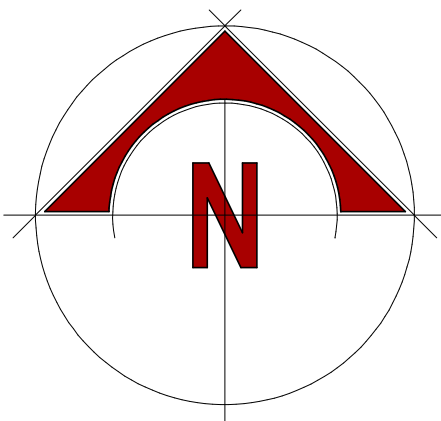


DO NOT SCALE FROM THIS DRAWING.

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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 entire 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.

DRAINAGE STRATEGIES.

FOUL DRAINAGE.
Foul discharges are to be collected in 150mm ø sewers which are to be constructed to DCWW Adoptable Standards and which are to be offered for adoption under Section 104 of the Water Industry Act. Foul discharges from Plots 7 to 24 are to flow to Adoptable Pumping Station which is to be sited within the area of Open Space to the front of the site as indicated. Foul flows are then to be pumped to communicate with the public foul sewer in Station Avenue.
The foul drainage system is all subject to approval and adoption by DCWW.

SURFACE WATER.
Surface water from dwellings, private spaces and the adoptable road network is to be collected in 150mm ø sewers which are to be constructed to DCWW Adoptable Standards and then offered for adoption under Section 104 of the Water Industry Act. All surface water sewers are to flow to sub-surface infiltration device which is to be constructed below the area of Public Open Space generally as indicated. Infiltration device is to comprise Aquacell Units by Wavin or equivalent to adoptable standard and to later detail subject to satisfactory porosity testing. Ongoing maintenance and management of the infiltration device is to fall under the responsibility of the Resident's Management Company which is to be set up to manage the areas of Public Open Space indicated.

EDWARDS
— HOMES —

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

Title.
SUGGESTED SITE LAYOUT PLAN (2).

Drawing No.
10349.03.dsj

Date.
Nov 2018.

Scale.
1:500@A1.

D.S. Jones & Co.

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