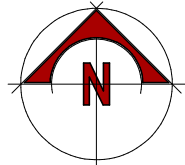




- PLOT 1 - 4-bedroom detached house with attached double garage - 129m² (1,391sq ft).
- PLOT 2 - 4-bedroom detached house with detached double garage - 155m² (1,671sq ft).
- PLOT 3 - 3/4-bedroom detached dormer bungalow with attached double garage - 147m² (1,582sq ft).
- PLOTS 4 and 5 - 4-bedroom detached houses with integral single garage - 126m² (1,356sq ft).

SOFT LANDSCAPING.

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 site frontage of Bedwell Road is to be retained as far as possible and is to be supplemented as necessary.
New hedge to be planted is to be planted in two staggered rows, 300mm apart with plants at 450mm centres. Existing grass and weed cover is to be removed prior to planting and hedge plants are to be planted by notch planting. Hedges should be planted between November and March but planting in very cold weather should be avoided. A "mulch mat roll" of 1000mm wide is to be provided for the length of the hedge prior to planting.
Provide 75mm deep bark mulch over the mat. Hedging plants are to be planted through the mulch mat roll. The following hedge plant species are to be incorporated into the proposed hedge to the specification and percentages indicated.

%	Botanical Name	Height	Root	Habit	Branches
75	Corylus avellana				
	- Hazel	40-60cm	Bare root	Branched	2 min
25	Crataegus monogyna				
	- Hawthorn	40-60cm	Bare root	Branched	2 min

Shared private drives / parking / turning areas are to be surfaced with tarmacadam with 10% red stone chippings to top wearing course.

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.

Existing pedestrian footway to the west side of Bedwell Road is to be extended across the frontage of Plots 1 to 3 as indicated. Footway is to be 1.8m wide and is to be constructed to adoptable standards to the approval of the Highway's Department.

1.8m wide pedestrian footway to Adoptable Standards to be constructed across the frontage of Plots 1 to 3 as indicated.

Project.

PROPOSED RESIDENTIAL DEVELOPMENT on land at BEDWELL LANE, CROSS LANES, WREXHAM, LL13 0TR.

Client.

RESIDENTIAL LAND PROMOTION LTD.

Title.

PROPOSED SITE LAYOUT PLAN.

Drawing No.

10110.04.dsj

Date.

Jan 2018.

Scale.

1:500@A2.

D.S. Jones & Co.

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