

© COPYRIGHT Edwards Homes Limited 2021.

Emergency and Pedestrian Access

Emergency & Pedestrian Access

Public Open Space
Overall Area 0.2Ha (C22).

Play Area
To later detailed design (C22).

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.

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.

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.

■ Mixed ornamental / nature shrub planting and wild flower mix to attract wildlife.

Revision B. 04/2021. Screen walls indicated to plots 1, 5, 10, 13 & 90, parking to plots 14, 15 & 47 amended as shown.

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