6.02 Landscape Plan _Year 1

KEY:

- EXISTING TREES TO BE RETAINED
- EXISTING TREES - ROOT PROTECTION AREA
- EXISTING TREE TO BE REMOVED
- EXISTING AREAS OF SCRUB HABITAT TO BE RETAINED
- EXISTING AREAS OF SCRUB HABITAT TO BE REMOVED
- EXISTING AREAS OF SPECIES RICH GRASSLAND
- EXISTING AREAS OF OPEN MOSAIC HABITAT
- EXISTING WATER FEATURE RETAINED
- EXISTING WATER FEATURE TO BE REMOVED
- PROPOSED UNIT/BUILDING
- PROPOSED NATIVE SPECIES STANDARD DECIDUOUS TREE
- PROPOSED NATIVE SPECIES SHRUB PLANTING
- PROPOSED ORNAMENTAL SHRUB AND HERBACEOUS PLANTING
- PROPOSED NATIVE MIXED SPECIES HEDGING
- PROPOSED NATIVE SPECIES WILDFLOWER AND GRASS MIX
- PROPOSED NATIVE GRASS MIX
- PROPOSED SHORT AMENITY GRASS MIX
- PROPOSED SWALE / ATTENUATION
- PROPOSED RESTORATION OF SPECIES RICH GRASSLAND AND MOSAIC HABITAT
- PROPOSED FOOTPATHS
- PROPOSED HOGGIN/HERITAGE GRAVEL PATH TO PICNIC AREA
- PROPOSED SITE ROADS AND PARKING
- EXISTING PUBLIC RIGHT OF WAY
- PROPOSED PERMISSIVE FOOTPATH



6.03 Landscape Plan _Year 5-15

KEY:

- EXISTING TREES TO BE RETAINED
- EXISTING TREES - ROOT PROTECTION AREA
- EXISTING TREE TO BE REMOVED
- EXISTING AREAS OF SCRUB HABITAT TO BE RETAINED
- EXISTING AREAS OF SCRUB HABITAT TO BE REMOVED
- EXISTING AREAS OF SPECIES RICH GRASSLAND
- EXISTING AREAS OF OPEN MOSAIC HABITAT
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7.0 SUMMARY

FI REAL ESTATE MANAGEMENT

Modern City
Architecture & Urbanism

7.01 Summary of Development Benefits

APPROACH TO EMERGING SCHEME

• Design starts with assessments of landscape, visual impact and ecology

GROWTH, ECONOMY & CERTAINTY

• Boost to local economy.

• Facilitate much needed growth in local employment.

• Natural extension to Wrexham existing industrial estate

• Boost spending in local shops and businesses.

EMPLOYMENT & SOCIAL VALUE

• A varied and substantial number of good quality new jobs for local people.

• Significant jobs created during construction stage

• Local training initiatives, including apprenticeships

• We will work with local schools and colleges.

• Local sourcing of products and materials.

• We will work with the local authority to link with existing regeneration initiatives.

REGENERATION & COMMUNITY

• Aligned with Wrexhams objectives.

• Contribute to nearby areas of deprivation.

• Boost spending in local shops and businesses.

BIODIVERSITY & ENVIRONMENT

• Create green zones.

• Create accessible community green areas

• Deliver Biodiversity net gain

• New trees and landscaping.

• Green and sustainable development.

• Electric Vehicle Charging Points and other renewable energy initiatives.

• Targeting an industry standard ‘BREEAM Very Good’ development.

SUMMARY

The developer is proposing a comprehensive, high quality employment development on the site. HIAB, the potential tenant, is a world leader in on-road load handling equipment, with numerous depots across the UK. The total development area is 7179m2 (77,276sqft).

As the indicative site plan shows, the design will be of an appropriate scale and served by high quality circulation and access roads, dedicated service yards circulation and parking for HGVs and cars. The scheme will be well landscaped. Large parts of the overall site will remain green/undeveloped and used for landscaping, tree planting and BNG.

The site can be accessed from existing highways forming part of the wider local highways network (of the existing Wrexham Industrial Estate). Alternative modes of transport to the site, such as use of public transport, car-sharing, walking and cycling routes will be encouraged. As well as a modern and highly sustainable building, the developer will also consider environmental measures including renewable energy for power and heating, Electric Vehicle Charging Points throughout and securing ecology/BNG benefits on site. A significant number of new jobs, training initiatives and apprenticeships will be created, including during construction.

We will work with the local authority, schools and colleges to ensure that local communities benefit from the opportunities created

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