north

REDWITHER ROAD

OAK ROAD

Overhead Wires

Pylon

Power Station

33.0m

The Oaks

Track

Pond

Redwither Brook

FB

Pumping Station

Clywedog)

overhead wires

AFON CLYWEDOG / RIVER CLYWEDOG

see continuation

CR

Co Const, P Const & FP Bdy

LANDSCAPE MASTERPLAN

0 10 20 30 40 50 60 70 80 90 100

SCALE 1:1250 (A1)
SCALE 1:2500 (A3)
METRES

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

- 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 SITE ROADS AND PARKING
- EXISTING PUBLIC RIGHT OF WAY
- PROPOSED PERMISSIVE FOOTPATH

OS LICENCE
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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/LAND/L/100	**Revision**	P02	
Title	LANDSCAPE MASTERPLAN PROPOSED SITE AND NATURE RESERVE YEAR ONE	**Scale**	1:1250 @ A1 / 1:2500 @ A3	**Date**	19/05/2025	

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XX	MD
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD

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6 Kinderton Close | High Legh | Knutsford
Cheshire | WA16 6LZ | 07710 498231

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north

EXISTING SPECIES RICH GRASSLAND RETAINED
EXISTING SCRUB RETAINED
EXISTING POND REMOVED
EXISTING SCRUB REMOVED
SHORT GRASS MAINTENANCE STRIP
GRAVEL BED TO BASE OF FENCE
SWALE WITH MIXED NATIVE SPECIES PLANTING/SEEDING TO BASE
PROPOSED SUBSTATION LOCATION
EXISTING TREES TO FRONTAGE REMOVED
EXISTING SCRUB RETAINED
See detail drawing 311/LAND/L/102
BENCH SEATS
SHRUB AND GROUND COVER PLANTING
POTENTIAL PERMISSIVE PATH AND LINK INTO THE SITE
Redwither Brook
REDWITHER ROAD
OAK ROAD
Sta

LANDSCAPE MASTERPLAN

0 10 20 30 40 50
METRES

SCALE 1:500 (A1)
SCALE 1:1000 (A3)

Notes

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Location Plan



Legend

- 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 SITE ROADS AND PARKING
- PROPOSED BENCH SEATING

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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/LAND/L/101
Title	LANDSCAPE PROPOSALS PLAN NEW UNIT, ACCESS, PARKING & SOFT LANDSCAPE	**Scale**	1:500 @ A1 / 1:1000 @ A3
		Revision	P02
		Date	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XX	XX
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD

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north

REDWITHER ROAD

OAK ROAD

Power Station

Proposed sub-station location

Clearance TBC

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Legend

- EXISTING TREES TO BE RETAINED
- EXISTING TREES ROOT PROTECTION AREA
- EXISTING TREE 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 FOOTPATHS
- PROPOSED SITE ROADS AND PARKING
- PROPOSED BENCH SEATING
- TREE MOUNTED BIRD BOXES
- TREE MOUNTED BAT BOXES

LANDSCAPE MASTERPLAN

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/LAND/L/102	**Revision**	P02	
Title	LANDSCAPE PROPOSALS PLAN DETAIL PLAN - FRONT OF SITE	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025	

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XX	XX
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD

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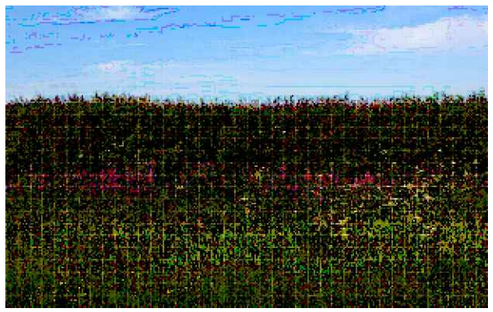


DESIGN CONCEPT

The design intention is to Integrate the proposed site into the wider ecology area. A sustainable landscape of grass and wildflower meadows, swales, trees and hedgerows would create a framework around the new building. The overall landscape appearance should subtly transition into the ecology area beyond the site fence.

A picnic area for lunch time breaks, walks and well being is proposed for staff and visitors offering opportunities to walk around the site and enjoy the natural environment.

Closer to the building are evergreen shrubs, trees and herbaceous plants, that will frame the entrance to the building. Areas of bulb planting within the wildflower areas would provide seasonal interest.







Notes

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Location Plan



Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/LAND/L/103	**Revision**	P02
Title	MAIN SITE MOOD BOARD	**Scale**		**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XX	MD
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD

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