

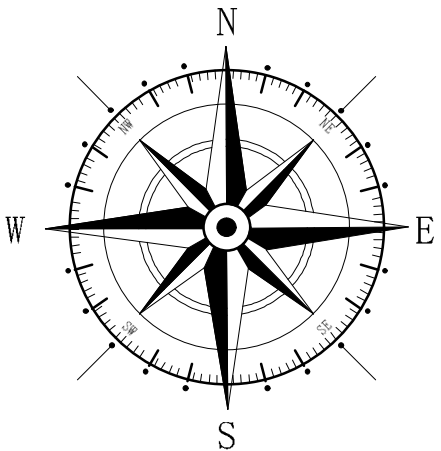
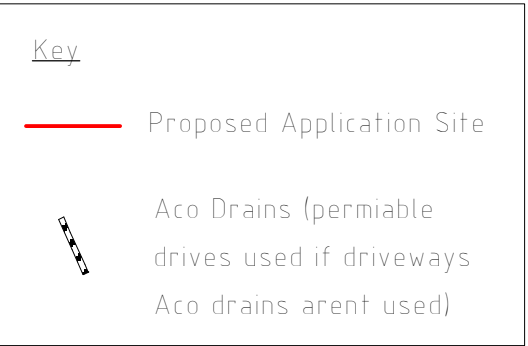
Pen-y-ddol



Site Plan 1:200



Location Plan 1:1250



Landscaping
Soft
All garden areas to front and rear of dwellings 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.
Species of trees to be planted to be confirmed with local authority. Trees to be planted in first planting season following completion of dwellings.

Hard
Adopted highway and Private driveway to be formed with tarmacadam finish to provide good quality surface for occupants to satisfaction of the Local Authority and client.
Pathways to front door, side of dwelling and rear patio to be formed concrete paving slabs. Paved areas to be laid with slight fall away from dwelling to discharge surface water.

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. Security fencing and new gated access provided to substation as agreed with Scottish Power.

F	07/24	Highway Amends	D.J.E
E	07/24	SPEN Access amends	D.J.E
D	06/24	Turning Head Amends	D.J.E
C	05/24	Highways Amends	D.J.E
B	03/24	Design Amends	D.J.E
A	09/23	Design Amends	D.J.E
Rev	Date	Detail	Initial

Project: Proposed Residential Development at Bersham Club, Bersham, Wrexham, LL14 4HS	
Title: Planning: Site & Location Plan	Scale: (A1) 1:200 & 1:1250

Drawn By: D.J. Edwards	Date: August 2023
Drawing No: P145/016	Sheet: 1 of 1

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