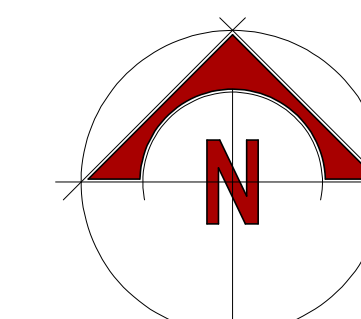


Emergency and Pedestrian Access

DO NOT SCALE FROM THIS DRAWING.
© COPYRIGHT Edwards Homes Limited 2021.

NOTE:
Windows facing Plas Coch Road at both ground and first floor level to Plots 1 and 9 to 13 are to be fitted with Acoustically Enhanced Trickle Ventilators to provide 30dB sound reduction in accordance with recommendations made in the Noise Assessment Report prepared by Echo Acoustics.

NOTE:
2No. mature trees growing adjacent to the stone boundary wall within Plot 35 are to be removed as indicated. Following the felling of the trees, the evident structural damage visible to the wall is to be repaired by a combination of partial re-building and re-pointing. The loss of the trees is to be mitigated against by the planting a 1No. Silver Birch and 1No. Rowan as indicated to the front garden of Plot 35.



Blue lines indicate the position and extent of the Bow Top Metal Railing fence to detail on Dwg No. 10408.11.dsj.

NOTE:
Rear boundary to Plots 40 to 44, 55 and 72 to 80 is to be defined with 2.0m high acoustic timber fence in accordance with the recommendations of the Noise Assessment prepared by Echo Acoustics dated September 2021. Additionally, Windows at first floor level to these plots are to be fitted with Acoustically Enhanced Trickle Ventilators.

Proposed Affordable Dwellings to be provided to -
Plots 16 to 19;
Plots 40 to 43;
Plots 68 to 79; and
Plots 86 & 87
subject to agreement with WCBC Housing Department regarding Tenure split and discharge of Condition 19 attached to P/2018/0671.

SOFT LANDSCAPING.
All existing mature deciduous trees along the northern, western and south-western site boundaries together with those indicated within the site are to be retained and protected during the construction phase in accordance with the protection measures specified in the approved Arboricultural Report and Method Statement prepared by Indigo Surveys Ltd.
Garden areas to be grassed front and rear with good quality turf with tree planting as indicated.
Tree planting is to be carried out as indicated. Trees to comprise selected standard stock, nursery cultivated specimens planted as indicated at an initial height of approximately 3000mm with a 100mm - 120mm girth. Tree species to be a selection of Silver Birch (betula pendula) - SB Mountain Ash (sorbus aucuparia) - MA and Wild Cherry (prunus avium) - WC as indicated. Trees are to be adequately staked to provide protection after planting. Landscaping proposals are to be completed during the first planting season following completion of development.
Existing hedge along the frontage of Plas Coch Road is to be retained as far as possible and is to be supplemented and extended along the site frontage as necessary. A
Extent of adoptable roadway throughout the site is to be surfaced in tarmacadam to County Council Adoption standards and details are to be supplied. Kerbs to demarcate adoptable road are to be concrete and to approval. 1.8m wide pedestrian footway to be surfaced in tarmacadam to adoptable standards. Private drives / parking areas are to be surfaced with tarmacadam to match the adoptable surfaces.
Pathways to perimeters of dwellings to be finished with concrete paving slabs laid with a gravelled channel immediately adjacent to the dwellings.
Screen fences between private rear gardens to comprise 1.8m high timber close boarded fence panels supported on timber rails and posts which are to be set in concrete bases all to details supplied.
Bow top metal railings are to be erected along the site frontage to the Campus access roadway only on the line of the rear of the footpath all to details supplied on Dwg No. 10408.11. Railings are to define the front boundary of each of the relevant plots.
Timber knee rail fencing to detail is to be erected to the perimeter of the areas of Public Open Space.

- Trees to be retained as part of the development and protected in accordance with the Arboricultural Method Statement prepared by Indigo Surveys.
- New tree planting consisting of standard, nursery cultivated specimens as indicated.
- Indicates grassed surface to front and rear private garden areas and to the majority of the areas of formal Open Space.
- Mixed ornamental / nature shrub planting and wild flower mix to attract wildlife.

Revision G. 04/2023. House type to Plot 57 amended from "Stratford" to "Stratford A" by the addition of attached garage.

Revision F. 03/2023. Stratford house types substituted to Plots 51, 56 and 57.

Revision E. 09/2022. 2No. extg trees within Plot 35 are to be felled, mitigating planting indicated.

EDWARDS
— HOMES —

Project.
PROPOSED RESIDENTIAL DEVELOPMENT on land at **THE NORTHERN QUARTER, GLYNDWR UNIVERSITY, PLAS COCH ROAD, WREXHAM, LL11 2BZ.**

Title. **PROPOSED SITE LAYOUT PLAN.**

Drawing No. 10408.10G.dsj

Date. Jan 2021. Scale. 1:250@A0. 1:500@A2.

D.S. Jones & Co.
Architectural & Planning Consultants.
The Studio,
26, Prospect Drive,
Coedpoeth, Wrexham, LL11 3PE.
Tel : 01978 750195 / 07880 874522.
E : dsjonesandco@live.co.uk