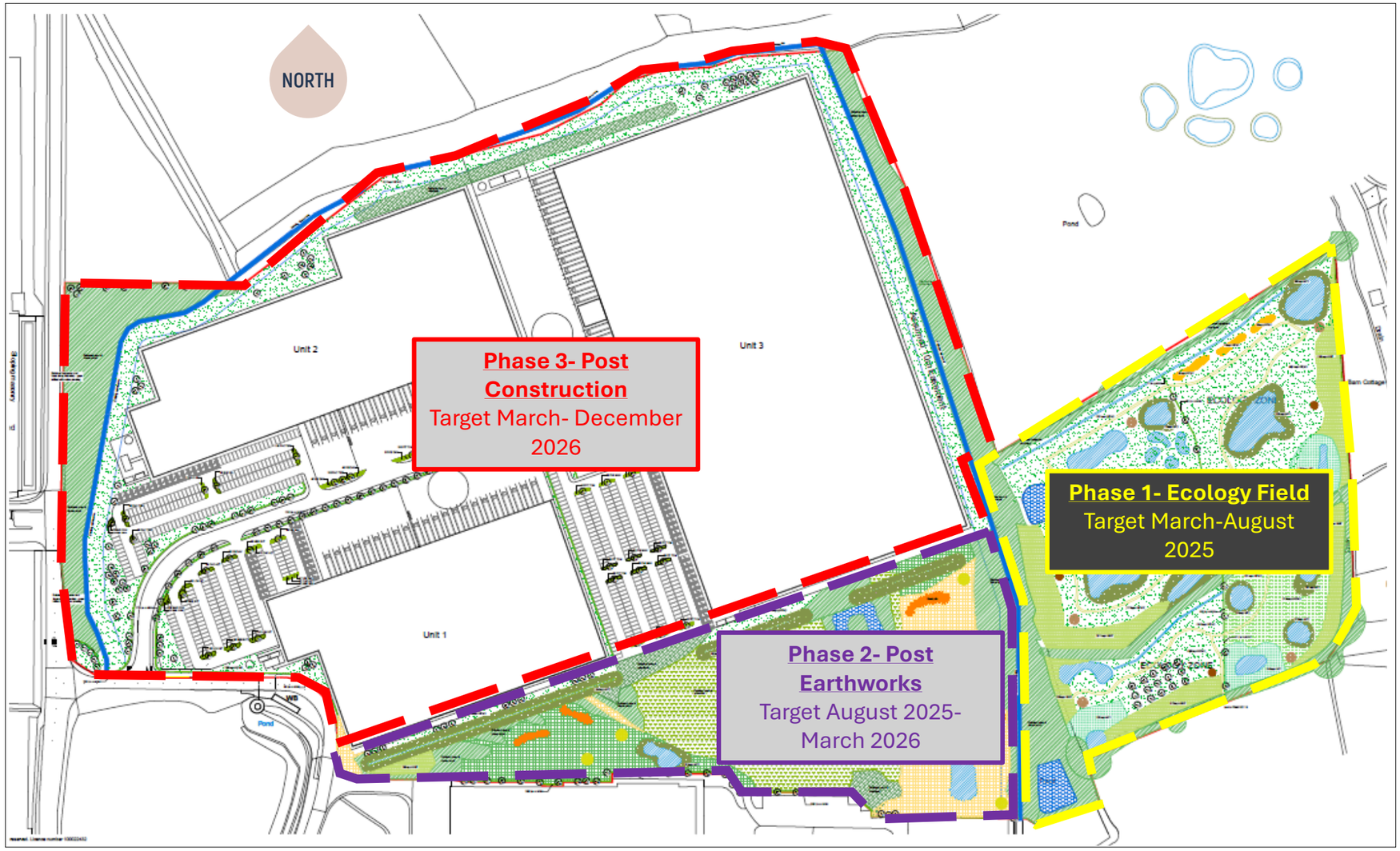


Figure 1 - Landscape Construction Phasing Plan (Site Wide Not to Scale)

Status of current planning consent

This Landscape Implementation Strategy applies to the detailed element of permission P/2023/0280 and it relates to the landscape implementation as part of the enabling works including the eastern field area and land surrounding the development platform.

Landscaping on the development platform itself will be subject to future reserved matters application including details of landscaping as set out under condition 1.

A further implementation strategy will then be submitted for approval under condition 25 to the outline approval.



Phase One - Ecology Field

Works will commence in March 2025 and adhere to the following programme:

Stage One - Carry out tree works and install Tree and Hedge Protective Fencing in line with the recommendations of the Arboricultural Method Statement produced by MD Landscape dated February 2025. Refer to page 27 and Sheets 13 to 16.
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

Stage Two - General preparations for landscape works will be carried out in March and April to the following specification:

Wildflower grassland and marginal Pond areas.

Preparation of grassland areas for overseeding:
· Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
· Stones with the largest dimension exceeding 40mm are to be removed and disposed of off site.
· Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
· Remove any existing weed growth.
· Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
· All site preparation, planting and maintenance to comply with BS 4428|:1989. Seeding shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to over-seeding and sown to manufactures guidance and in accordance with the ecologist recommendations.

Stage Three - General preparations for landscape works will be carried out in October to November 2025 to the following specification:

Trees, Hedges and scrub.

General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
Carry out all planting while soil and weather conditions are suitable.
· Do not plant during periods of frost or strong winds. Plant only during the following periods:
· Bare Root stock and rootball trees to be planted November to March.
All whip plants to be planted in pits at densities shown in plant schedule, in



Figure 3 - Extent of Phase One - Ecology Field (Not to Scale)

pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer.
See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences.

Native Hedgerow - Stock to be planted in double rows, 5 per linear metre.

Whips and hedge to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be planted to depth of root collar in accordance with BS4428.

Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 2m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fetiliser. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel . Water-in heavily after planting and provide surface bark chippings at 75mm depth. All trees to be triple staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard.
All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of
Practice for the Sustainable Use of Soils on Construction Sites (2009).

Mulch - General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

Ensure that adequate watering and weed control is provided throughout entire growing season.

Replacement of trees and vegetation

The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar
size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.

Refer to Appendix A for Planting Plans and Schedule.



Figure 4 - Extent of Phase One - Ecology Field (Not to Scale)

Phase Two - Post Earthworks

Works will commence in August 2025 and adhere to the following programme:

Stage One - Carry out tree works and install Tree and Hedge Protective Fencing in line with the recommendations of the Arboricultural Method Statement produced by MD Landscape dated February 2025. Refer to page 27 and Sheets 11 to 14.
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

Stage Two - General preparations for landscape works will be carried out in September 2025 to the following specification:

Wildflower grassland and marginal Pond areas.
Preparation of grassland areas for overseeding:
· Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
· Stones with the largest dimension exceeding 40mm are to be removed and disposed of off site.
· Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
· Remove any existing weed growth.
· Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
· All site preparation, planting and maintenance to comply with BS 4428|:1989.
Seeding shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to over-seeding and sown to manufactures guidance and in accordance with the ecologist recommendations.

Stage Three - General preparations for landscape works will be carried out in October to November 2025 to the following specification:

Trees, Hedges and scrub.

General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
Carry out all planting while soil and weather conditions are suitable.

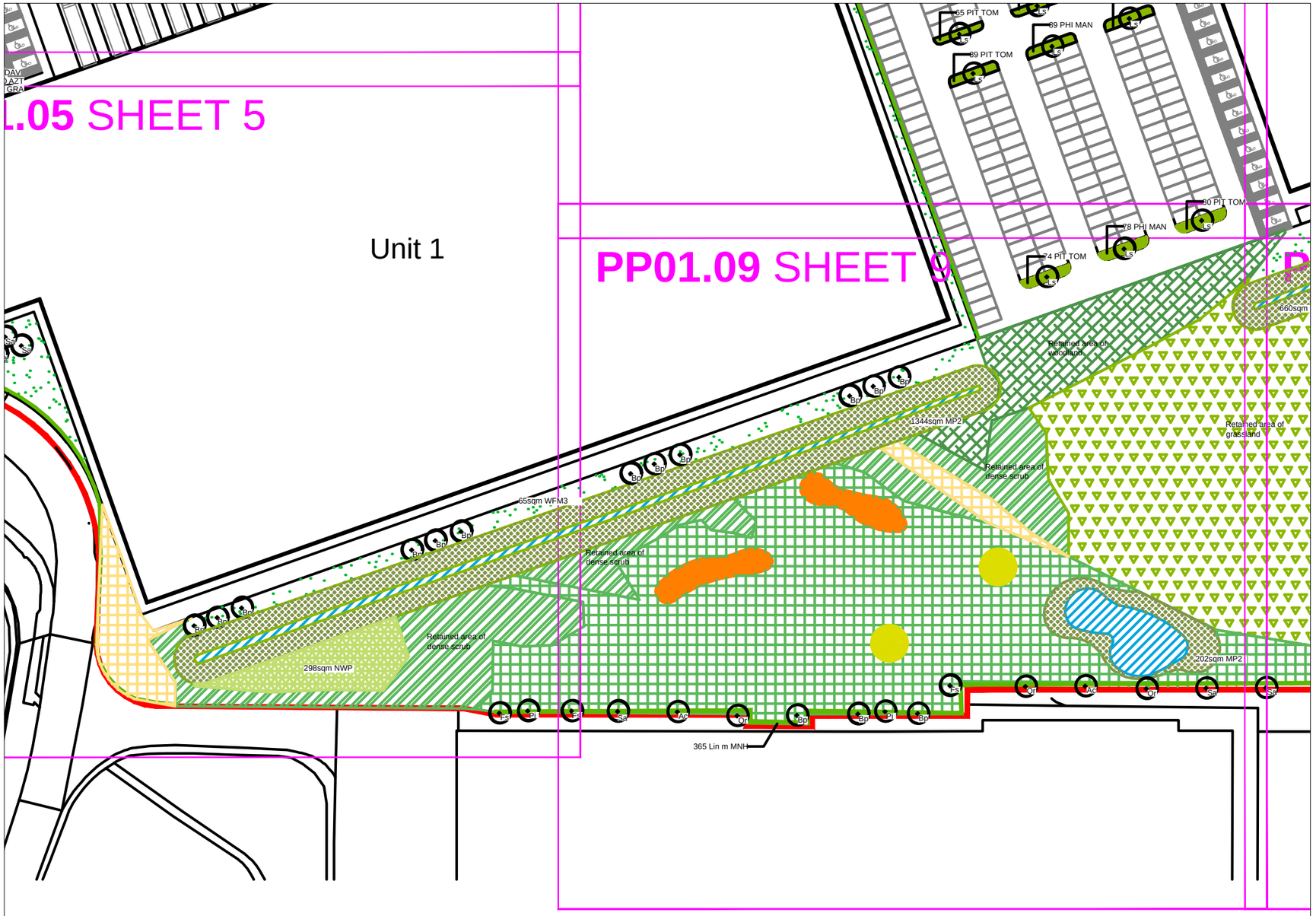


Figure 5 - Extent of Phase Two (west)- Post Earthworks (Not to Scale)

· Do not plant during periods of frost or strong winds. Plant only during the following periods:
· Bare Root stock and rootball trees to be planted November to March.
All whip plants to be planted in pits at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer.
See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences.

Native Hedgerow - Stock to be planted in double rows, 5 per linear metre.

Whips and hedge to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be planted to depth of root collar in accordance with BS4428.

Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 2m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fetilizer. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel . Water-in heavily after planting and provide surface bark chippings at 75mm depth. All trees to be triple staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard.
All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of
Practice for the Sustainable Use of Soils on Construction Sites (2009).

Mulch - General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

Ensure that adequate watering and weed control is provided throughout entire growing season.

Replacement of trees and vegetation

The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar
size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.

Refer to Appendix B for Planting Plans and Schedule.

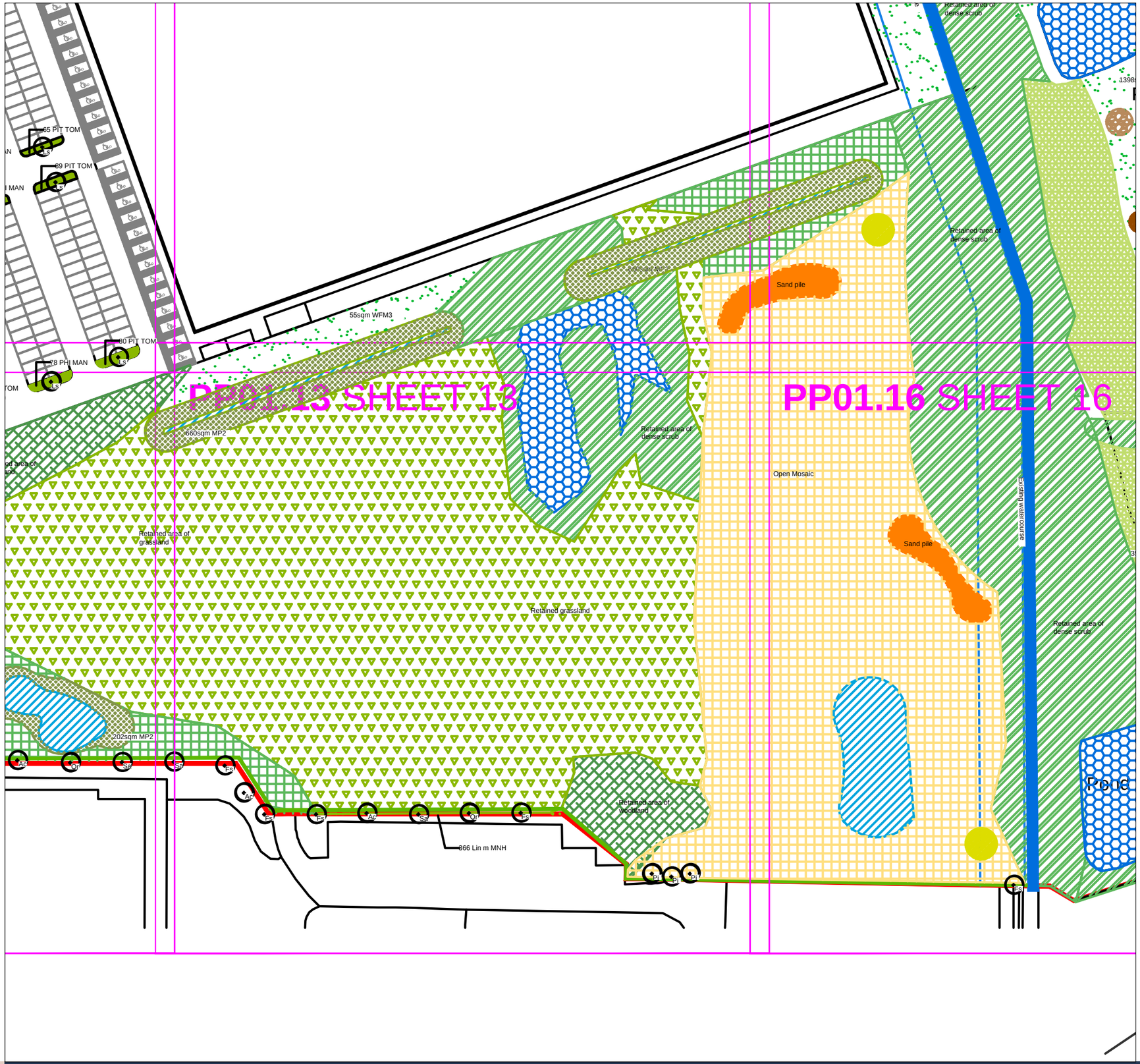


Figure 6 - Extent of Phase Two (east) - Post Earthworks (Not to Scale)

Phase Three – Post Building and Infrastructure Construction

Works will commence in March 2026 and adhere to the following programme:

Stage One - Carry out tree works and install Tree and Hedge Protective Fencing in line with the recommendations of the Arboricultural Method Statement produced by MD Landscape dated February 2025. Refer to page 27 and Sheets 1 to 11.
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

Stage Two - General preparations for landscape works will be carried out in September March 2026 to the following specification:

Preparation of Planting Beds
· Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
· Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
· Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
· Remove any existing weed growth.
· Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
· All site preparation, planting and maintenance to comply with BS 4428|:1989.

Soils -
Imported topsoil and subsoil to be a good quality loam to BS 3882:2015. All soil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/ or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009). All areas to be seeded for wildflower grassland to be low nutrient subsoil.

Stage Three - Sow Wildflower Meadow Grass in April / May 2026.
Seeding shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to seeding on prepared, levelled subsoil (minimum 150mm depth) in the areas indicated on the drawings. Sown to manufactures guidance and in accordance with Ecology recommendations.

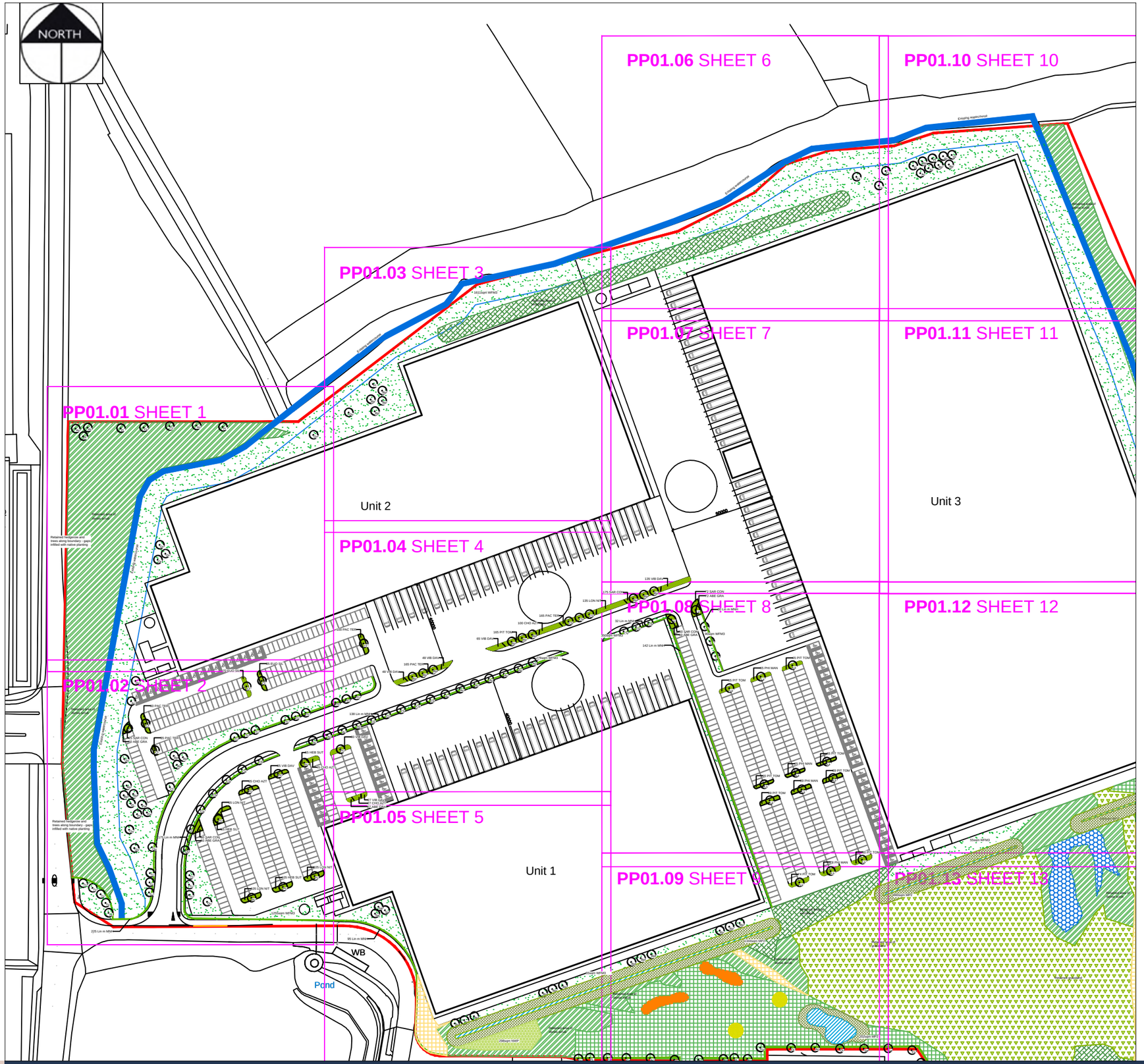


Figure 7 - Extent of Phase Three (west) - Post Building and Infrastructure (Not to Scale)

Stage Four - Plant Shrubs in May to September.
General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
Carry out all planting while soil and weather conditions are suitable:
· Do not plant during periods of frost or strong winds. Plant only during the following periods:
· Container grown and root ball plants: At any time if ground and weather conditions are favourable.
Ensure that adequate watering and weed control is provided· All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All shrub beds to be in min. 450mm good quality, well prepared soil. See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences. Topsoil depth to be 450mm for shrub planting and 150mm for amenity grass.

Stage Five - Plant trees and hedges in October to November 2026.

Native Hedgerow - Stock to be planted in double rows, 5 per linear metre. Whips to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428. Bare Root stock to be planted November to March.

Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement.
Note sizes shown are minimum. All trees to be planted in pits 2m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fetilizer. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel . Water-in heavily after planting and surface bark chippings 75mm depth. All trees to be triple staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard.
All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

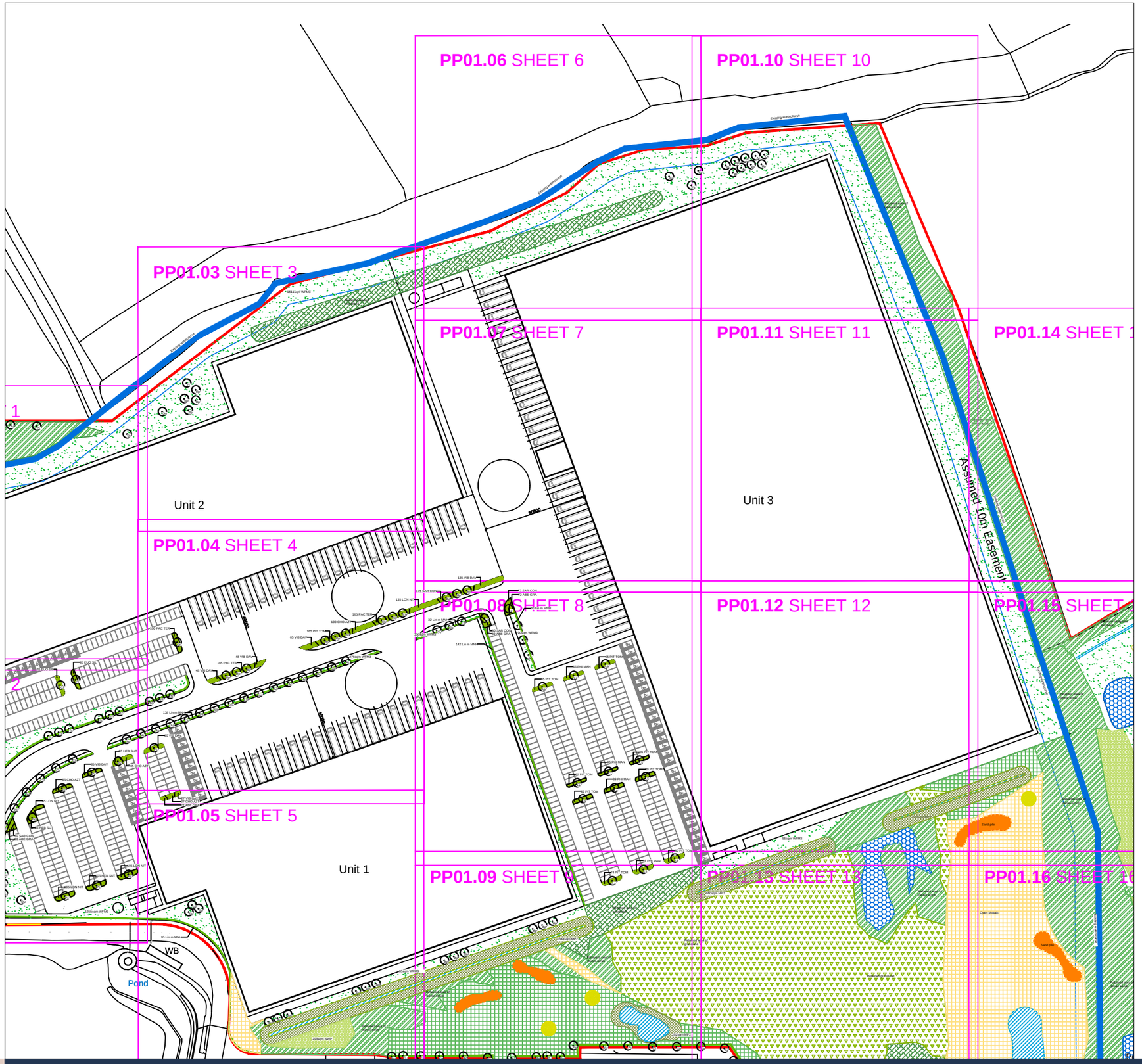


Figure 8 - Extent of Phase Three (east) - Post Building and Infrastructure (Not to Scale)

Mulch- General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

Replacement of trees and vegetation

The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations).
Replacements to match original specification or similar size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.

Refer to Appendix C for Planting Plans and Schedule.