

LANDSCAPING SCHEDULE

Soft Landscape

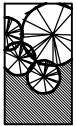
All plant stock to be to BS3936 1965 Part 1
All landscape work to comply with BS4283 1989



Proposed beech hedgegrow comprising to points A-B, 2 rows of plants- staggered at 450mm centers against timber picket fence at back of new footpath. Provide spiral rabbit guard protection to feathered whips



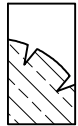
Grassed area



Shrubs- mix to be as specified below

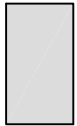


Retained existing trees with Tree Protection Zones in accordance with Arboricultural report. Numbering corresponds with report prepared by Tree Solutions



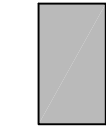
Removed trees in accordance with Arboricultural report. Numbering corresponds with report prepared by Tree Solutions

Hard Landscape



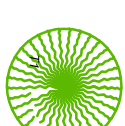
To areas shown on plan, a No-Dig Construction philosophy shall be applied to protect the tree roots and the surrounding soil being damaged in accordance with APN12 and BS 5837:2005
This can be achieved by using perforated COKE/rotoproctor or similar in depths of 100mm to pathways.

The cells shall be filled with granular materials, creating a three dimensional erosion barrier and structural bridge, confining free draining sub- base materials, stabilising the ground and enhancing drainage.



100-150mm of a certified MOT type crushed limestone or equivalent material to be compacted using the right weight of compactor. 50mm binder course with 25mm surface course tarmac/acemium footpath

For trees to be removed see drawing 13.5436/8.
Care should be taken when planting within Root Protection Areas by adhering to British Standards guidance BS 5837:2005 and hand dig only in those areas.



Proposed trees:
T1- Betula pendula 'Dalecarlic'
T2- Malus floribunda
T3- Liquidambar styraciflua 'Worplesdon'
T4- Tugus sylvatica 'Purpurea'



Existing trees

Shrubs		Climbers
Berberis Xsophylla	600/900mm	Clematis Montana - Rubens
Berberis Thunbergii	450/600mm	Laetia japonica 'Hakura'
Cornus alba	600/900mm	Potentacoccus Thunbergiana Vercellii
Cornus sanguinea	600/900mm	Ground Cover
Mabonia japonica	450/600mm	Hypericum calycinum 150/200mm
Prunus laurocerasus 'Yvon Jais'	450/600mm	Vincetoxicum 200/300mm
Prunella Major	600/900mm	Density 3 per square metre, unless otherwise stated
Rosa Canina	450/600mm	Hedgegrow - where applicable
Rosa rugosa 'Mata Graf'	450/600mm	600/900mm high in 2 rows at 4 per linear metre
Cytisus Przewalskyi	450/600mm	Caneage Monocarpa 25%
		Prunus spinosa 25%

Remaining 50% of hedgegrow to be made up of Field Maple (Aster campestre), Common Alder (Alnus glutinosa), Common Dogwood (Cornus sanguinea and Wild Privet (Ligustrum vulgare)

Include some native tree and shrub planting within the areas of planting proposed for the new properties. Species which are fairly small and less intrusive can include silver birch Betula pendula, cherry Prunus avium, dogwood Cornus sp and whitebeam Sorbus sp. Other non native species but which are important for wildlife can also be included. Berry and flower producing shrubs such as Californian lilac Ceanothus sp, Firethorn Pyracantha s., Oregon grape Mahonia sp, creeping cornus C. racemosa, Cornus fligida, berberis Berberis sp and Bodnant viburnum Viburnum bodnantense.

Plant some discrete nectar producing areas/ hardy borders using native species such common heather Calluna vulgaris, bell heather Erica cinerea and bilberry Vaccinium myrtillus. These species would not be found in this area so some peat free crickets compost would be required to increase the soil acidity. These areas can be located sunny location within the front or rear garden.

Include some climbing plants such as honeysuckle or clematis (various varieties are available) within the garden planting.

Existing lampost shown in red to be replaced with new galvanised tubular steel column with the appropriate LED lantern- to the agreement of the Highways Authority

2.4 x 43m visibility sight lines shown in red broken line

4.8m wide accessway. The first 5m of the shared driveway shall be in a bound material and strictly no surface water run-off shall be permitted from the site onto Eddig Road. An ACO drain shall be positioned at the rear of the highway boundary as shown

Strictly no obstruction above 600mm in height within pedestrian visibility splay

Existing boundary shown in blue broken line

Existing footpath opposite site nominally 1m wide. Vegetation from back of footpath to be scraped back to widen footpath to achieve approx 1200-1500.

The existing carriageway shall be upgraded and footpath constructed in accordance with approved drawing number 1354/01 revision B prepared by Kane Design

NEW CARRIAGEWAY TO RETAIN KERBS/ DROPPED KERBS ON OFF-SITE SIDE

House Type C

Area shown in hatch indicates area of pond approx 600-750mm deep

FFL 98.50

FFL 98.40

House Type A

FFL 99.20

THE IN FOOTPATH TO EXISTING UNSURFACED AREA, AT SITE BOUNDARY START OF EXISTING STONE WALL. DROPPED KERB REQUIRED AT INTERFACE SINGLE BOLLARD LOCATED AT INTERFACE. WREXHAM COUNCIL TO AGREE SPECIFICATION

APPROX 382 m2
APPROX 126 m2

- EXTENT OF PROPOSED HIGHWAY WORKS SCHEDULE OF WORKS
- EXISTING CARRIAGEWAY TO BE RESURFACED. SURFACE COURSE AND BINDER COURSE ONLY APPROX WIDTH VARIES 6.15-6.40m
- CAMBER MOVED TO SUIT ALIGNMENT (SEE NOTES RE CURRENT WREXHAM WORKS PROGRAMME)
- PROPOSED FOOTPATH 2.0m WIDTH
- 2 NUMBER EXISTING GULLIES RELOCATED / 1 NEW GULLY
- TACTILE PAVING AT SCHOOL END OF NEW ROAD WIDENING
- PRIVATE DRAINAGE CHANNEL AT ENTRANCE TO PROPOSED SITE
- BOLLARD AT END NORTHERN END OF PROPOSED FOOTPATH
- 2 EXISTING STREETLIGHTS TO BE REPOSITIONED.
- DROPPED KERBS IN EXISTING FOOTPATH / UNSURFACED

New semi mature trees, 1-15ft high, to be planted at the rear of plot 1 to the approval of the County's Arboriculture Officer. Species to be Liquid Amber, Lime or Copper Beech.

Red line denotes approx position of foul and surface water drainage trench and direction of flow
Pumping distance to manhole located adjoining existing property 38.70m total lift 5.03m

Rear boundary of dwellings to be 1.8m high timber post and panel fencing with 1200mm beech hedgegrow to be planted to development side immediately to screen fencing

Bat boxes to be fitted to existing trees to the approval of the County Ecologist

The boundary of the site adjoining the car park of St. Joseph's Catholic and Anglican High School shall be renewed

EXTENT OF NO-DIG ZONE
-TO EXTEND 14m TO SOUTH, TO END OF ENTRANCE TO NORTH

TREE PROTECTION- NO-DIG SPECIFICATION:

- UPON COMPLETION OF ALL CONSTRUCTION WORK, THE VEHICULAR ACCESS AND DRIVEWAY SHALL BE CONSTRUCTED USING A NO-DIG THREE DIMENSIONAL CELLULAR CONFINEMENT SYSTEM IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
- CONSTRUCTION SHALL BE UNDERTAKEN IN DRY WEATHER
- 3.0m x 0.6m x 0.2m SHIELDED MASTERS LOCATED HEREBY
- 3.0m x 0.6m x 0.2m SHIELDED MASTERS LOCATED HEREBY
- ALL MAJOR PROTRUSIONS SUCH AS ROCKS AND DEMOLITION MATERIAL SHALL BE REMOVED. ALL HOLLOWES WILL BE FILLED WITH SHARP SAND
- PERMEABLE MATTING SHALL BE LAID (GEOTEXTILE) AND THE CELLULAR CONFINEMENT SYSTEM LAID ON TOP AND PEGGED IN PLACE
- THE CELLULAR CONFINEMENT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH WORKING FURTHER FROM TREE FIRST. FURTHER FILLING SHOULD BE CARRIED OUT USING THE CELLWAS AS A PLATFORM
- ENGINE TO BE TANTALISED BOARDS ATTACHED TO PEGS DRIVEN INTO THE GROUND
- INSTALL A PERMEABLE WEARING COURSE
- THE ARBORCULTURALIST TREE SOLUTIONS IS TO BE RESPONSIBLE FOR COMPLETION OF THE EXCAVATION WORKS AND ISSUING A CERTIFICATE OF PARTIAL COMPLETION
- NO LIMESTONE AGGREGATE IS TO BE USED.

Revision A: May 2014- Amendments as requested by Highways Department- VSL's, widening of access to 4.8m parking indicated
Revision B: May 2014- Trees updated in accordance with the topographical survey. Majority of these are self seeded and their removal is in accordance with the Arboricultural report. Eddig Road narrowed locally and footpath to be incorporated to site frontage to LA Highways' agreement
Revision C: June 2014- Existing tree girths fronting Eddig Road shown, hard landscaping, additional soft landscaping
Revision D: August 2014- Access radii omitted and footpath narrowed by tree trunks
Revision E: August 2014- amendments following on site meeting
Revision F: September 2014- Amendments as requested by HA
Revision G: October 2014- Galvanised steel sheeting to protect tree roots
Revision H: November 2014- Additional amendments as requested by ARB officer
Revision I: December 2014- Plot 2 rotated to avoid canopy T15
Revision J: January 2015- position of pump
Revision K: July 2015 details of foul drainage
Revision L: July 2017 plan updated to coincide with Kane Design's approved road details and removal of southern tree



© COPYRIGHT. DO NOT SCALE. CHECK DIMENSIONS ON SITE. REPORT ANY ERRORS OR OMISSIONS TO ARCHITECT

Parry Davies Architects

Chartered Architects.

PROJECT TITLE	Land to rear of Sontley Road/ Eddig Road, Wrexham	DATE	Feb 2014	SCALE	1:200 @A2	DRAWN	KEG	CHK	
DRAWG. TITLE	Site Layout Plan	DRAWG. NOS.	13.5436/1						

Studio 55:20, North Wales Business Park, Abergele LL22 8LJ

Tel: 01745 585517 E-mail: PDPArchitects@aol.com