Landscaping Proposals

Turfed or Seeded Grass Areas

Permeable paving to driveways and parking and turning areas.

Paths around buildings and patio areas to be concrete permeable paving slabs to approval.

Tree Planting
Native tree planting to be 3.0m to 3.6m tall and to be sited a min. 6m from any buildings.
Trees to be standard nursery specification trees - Ash, Oak, Hazel, Birch.

Existing trees to be retained.

Native species hedge planting.
Planting at a min. 5 plants per metre square area
i.e. hawthorn, blackthorn, holly, hazel, honeysuckle, etc.

150.00 *Proposed finished external ground levels.*

All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of lanscaping shall be carried out in the first planting and seeding seasons following the completion of the development.
Any trees or plants which, within a period of five years of the development, die, are removed or seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

All existing trees shown to be retained to be protected during the course of development by the erection of a timber/chestnut paling fence to the perimeter of the crown of the tree. The fence is to be kept in place to the completion of the building works.

1no. Vivara Pro Jackdaw Woodstone Nest Box & 2no. Woodstone Seville 28mm Nest Boxes to be fixed to suitable trees on or near the site.

Existing stone wall to roadside boundary.

Existing tree to be retained.

2.4m x 25m visibility sightlines to access off Pisgah Hill.

2.4m x 25m visibility sightlines to new vehicular access.

New stone boundary wall to road frontage boundary - max. 0.9m high.

Existing dwellings to be demolished.

2.4m x 25m visibility sightlines to new vehicular access.

2.0m wide footpath to site frontage.

Hedge planting.

Hedge planting.

Proposed bat house.

Intermediate fences between plots to rear of properties to be concrete post and vertical boarded timber panel fence. 1.80m high (indicated sf. on plan).

Timber post and wire fence to rear boundary - max. 1.20m high.

Hedge planting.

Existing stone wall to boundary.

Existing trees to be retained.

PISGAH HILL

WESTMINSTER ROAD

PARKING & TURNING AREA (Permeable Paving)

F.F.L. - 150.40

F.F.L. - 150.15

F.F.L. - 149.90

Patio

Rear Garden

Regr Garden

sf.

Willow

Hawthorn

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MATISCHOK & ROSS
architectural services

project title
Land at 38/40 Westminster Road, Moss, Wrexham.

drawing title
Proposed Site Layout Plan.

project no.	drawing no.	revision
1066	1	
date	scale	drawn by
19/05/2025	1:250 @ A3	S R

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