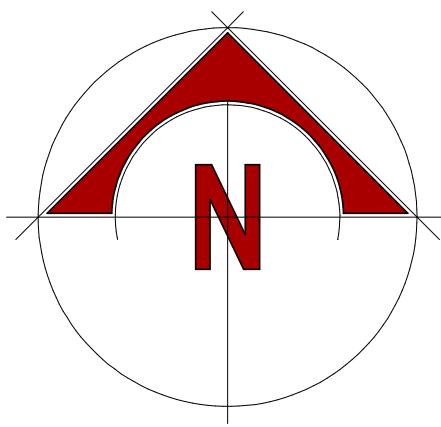




SOFT LANDSCAPING.

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 is to be grubbed up outside the bird nesting season in in order to provide space for the creation of the access roadway to the site as indicated. Existing hedge either side of the site access is to be retained and managed in accordance with the recommendations in the Ascerta Arboricultural Assessment.
New hedging to be planted both sides of the access roadway in the position shown 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

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. 2.0m wide pedestrian footway to be surfaced in tarmacadam to adoptable standards. Private drives / parking areas are to be surfaced with tarmacadam with 10% red stone chippings to top wearing course in order to differentiate between private and 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.

Timber knee rail fencing to detail is to be erected to the perimeter of the area of Public Open Space.

Foul Water Pumping Station to Adoptable Standards.

Area of grey cross hatching within the area of open space indicates the extent of Grasscrete surfacing in order to facilitate the turning of Welsh Water vehicles accessing the adoptable foul pumping station.

Pedestrian footpath forming a circuit of the open space area is to be surfaced with free draining gravel laid on a consolidated hardcore base. Surface of path and adjacent landscaped areas are to be managed and maintained by the Resident's Management Company.

Strategic tree planting indicated within the Grasscrete surface but outside the tracked turning area of DCWW vehicles. Trees are to be planted within tree pits to detail.

Pedestrian footpath link to open space is to be contiguous with Grasscrete turning surface in the interests of visual amenity.

The 2.0m footpath providing connectivity through the hedgerow to the existing POS to the east is to be constructed to a no-dig specification in accordance with BS5837:2012 to avoid root and soil damage which may be detrimental to the hedgerow.

2.0m wide Footpath Link

- Trees to be retained as part of the development and protected in accordance with the Arboricultural Method Statement prepared by Ascerta.
- New tree planting consisting of standard, nursery cultivated specimens as indicated.
- Indicates grassed surface to front and rear private garden areas and to the majority of the areas of formal Open Space.
- Mixed ornamental / nature shrub planting and wild flower mix to attract wildlife.
- Area of Open Space with Grasscrete surface to pedestrian pathway and DCWW turning area.

EDWARDS
— HOMES —

Project.
PROPOSED RESIDENTIAL
DEVELOPMENT on land at
STATION AVENUE,
CHIRK,
WREXHAM,
LL14 5NA.

Title. LANDSCAPING
LAYOUT PLAN.

Drawing No. 10349.11.dsj

Date. Sept 2019. Scale. 1:500@A1.

D.S. Jones & Co.

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

Feature tree planted to replace T5 & T6. Suggest specimen Lime (tilia x europea) in keeping with other mature trees along the site frontage.
Tree is to be planted at an initial height of 5 metres and of a girth not less than 150mm ø.

