

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) doweled 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 softwood tantalisated 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 tantalisated 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

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. 2Nº 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.

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

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 tantalisated 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 boundaries of the site and to comprise of 1 metre high by 100mm square tanalised softwood posts or 100mm full-round posts located at 2 to 3 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. Re-instatement is to be carried out during the planting season following completion of construction of the relevant properties. Ref G.S. as shown on drawing.

All garden areas to the fronts of each proposed dwelling and side garden areas 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

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.

2.0 metre wide service verges adjoining the Shared Surface Adoptable Road area 1 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 surrounding 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.

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Location:

Land at: Scrap-Yard Site, Esclusham Mill, Llwyneinion Road, Legacy, Rhostyllen, Wrexham, LL14 4ET.

Job/Project:

Proposed Residential Development.

Client:

Mr. G. Paletta

Drawing Title:

Hard & Soft Landscaping Specification as Proposed. (2 of 2)

Scale: Drawing.Nº: Revision: Drawn by: Date:

CGP1/TMJ-07 'A': Jan.18 T.M.J. May 2016.