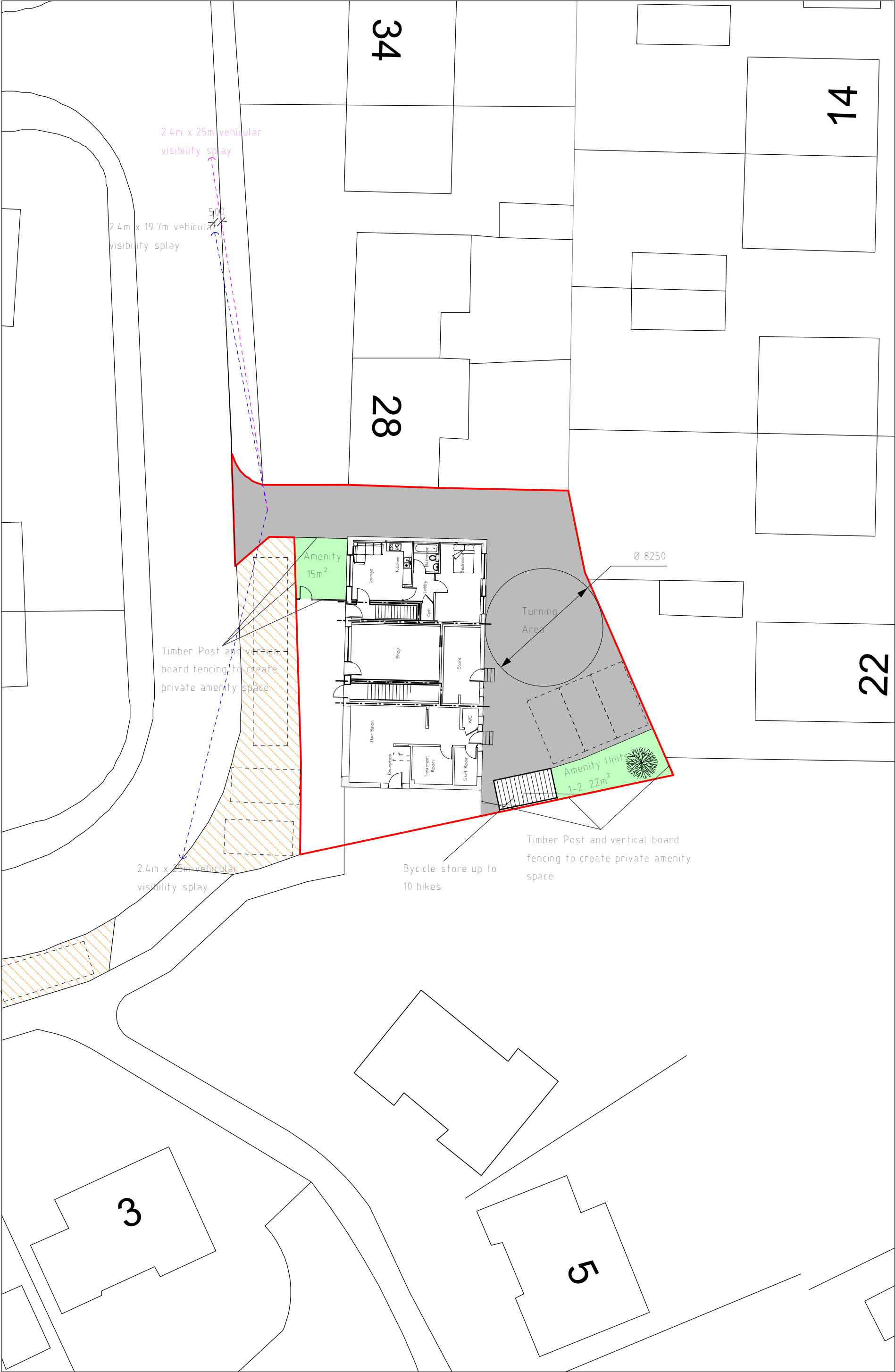
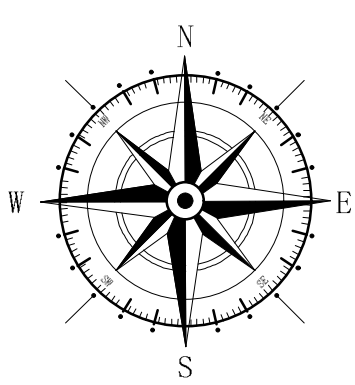
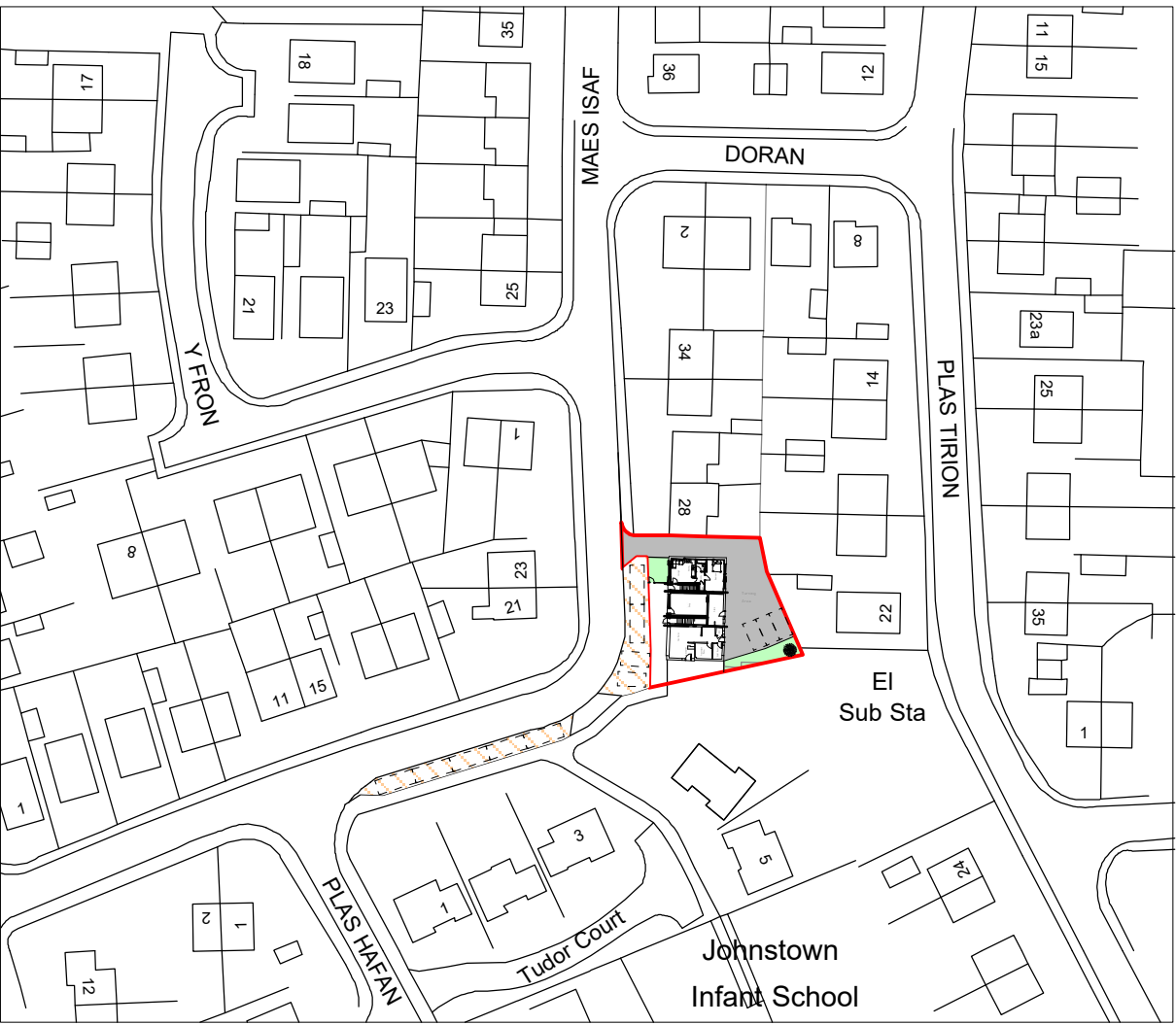




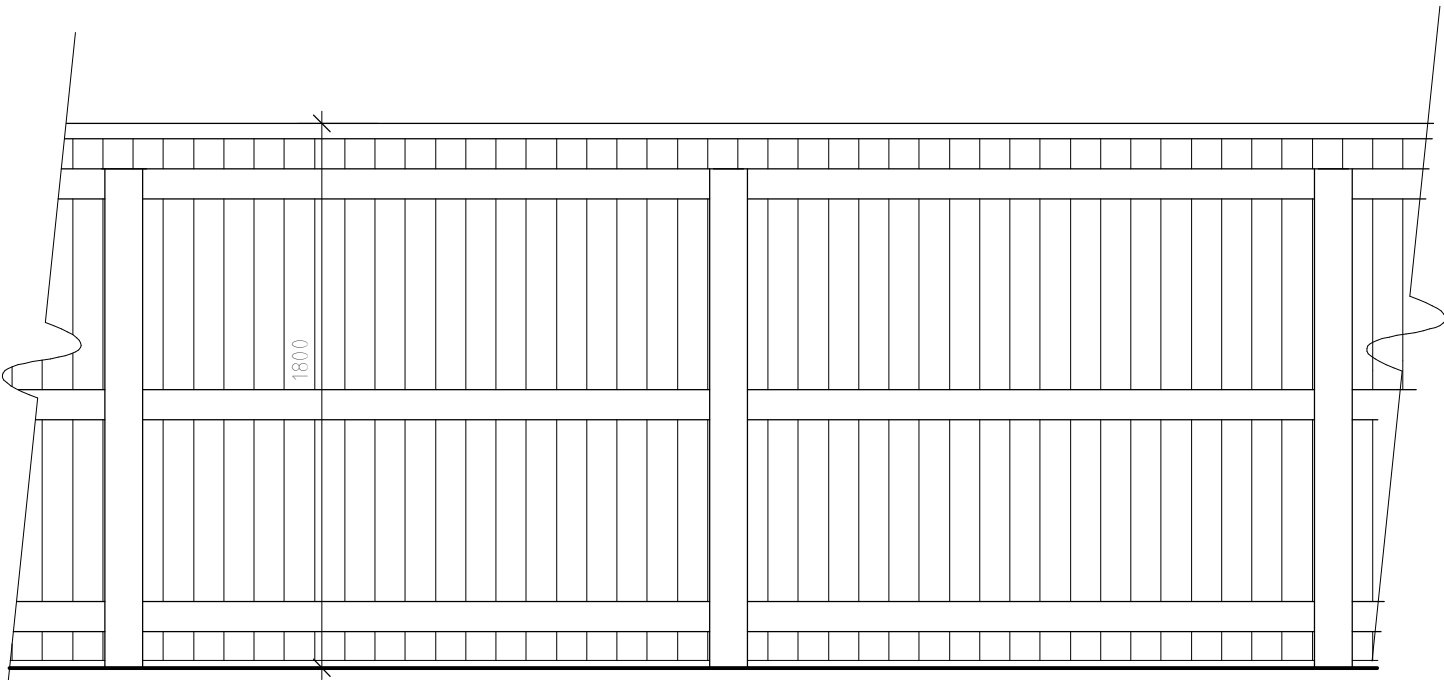
Site Plan 1:250



Example of Bike Store



Location Plan 1:1250



Fence Detail 1:25

Landscaping

Soft

Amenity areas 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

To remain as existing and remain unaltered.

Boundary Treatments

Existing boundaries to remain as existing. Where areas of existing boundaries have deteriorated and new boundaries between plots contractor to install timber post and vertical timber board fencing to local authority approval.

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.

Planting Stock Specification						
Symbol	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

Key			
	Surrounding Buildings		
	Application Site		

Rev	Date	Detail	Initial
D	12/24	Bike store details added	D.J.E
C	08/24	Design Amends	D.J.E
B	06/24	Additional Highways information	D.J.E
A	02/24	Update	D.J.E

Project: Proposed Residential Development at, Ela-V Maes Isaf, Johnstown, Wrexham, LL14 1UU

Title: Planning: Site & Location Plan
Scale: (A2) 1:250 & 1:1250

Drawn By: D.J.Edwards
Date: Feb 2024

Drawing No: J190/005
Sheet: 1 of 1

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