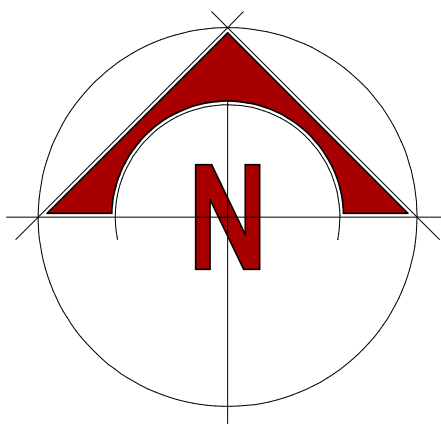




SOFT LANDSCAPING.

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 northern area of the site as indicated. Foul flows are then to be pumped to communicate with the foul sewer in the adoptable roadway to the south of site and then on to the existing 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 and private spaces is to be conveyed to ground by means of individual private soakaways located within each plot boundary. Highway drainage from the adoptable road network is to be discharged naturally to a linear filter trench and soakaway by means of a crossfall in the road surface to the 4 metre wide landscaped buffer between the roadway and site boundary hedge. Details of the means of infiltration are to be prepared and offered for approval by the SAB. In the event of exceedance of the system during a storm event which exceeds a 1 in 30 year event, rainwater is to be conveyed within the linear soakaway system to the Open Space to the north of the built development.

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.

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.

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.

150mm ø foul sewers operating by gravity are indicated with broken brown lines as shown.

60mm ø rising main from adoptable foul pumpin station sited in the area of open space to the north indicated with a broken purple line as shown.

Feature tree planted to replace T5 & T6. Suggest specimen Lime (tilia x europea) in keeping with other mature trees along the site frontage.

REVISION G. 06/2019. Comments from Planning Officer, Conservation Officer and Arboricultural Officer incorporated as indicated.

REVISION F. 06/2019. Adoptable Foul Water Pumping Station relocated to the north area of Open Space as indicated.

REVISION E. 05/2019. Root Protection Areas of the existing trees in close proximity to the Adoptable Foul Water Pumping Station indicated.

REVISION D. 05/2019. Proposed estate roadway realigned as indicated in order to ensure 5m wide buffer to off-site hedgerow.

REVISION C. 04/2019. Positioning of the dwellings to plots 5 and 6 altered as indicated. Surface Water strategy amended following consultation with the SAB.

REVISION B. 04/2019. Dimensions of both adoptable turning heads amended as indicated.

REVISION A. 04/2019. Various amendments indicated at request of Planning and Highways Officers.

EDWARDS
— HOMES —

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

Title. **SUGGESTED SITE LAYOUT PLAN (2).**

Drawing No. 10349.03G.dsj

Date. Nov 2018. Scale. 1:500@A1.

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