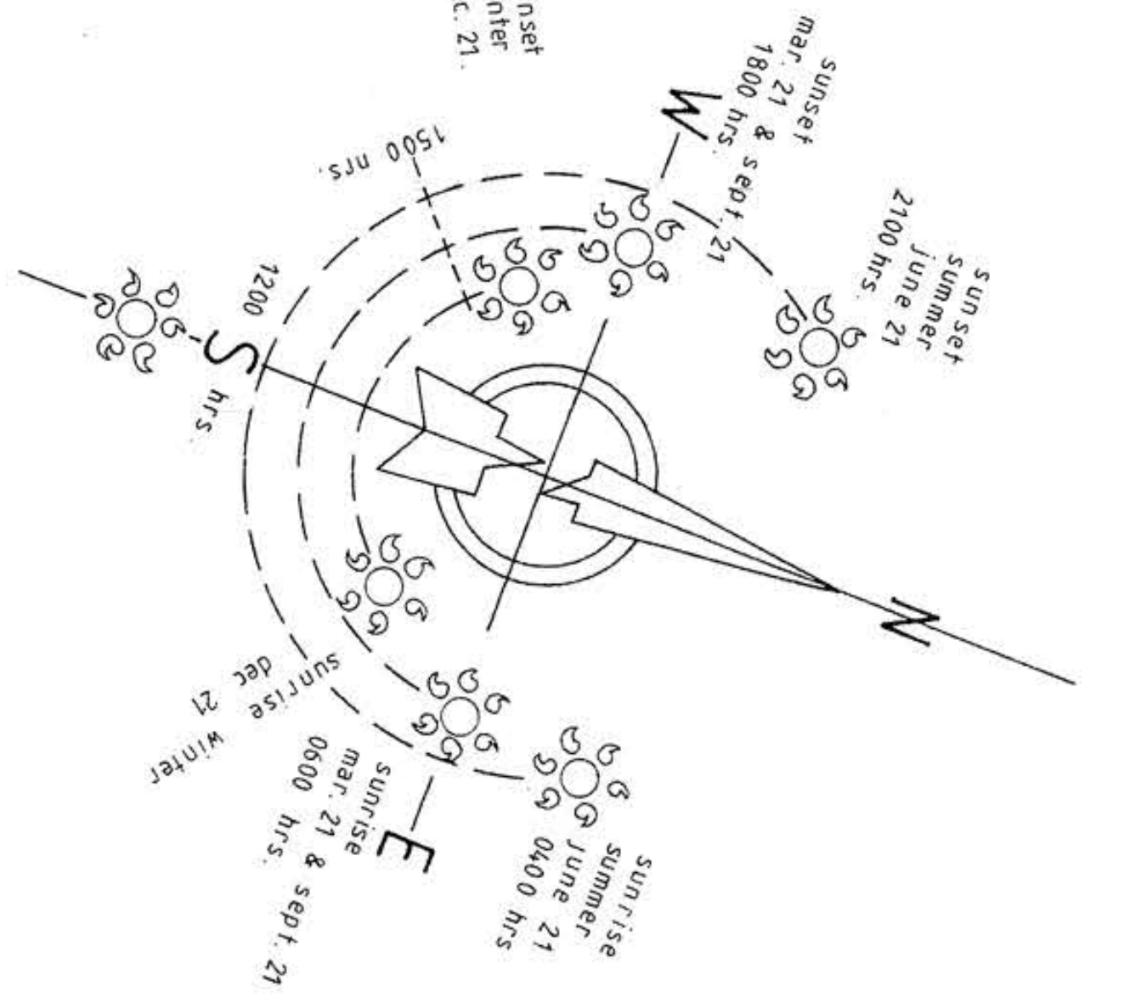

N
S
E
W
1200 hrs
sunrise mar. 21 & sept. 21 0600 hrs.
winter dec. 21
sunrise summer june 21 0400 hrs
sunset summer june 21 2100 hrs
sunset mar. 21 & sept. 21 1800 hrs
sunset winter dec. 21 1500 hrs

External hard & soft landscaping specification:

Roads, Footpaths, Driveways & Patios:

The existing vehicular access from Chestnut Court onto Summerhill Road shall have visibility splays of 2.4metres by 43metres in both directions measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority and within which there shall be no obstruction to visibility in excess of 1.0m above the nearside channel level of the adjoining highway. The existing stone wall height to each side of the Chestnut Court junction is to be lowered to a height of 800mm to ensure that adequate visibility is provided in perpetuity at the existing point of access in the interests of maintaining highway safety and improving the existing sightlines.
Ref. V.S. as shown on drawing

A 1.8metre wide informal adoptable footway shall be provided to link the proposed residential development into the existing bus stop and public footpath area along the site's frontage. The footpath link is to be constructed to adoption requirements in accordance with the County Council's current specification for such works, to provide for and safeguard pedestrian movement.
Ref. F.P.L. as shown on drawing

Adequate parking and manoeuvring space is to be provided to serve the proposed development and to avoid the necessity for reversing movements into or from the highway in the interests of highway safety and maintaining the free flow of traffic on the adjoining highway, facilities shall be provided and retained within the site for the parking and turning of vehicles clear of the highway. Such facilities being completed prior to the proposed development being brought into use.
Ref. F.T. as shown on drawing

The gradient of the proposed access roadway between the edge of the adjoining highway carriageway known as Chestnut Court shall not exceed 1 in 24 for the first 10 metres and thereafter the gradient of the drive shall not exceed 1 in 12, unless otherwise agreed in writing with the Local Planning Authority.
Ref: A.G. as shown on drawing.

Proposed 4.8m wide shared surface adoptable roadway to comprise of:

45mm consolidated thickness wearing course of hot rolled asphalt design mix to BS.594 Table 3, column 3/2 – 5.5 kN/mm minimum stability, maximum flow 5mm. Coated chippings with a minimum polished stone value (P.S.V.) of 60 shall be applied at a rate of 70% shoulder to shoulder cover on:

40mm consolidated thickness of stone mastic asphalt proprietary material to B.S.4987, 10mm aggregate size with a P.S.V. of 62.(Excluding limestone, sandstone and soft aggregates) on:

60mm consolidated thickness of dense base course macadam complying with Clause 6.5 of BS.4987 (Parts 1 & 2) dated 1993, 20mm nominal size aggregate, 100 pen binder on:

100mm consolidated thickness of dense road base macadam complying with Clause 5.2 of BS.4987 (Parts 1 & 2) dated 1993, 28mm nominal size aggregate, 100 pen binder on:

250mm minimum thick Granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991).
Thickness subject to CBR test results.
Ref: S.S.R. as shown on the drawing.

Road kerbs and channels to be manufactured in concrete to standards of BS7263 Part 1

Proposed 1.8 metre wide adoptable footpath link to comprise of:

1.5mm thick slurry sealant complying with the requirements of HAAS with:

20mm consolidated thickness of 6mm nominal size aggregate dense wearing course macadam complying with Clause 7.5 of BS.4987 (Parts 1 & 2) dated 1993, 300 pen binder on:

40mm consolidated thickness of 20mm nominal size aggregate dense base course macadam in accordance with Clause 6.5 of BS.4987 (Parts 1 & 2) dated 1993, 200 pen binder on:

Minimum 100mm consolidated thickness of granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991)
Thickness subject to CBR test results. Ref: PFP. as shown on the drawing.

Footpath kerb edging to be manufactured in concrete Type EBN to BS7263 Part 1.

Proposed new 1.8 metre wide ramped vehicular footway crossings to comprise of:

1.5mm thick slurry sealant complying with the requirements of HAAS with:

20mm consolidated thickness of 6mm nominal size aggregate dense wearing course macadam complying with Clause 7.5 of BS.4987 (Parts 1 & 2) dated 1993, 300 pen binder on:

60mm consolidated thickness of 20mm nominal size aggregate dense base course macadam in accordance with Clause 6.5 of BS.4987 (Parts 1 & 2) dated 1993, 200 pen binder on:

Minimum 150mm consolidated thickness of granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991)
Thickness subject to CBR test results.
Ref: V.F.C. as shown on the drawing.

Proposed 4.5metre wide shared private driveway entrances reduced to 3.0metre wide minimum to comprise of:

30mm consolidated thickness wearing course of close graded macadam clause 912 200 pen to BS4987: Part 1: 1988 Clause 7.4 min.polish stone value 50 on:

50mm consolidated thickness dense macadam clause 906 200 pen to BS4987: Part 1: 1988 Clause 6.5 on:

150mm minimum thick granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991).
Thickness subject to CBR test results.
Ref: S.P.D. as shown on the drawing.

Kerbing to tarmacadam areas of the private shared driveway, and brick pavior areas to the private car parking driveway spaces to be laid in 100mm by 100mm nominal size blue granite setts bedded in designated mortar with 15mm recessed joints and bedded and backed with 150mm ST.1 concrete. Each granite sett to have an exposed kerb face of 45mm upstand and set to a height of 115mm upstand and 25mm at vehicular driveway crossings.
Ref: K.D. as shown on the drawing.

Proposed 3.2metre wide minimum private driveway widths and 2.5mtre wide minimum by 5.0mtre long car-space areas to comprise of:

Proposed 3.2metre wide minimum private driveway widths and 2.5mtre wide minimum by 5.0mtre long car-space areas and visitor car lay-by's to comprise of:

30mm consolidated thickness wearing course of close graded macadam clause 912 200 pen to BS4987: Part 1: 1988 Clause 7.4 min.polish stone value 50 on:

50mm consolidated thickness dense macadam clause 906 200 pen to BS4987: Part 1: 1988 Clause 6.5 on:

150mm minimum thick granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991).
Thickness subject to CBR test results.
Ref: S.P.D. as shown on the drawing.

Footpath kerb edging to be manufactured in concrete Type EBN to BS7263 Part 1.

Private pathways and patios around the proposed dwellings are to be constructed in 'Marshalls' or similar approved concrete paving slabs in the 'Saxon' range or equivalent course textured finish in a grey/buff colour: 600mm by 600mm by 50mm thick to locations as shown. All slabs to be bedded on 50mm thick sand / cement mortar (weak mix) on 100mm well consolidated hard-core blinded sand. Ref: P.P. as shown on drawing.

Each rear patio paving slabbed area is to be finished with a disabled level threshold access for each property with a connecting slabbed pathway to each rear gateway.
Ref. D.P.P. as shown on drawing.

Walls and Fences:

A metal railing fence 0.9 metre high maximum is to be erected to boundaries as specified. The railing fence is to comprise of either galvanised metal or black painted wrought iron, to include vertical railings with a gap of 99mm maximum in between each railing. The top & bottom horizontal rails are to be positioned 100mm from the top and bottom and fixed in between 75mm metal square or round posts at 2 metre approximate centres.
Ref: R.F. as shown on drawing.

All timber pedestrian gateways to be close-boarded styled gates hung off 2 No. 100mm by 100mm tanalised softwood treated posts with 450mm hook & band hinges fitted with 'Suffolk' thumb latch and tower bolt.
Ref: T.G. as shown on drawing.

665mm by 665mm square brick entrance piers to be constructed each side of the entrance to the proposed shared surface adoptable road and also the entrance of the proposed footpath link and capped with 'Ibstock' (or similar approved manufacturer) dowelled pier cap (flat) and finished in a 305mm diameter sphere in 'Holyrood Buff' or similar colour to an overall height of 1000mm.
Ref: B.P. as shown on drawing.

900mm high, one brick thick facing brick dwarf wall in stretcher bond to both sides to match the proposed dwellings external walls. The capping detail to be finished in blue engineering bricks on two courses of tile creasing. Joints to be 5mm raked out.
Ref: B.W. as shown on the drawing.

Screen brick walls to comprise of:
1800mm high, one brick thick, in stretcher bond to both sides to match facing bricks of adjoining dwellings.Capping detail to be finished in a blue engineering brick-'Class B'. Top capping course to be a 'brick-on-edge' bedded on an over-sailing course of headers with an overhang of 30mm out from the face brick wall.
The first two courses of brick from ground level to be laid in a blue engineering Class 'B' brick. Each screen wall to have a diamond pattern of blue headers over 10 courses at 3 metre centres.
Ref. S.W. as shown on drawing.

Screen fences to comprise of:
125mm by 25mm tapered to 6mm thick vertical close-boarded feather-edged softwood tanalised treated boarding fixed to 50mm by 75mm softwood tanalised treated horizontal railings to each boarded panel. Each boarded panel is to be capped with a soft-wood tantalised treated 'weathered' capping.
Each 1900mm long close-boarded panel is to be fitted in between a 100mm by 100mm precast concrete post which is to be 2400mm long and be completely bedded & surrounded in a 450mm square by 450mm high concrete foundation.
Each concrete post is to be exposed by 1.8m high from the ground level and positioned at 2 metre centres with a 300mm high precast concrete gravel board fitted at ground level.
Ref. S.F. as shown on drawing.

Existing 1800mm high close-boarded boundary screen boundary fences to remain in position.
Ref. S.B.F. as shown on drawing.

Proposed retaining walls to comprise of 100mm minimum diameter timber full round tantalised treated staked posts (available from 'Jones's Agricultural Supplies' in Welshpool or equivalent supplier). Each post is to be 1600mm long with 600mm bedded and surrounded in a concrete foundation trench.
Ref. R.W.1. as shown on the drawing or:

Steps are to be constructed to rear gardens where necessary to include 300mm paving slap wide by 900mm long paving slab to be built on facing brick risers. 2No. courses minimum.
Ref. S.T. as shown on drawing

Proposed retaining walls to comprise of 450mm thick wall to include 102.5mm facing brick external skin and 7.5 N/mm² dense concrete block-work to be bonded in behind facing brick skin. Retaining wall to be approximately 1 metre high and to reduce in thickness by stepping in to 327.5mm thick, and 215mm thick to top of wall. The wall is to be constructed on mass concrete trench filled concrete strip foundation approximately 600mm thick by 900mm wide, in grade C15P ready-mixed (1:3:6 min). The rear of the wall is to be backfilled with suitable granular material, and a perforated land drain to be laid at the foot of the retaining wall. Weep holes are to be installed at 2 metre centres with a 50mm diameter uPVC pipe to be positioned just above the finished ground level.
Ref. R.W.2. as shown on the drawing.

All timber gateways are to be fitted with a 'Magnet Southerns' – pattern 'TCR' or equivalent manufacturer. Size: 1829mm (6'0")high by 838mm (2'9") wide by 44mm thick (1 ¾") hung off 2№ 100mm by 100mm precast concrete weathered top posts with 450mm hook & band hinges fitted with 'Suffolk' thumb latch and tower bolt.
Ref. T.G. as shown on the drawing.

A post and wire boundary fence is to be constructed in between each plot to the rear gardens to a height of 1000mm high. Each precast concrete post is to be 100mm by 100mm at 3000mm centres maximum. 2№ 12G wire strands to be set at 450mm centres and tensioned at each post with galvanised eyebolts.
Ref. P.W. as shown in the drawing.

Screen fences to be erected in between each plot as privacy panels to patio areas, to a height of 1800mm high with each precast concrete post to be 100mm by 100mm set at a height of 1.8 metre centres, and to be 'weathered' at top of post
Ref. S.F.P. as shown in the drawing.

A natural, random shaped proposed stone wall is to be constructed and erected to match the existing height and width of the front existing stone boundary wall. The new stone wall is to be bonded into the existing front boundary stone wall, and to extend around the existing vehicular entrance access road. The new wall is to be located behind the new visibility splay line of the new access road junction
Ref: S.T.W. as shown on drawing.

New vehicular wrought iron gates to be fixed to certain driveways as indicated
Ref. E.G.1. as shown on drawing

New timber 5-bar gates to be fixed to front individual driveways to each plot, where specified.
Ref. EG2 as shown on drawing

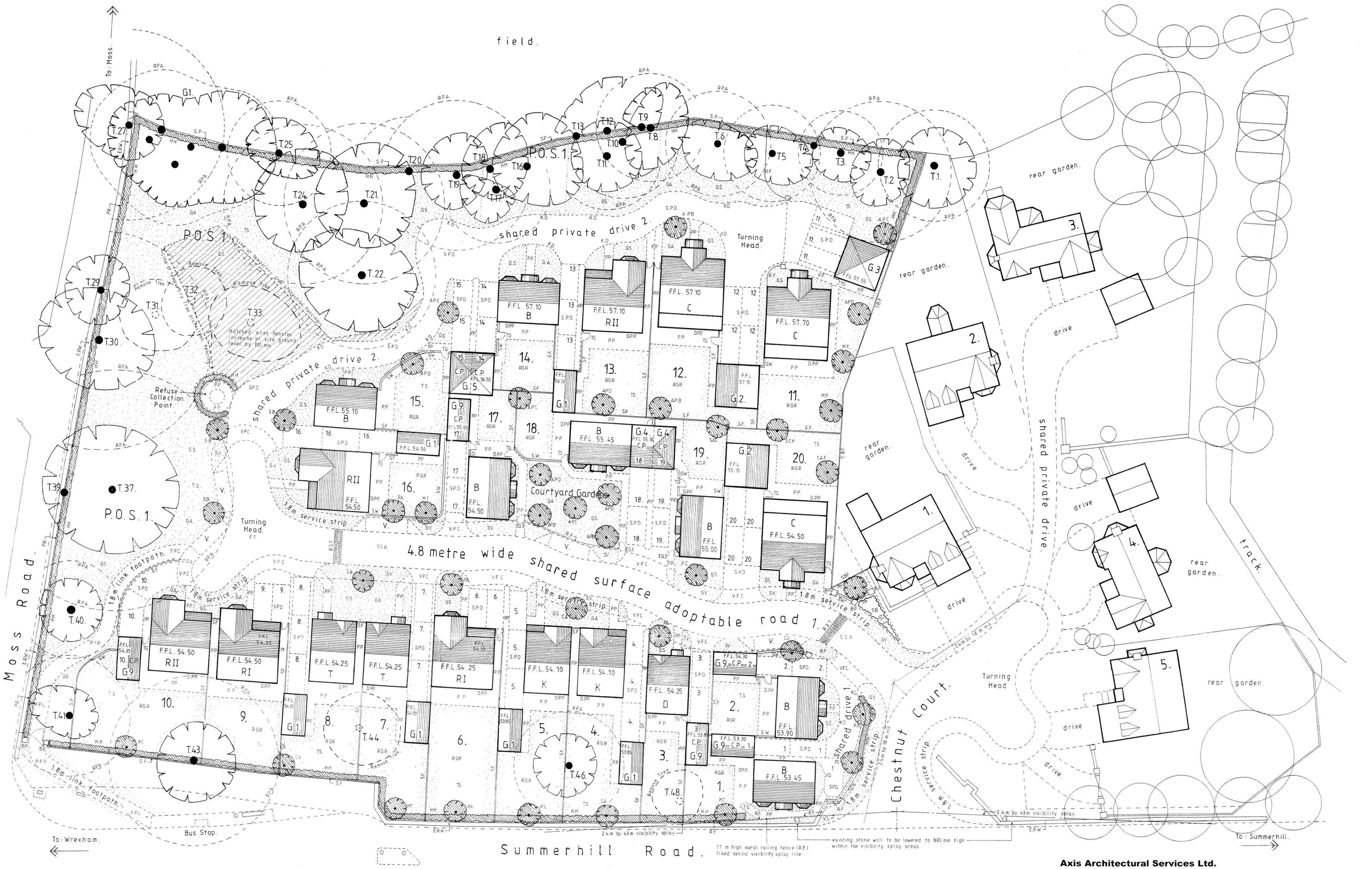
New wrought iron gates to be fixed to front individual pathways to each plot.where specified.
Ref. EG3 as shown on drawing

New timber 5-bar gates to be fixed to front individual pathways to each plot, where specified.
Ref. EG4 as shown on drawing

Existing stone retaining wall situated within the perimeter of the southern and eastern site boundaries are to remain in position.
Ref. E.R.W. as shown on drawing.

A post & rail fence 1 metre high is to be erected to specified boundaries and comprise of 100mm square weathered posts at 2000mm centres with 100mm by 50mm tantalised horizontal rails to be fixed at 300mm centres. Post & rail timber fences are to be erected to boundaries. Ref: P.R. as shown on drawing.

A stock proof fence is to be erected to the western boundaries of the site and to comprise of 1 metre high by 100mm square tanalised softwood posts or 100mm full-round posts postioned at 2 metre centres.
Ref. S.P. as shown on drawing.



Planting:

Gardens areas to the proposed dwellings are to be rotavated and left for good quality grass seeding which is to be free of rye-grass. Grass seeding to be carried out during the first planting and seeding seasons following the occupation of the building or the completion of the development whichever is the sooner i.e October. The soil to grassed areas to be good quality topsoil for at least 150mm from the finished ground level and to be well rotavated.
Ref G.S. as shown on drawing.

All garden areas to the fronts of each proposed dwelling and side garden areas including the grassed Public Open Space (P.O.S) area No 1 are to be turfed in the first planting season – i.e.: October, before or after occupation of each dwelling. The specification for preparation of the soil and the laying of the turf is to match that indicated for formation of the service verges.
Ref. G.A. as shown on the drawing

Rear gardens to be rotavated and left for good quality grass seeding which is to be free of rye-grass. Re-instatement is to be carried out during the planting season following completion of construction of the relevant properties.
Ref. R.G.R. as shown in the drawing.

Note: all planting, seeding or turfing comprised in the submitted details of landscaping shall be carried out in the first planting and seeding seasons following the construction of the building or the completion of the development whichever is the sooner, and any trees or plants which are within a period of 5 years from the completion of the development die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
Ref: T.S. as shown on drawing.

1.8 metre wide service verges adjoining the Shared Surface Adoptable Road area where indicated are to comprise of grassed verges. Soil to verge is to be good quality top soil for at least the top 150mm and well rotavated. Verges are to be grassed with good quality turf, and verges are to be rolled before and after laying of turf with a non-vibrating roller weighing between 250kg to 500kg. The finished level of turf is to be 40mm above the adjoining paving or kerbing and any manhole covers.
Ref. S.V as shown on the drawing.

Replant a mixture of hawthorn & holly plants as a new hedge as shown to the proposed site boundaries, parallel to the existing stone retaining boundary walls. Each plant to be approximately 600mm to 900 mm high, consisting of two rows parallel to each other, 300mm apart. All plants are to be spaced at 400mm centres and to be staggered opposite each other.
Ref: H.H. as shown on drawing.

A mixture of shrub borders and conifer type plants are to be planted to borders of landscaped garden areas and chosen from 'Dingle Nurseries',Welshpool or equivalent Garden Nurseries.
Ref: S.B. as shown on drawing.

Single tree specimens are to be planted in the positions as indicated on plan. Species are to be selected from the following references which are related to the drawing as follows:

M.T: Malus tschonoskii (ornamental apple) small
C.A: Corylus Avellana (common hazel) small
P.C: Pyrus Chanticleer (ornamental pear) small
P.A: Prunus Avium (wild cherry) medium

Low lying ground cover planting to public open space areas to comprise of 'maintenance – free' shrubs as follows: Juniperus horizontalis 'Glauca' (in steel blue colour).
Ref. G.C.1. as shown on drawing.

Low lying ground cover planting to adjoining proposed properties and car-parking areas to comprise of: Junieperus x media Pfitzeriana Aurea (yellow/green to golden yellow)
Ref. G.C.2. as shown on drawing

Trees are to be standard, nursery cultivated specimens and in good condition. Planting height for the trees referred to above is to be between 1500mm by 2000mm. New trees are to be properly staked out and tied and any which become damaged or diseased are to be re-planted with a new specimen at the earliest opportunity.

Single tree specimens are to be planted in the positions as indicated on plan. Species are to be selected from the following:

APC : Acer Platanoides 'Crimson King'
APD: Acer Platanoides 'Drummondii'
APB: Acer Pseudoplatinus 'Brilliantissimum'
SB: Betula Pendula 'Silver Birch'
SAS: Sorbus Aucuparia 'Beissneri'
SCH: Sorbus Cuspidata 'Himalayan Whitebeam'
SAF: Sorbus Aucuparia 'Fastigiata'
MP: Malus 'Profusion'
MF: Malus 'Floribunda'

Trees are to be standards, nursery cultivated specimens and in good condition. Planting height for the trees referred to above is to be between 1500mm by 2000mm high. New trees are to be properly staked out and tied and any which become damaged or diseased are to be re-planted with a new specimen at the earliest opportunity.

The existing trees within the site are protected by a Tree Preservations Order (T.P.O.). Tarmac surface areas to any proposed roadways, footpaths and driveways areas which are situated with the 'Root Protection Area' (R.P.A.) to each tree are to be laid on: 'Cellweb' Tree Root Protection System (or other equivalent approved manufacturer)- 75mm to 300mm deep. The 'Cellweb' cellular structure matting is filled with 40/20 mm clean angular stone laid on: 'Fibretex F4M' geotextile separation fabric laid on: existing ground levels over the 'Root Protection Areas' of each tree.

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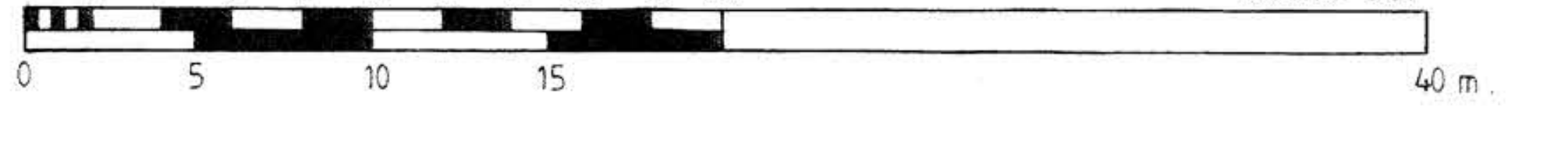
Location:
Land adjoining: Chestnut Court, Summerhill, Wrexham, LL11 4SP.
Job/Project:
Proposed Residential Development.
Client:
SG Estates Limited.
Drawing Title:
Landscaping Site Plan as Proposed.

Scale:	Drawing.№:	Revision:	Drawn by:	Date:
1:200 (A.0.)	**SGE.1/TMJ-06**	**'G'**	**T.M.J.**	**March 2015**



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