

NS - Native species of large mature stature (Quercus, Pinus, Betulus) should be positioned to the boundaries

* New location for landscape Buffer Zone access

Badger sett. Refer to edcuk details for design

2m clear distance between retaining wall structure and house

Badger access point through retaining wall. Refer to edcuk details

House Types

- 2 x 2B3P Bungalow
- 2 x 1B2P Bungalow
- 24 x 2B4P
- 6 x 3B5P

Site

- Land Registry Boundary

Levels

- Existing levels
- Proposed levels

Drainage

- Surface Water Drainage
- Foul Water Drainage

Assumed locations of existing drainage runs underground installed during previous development

Notes

A Shed is to be provided to back garden of each house plot to act as sufficient space to provide at least 2 secure cycle parking spaces per dwelling

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(MSP) medium sized species Acer campestre, Ilex, Crataegus, Corylus etc) planted in more central locations at a suitable distance from residential boundaries to avoid potential nuisance issues of encroachment and shading.

Landscape Scheme - Works on Site

The landscaping scheme will be implemented within three months of the first use of the development, with the exception of the soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

* Landscape Buffer Zone access

Access requested by the local authority ecologist to allow for access for maintenance.

Access agreed with the local authority by Anwyls and Principal Designer, Integrated Health and Safety Ltd. Location TBD on site

- Access via a galvanised/stainless steel, heavy duty wall plate with hooks bolted to the retaining wall to allow for a portable ladder to be hooked up to gain access to the top of the wall where there will be a lockable gate.
- Access will be provided to the area via this location annually for Wales and West to inspect the landscaping and carry out any necessary maintenance.

Landscape Buffer Zone Planting

Wildflower seeds to cover all areas

Substantial planting is required to the buffer zone areas with planting of native trees and understorey species within both the south-west and west buffer zones. (NS) Native species of large mature stature (Quercus, Pinus, Betulus) should be positioned to the boundaries with (MSP) medium sized species Acer campestre, Ilex, Crataegus, Corylus etc) planted in more central locations at a suitable distance from residential boundaries to avoid potential nuisance issues of encroachment and shading.

- General Notes
- Contractor to verify all dimensions and check level datums on site
 - All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
 - All prints, specifications and their copyright are the property of TACP Architects Ltd
 - Do not scale off drawings
 - All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd

Hard & Soft Landscape Key

Soft Landscape

- Grass
- Landscape Buffer Zone
- Shrubbed Area
- S - Slate Chippings
- Small feature tree Total 12

T1 - Betula Albosinensis X 3
Size 10-12cm girth

T2 - Fugi Cherry (Prunus Incisa) X 3
Size 1.75m - 2m when planted

T3 - Crataegus Prunifolia 'Splendens' X 3
Size 10-12cm girth

T4 - Amelanchier Arborea 'Robin Hill' X 3
Size 8-10cm girth

Note

Trees to the front of ALL properties to be sectioned/edged, slate chippings and membrane installed around trees

Hard Landscape

- TR - Tarmac Road
- TD - Tarmac Driveway
- Contrasting concrete edgings to all edges of driveway to be provided for delineating parking spaces. Edgings to be level with finished tarmac surface
- TP - Tarmac Pavement
- PF - Paving Flags
Rear Patio and rear access paths

Risk Assessments

Rev	Date	Description	By	Check
P09	17/12/21	Paving blocks for driveways and road hammerhead omitted and replaced with Tarmac	ACR	MG
P010	21/12/21	Landscape works on site note added. Concrete edging note for driveways added	ACR	MG
AB01	14/03/22	As Built	ACR	MG
AB02	09/28/22	Access to landscape buffer zone relocated to new position at the rear of plot 18 as requested by Anwyls	ACR	MG
AB03	24/11/22	Can-parking arrangement to plot 34 altered to suit site boundary conditions. Garden to plot 33 revised accordingly. Red line updated to match title deeds	KA	MG

Consultants

Client
Anwyl Group on behalf of Wales & West Housing

Project Title
Wrenbury Way, Cefn Mawr, Wrexham

Drawing Title
Hard & Soft Landscape Site Plan

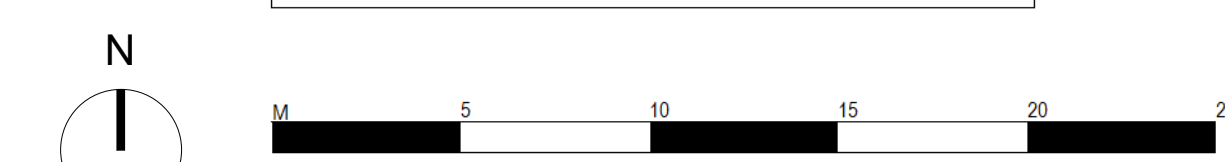
Scale	Date	Drawn By	Checked By	Office
1 : 200@AO	12/08/21	ACR	MG	Wrexham

Job Number	Project*Originator*Zone*Level*Type*Role*Number	Revision
20082	WWCM-TACP-PS-00-DR-A-704	AB03

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Hard & Soft Landscape Site Plan
1 : 200