



Hard and Soft Landscaping Maintenance

Removal of Condition 7 on
Planning Approval BRO P/2021/0407

Change of use of land to create extension of existing
Residential caravan site (4 no. pitches) for the purpose
Of occupation of the applicant and dependants as
Identified in Planning Appeal Ref:
APP/H6955/A/16/3144761

Former Stables, The Carriageway,
Heritage Way, Tanyfron,
Wrexham. LL11 5NS

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HARD AND SOFT LANDSCAPING MAINTENANCE

Site: Former Stables, The Carriageway, Heritage Way, Tanyfron, Wrexham LL11 5NS

Applicant: Mr Andrew Cash

Application for: Approval of Condition 7 on Planning Application: BRO P/2021/0407.

IMPLEMENTATION AND MAINTENANCE OF TARMAC DRIVEWAY

Within the planning application a tarmac driveway has been included from the main entrance to the upper parking area of the approved site.

Tarmac within this area has been chosen for its durability, ease of installation and low cost. Whilst tarmac or, to give its full name, 'tarmacadam' is a strong and hardwearing material, there is still maintenance required to keep the driveway in top condition. Over a five year maintenance plan the following issues may need to be addressed:-

1. Spillages – Small splashes of oil, gasoline and other such chemicals won't affect the driveway but significant spillages can. If they are left to pervade the spillages can weaken the tarmac and contribute to cracks. Oily substances should be soaked up with materials such as sand or sawdust, gasoline should be washed away with water.
2. Protection – To keep the tarmac protected a sealant should be applied to the surfacing a year or so after the initial installation. This will act as a defensive barrier, protecting the surface from spills and elements rejuvenating the appearance.

IMPLEMENTATION AND MAINTENANCE OF GRAVEL AREAS

Gravel area's have been implemented around the parking area at the top of the site.

Maintaining a Gravel Parking Area

Regular maintenance of the gravel area's will help ensure optimal performance and helps prevent costly replacement. Depending on the local climate and how much traffic the gravelled area receives, gravel surfaces must be regraded once a year or more.

Regularly remove debris such as leaves, sticks etc., and rake over.

In the meantime, potholes and dips will be re-filled with gravel to prevent them from getting larger and deeper. Potholes can be repaired with hand tools, should these appear regularly in the same position re-grading may be required, to grade the surface and spread and compact fresh gravel.

A fresh layer of gravel will be applied at least every two years.

IMPLEMENTATION AND MAINTENANCE OF CONCRETE PAVED AREAS

Concrete pavers have been implemented around the Static Caravans and dayroom together with the initial drive entrance from the public footpath. Once laid pavers will require the following maintenance:-

1. Fill the cracks between pavers with polymeric sand, which hardens when moistened. This special sand helps hold the pavers in place and prevents weeds from growing between the bricks.
2. Sweep debris and dirt from the pavers. Removing nature's debris from the bricks keeps them clean and reduces the risk of staining to the brick surface. You also reduce the chance of slipping on wet leaves.
3. Wash away grime by spraying the pavers with a hose. Avoid directing the water spray straight into the joints, as it can disrupt the sand, particularly if you use regular sand.
4. Scrub stains using a mild detergent mixed with water. Use a wire brush to remove the stain. Test out the wire brush and detergent in a hidden area to test for damage to the pavers before using it in a highly visible area. Wash away the detergent completely after cleaning.
5. Seal the pavers every two or three years using a sealant designed for pavers. Apply the sealant evenly according to the product's directions. Sealing protects the pavers from environmental factors and prevents stains from setting into the bricks.

SOFT LANDSCAPE MAINTENANCE

Refer to Landscaping and Planting Specification.

EXISTING HEDGEROWS

Existing hedgerows are present at the western boundary of the site and will be retained as a key component of the landscape and biodiversity strategy, providing screening and an ecological corridor around the proposed development.

The existing hedgerow is a dense native species mixed at 4m high.

ON-GOING MAINTENANCE

The maintenance objective for the existing hedgerow is to maintain and enhance where appropriate the screening value, augmenting any hedgerow gaps and to traditionally manage the hedgerow to develop its structure and to develop its wildlife value, particularly for birds and bats.

ANNUAL WORKS

Annual Cutting of Native Hedgerows is to maintain a natural profile, hand trim or cut the top and sides of native hedges once annually in late November (outside of the bird nesting season once leaves have started to drop), to an approximate height of 3m to form an even and tidy hedge line, retaining individual hedgerow trees. Cut larger stems, and prune any diseased rotten wood back to sound wood. Remove all cut material from site.

Hedgerow Ground Flora: Leave the vegetation beneath the hedge line uncut to allow ground flora to develop. Avoid the use of herbicides and pesticides in the vicinity of native hedgerows.

OCCASIONAL WORKS

Where native hedgerows have become overgrown or require more extensive work, carry out recommended remedial work, including coppicing or hedge laying (in sections) to thicken and rejuvenate the hedge line. All extensive works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. All arisings that result from such management works shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles.

All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between October through to March inclusive). In any event according to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.

Gapping up native hedges: Where sections of hedgerow become thin or fail, gap up hedgerows with an appropriate mix of native species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusively). Plants should be a minimum size of open ground whips 600 - 900mm high or 3L container grown stock for evergreen species (such as holly). Gap up

areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should be native (from a source of local provenance where possible), appropriate to the character of the area and should be selected to increase the species diversity of the existing hedgerow and maximise ecological value.