WCBC PARKING STANDARDS

LOCAL PLANNING GUIDANCE NOTE NO.16

Figure B

Type of Development	Parking Standard	Cycle Parking Standard
B1 Business and light industry	1 car space per 30m² gross floor space	1 cycle space per 300m² gross floor space
B2 General Industry	1 car space per 50m² gross floor space	1 cycle space per 500m² gross floor space
B8 Storage and Distribution	1 car space per 100m² gross floor space	1 cycle space per 1000m² gross floor space

An area suitable for HGVs to load/unload and turn within the site will normally be required for B2 and B8 uses, particularly for sites accessed from a classified road. Any extensions to industrial or warehouse premises should not result in the loss of HGV loading/unloading/turning spaces unless an adequate alternative can be provided within the site.

GROSS EXTERNAL FLOOR AREAS (for planning fee)

Ground Floor	807sqm
Total	807sqm

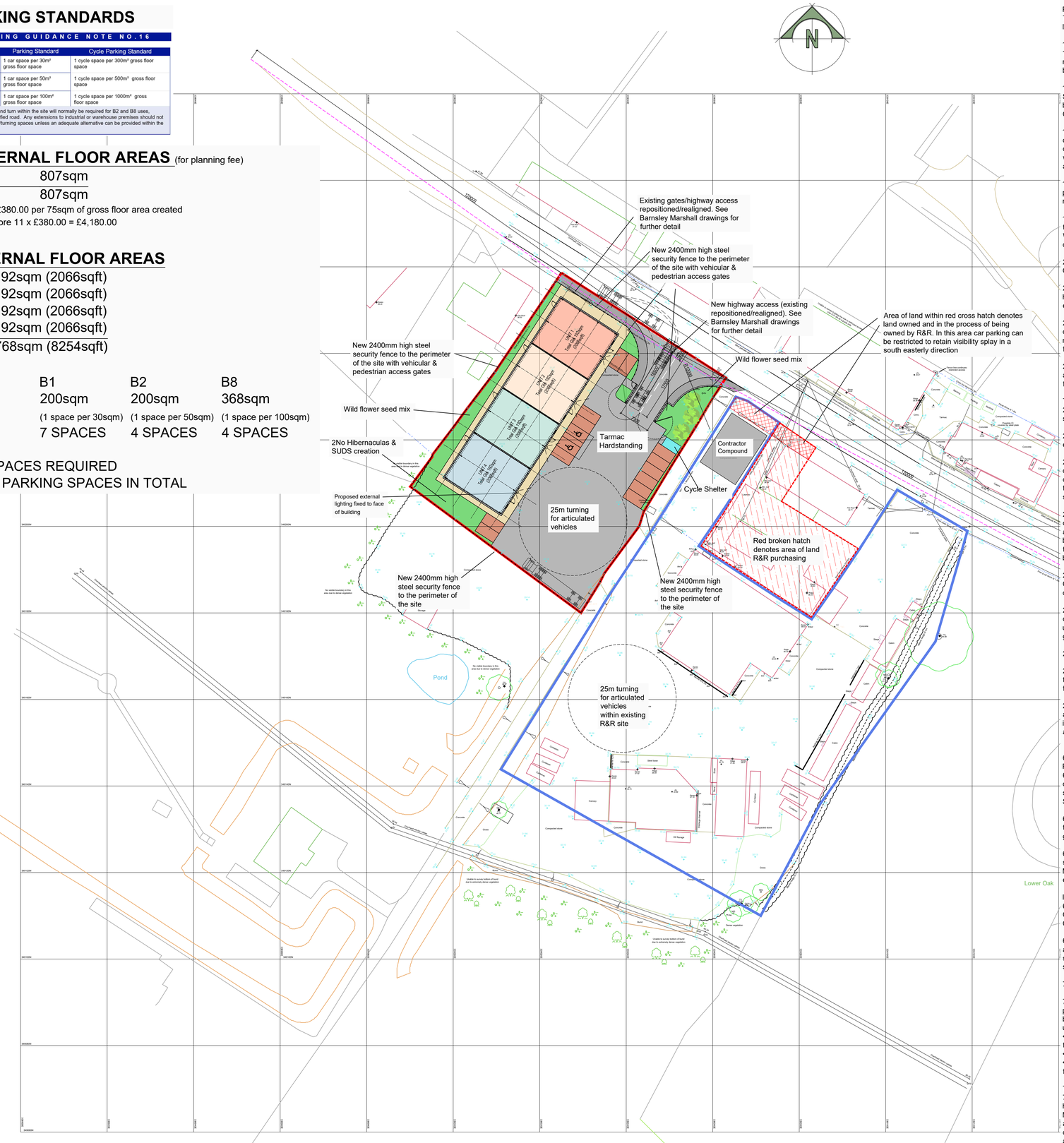
Planning fee based on £380.00 per 75sqm of gross floor area created
807 / 75 = 10.76 Therefore 11 x £380.00 = £4,180.00

GROSS INTERNAL FLOOR AREAS

Unit 1	192sqm (2066sqft)
Unit 2	192sqm (2066sqft)
Unit 3	192sqm (2066sqft)
Unit 4	192sqm (2066sqft)
Total	768sqm (8254sqft)

	B1	B2	B8
CLASS USE	200sqm	200sqm	368sqm
CAR PARKING	(1 space per 30sqm)	(1 space per 50sqm)	(1 space per 100sqm)
	7 SPACES	4 SPACES	4 SPACES

15 PARKING SPACES REQUIRED
PROVIDING 15 PARKING SPACES IN TOTAL



BLOCK PLAN AS PROPOSED

CONDITION 15 - SOFT LANDSCAPE NOTES & SPECIFICATION

PLANTING SPECIFICATION
These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL
1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

1.2. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

1.3. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold
drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to10 and Annexes E to F.

1.4. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

1.5. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

2. TREE PLANTING
Ground Preparation and Tree Pit Excavation

2.1. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate based herbicide will be avoided unless large areas need clearing – following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.

2.2. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

2.3. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as
far as is practical.

Tree Planting
2.4. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.

2.5. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.

2.6. T he root system of the tree should be wetted prior to planting. The tree should be planted at the correct
depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.

2.7. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.

2.8. General-purpose slow release fertiliser (at the rate of 75gm/m2) and Tree Planting and Mulching Compost at the rate of (20litres/m2) are to be incorporated into the top 150mm of topsoil during final cultivations.

2.9. All extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.

2.10. Staked trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers.

2.11. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to
field capacity.

2.12. Ornamental composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around
individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

6. WILDFLOWER MEADOWS GRASSLAND
Preparation
6.1. Areas of wildflower meadow to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds debris and stones over 75mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth.
Seeding

6.2. Seeds shall be sown either in April/May or September/October during calm weather and not when the
ground is frost bound or waterlogged.

6.3. To achieve an even sowing, bulk with an inert carrier, such as sand. Seed shall be sown in two equal sowings in transverse directions at e.g. 4g/m2 for Emorsgate: EM1 Basic General Purpose Meadow Mixture. After sowing the contractor shall roll in the seed to guarantee intimate contact with the soil, ensuring not to rake or cover the seed with soil.

Initial Cut
6.4. During first 12 months sward to be regularly cut to minimise competition and weed seed production. Cutting should be frequent enough to disperse the cuttings, or if less frequent remove the cuttings. Cutting to be suspended between April and July to allow flowering of the cornfield annuals.

6.5. When newly seeded wildflower areas reach 50mm they should be cut to a height of 25mm. All arising's
shall be removed. Any bare patches shall be made good at this time. Both amenity and meadow grass shall be regularly maintained between 25 and 50mm during the first season after sowing.

7. GENERAL MAINTENANCE

7.1. The Landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost. The site is to be visited monthly throughout the year to undertake the Following operations:
• Weed clearance: All planting areas to be kept weed free by hand weeding or herbicide treatment.
• Litter clearance: All litter is to be removed from planting beds.
• Watering: All planted areas are to be watered for the first two years from May to September following any dry periods of 7 days.

Trees and Shrubs
7.2. All trees are to be watered weekly from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All shrubs are to be watered for the first two years from May to September following any dry periods of 7 days. All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens. Native shrubs - Using approved herbicides a 1m diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Stakes may be removed from Year 2 if plant is fully established and if shelter is suppressing further growth.
Hedges

7.3. Hedge lines shall be kept mulched until established. At the end of the Defects Liability Period / First Year's Maintenance the CA will prepare a list of all plants which are dead, dying or and are
to be replaced during the following planting season at the contractor's expense.

DO NOT SCALE THIS DRAWING

IMPORTANT
DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location.
Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may "bend" mid-run. Also due to slightly sloping ceilings/floors, clear heights may differ dependant on where existing measurements are taken.

This drawing and the works depicted are the copyright of Design and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No alteration to the design or specification in part or whole to be made without the written approval of DPA

All dimensions and levels depicted are subject to checking and verified on site prior to construction. Any discrepancies are to be immediately notified to DPA. Figured dimensions to be used only.

The information contained in this drawing must only be used at the named location. The location of any services indicated on this drawing are approximate only and must be checked on site by the main contractor before commencing works.

Client/Contractor is to be responsible for locating any underground services.

CDM Regulations - Where applicable the designers hazard identification sheets to be read in conjunction with all consultants drawings, specifications and existing record drawings. It is considered that a competent contractor will be able to identify hazards associated with the project from the information above, and take the necessary precautions to deal with any risks to health and safety.
CDM - for the avoidance of doubt the Principal Contractor is reminded that he is fully and solely responsible for the day-to-day management of site safety.

Compliance with the construction design and management regulations(CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

CONSTRUCTION NOTES GENERALLY:
Notwithstanding anything contained in this document or any other document forming part of the basis of the works every aspect of the works/installation is to comply with all requirements and all recommendations of all relevant Associations, Manufacturers, BRE Digests, British Standards, Codes of Practice, Building Regulations, Bye-Laws, Acts, Regulations, Planning Authority, Environmental Health Department, Fire Authorities, Water Authorities, Gas Autghority, Electricity Authority, Institute of Heating and Ventilating Engineers and IEE Regulations.

Basic General Purpose Meadow Mixture

EM1 - example basic general wildflower mix (the exact mix is to be specified by the ecologist to suit the site conditions) is a simple low cost meadow mixture suitable for a wide range of soil types. The wild flowers are robust and showy, and the grasses are fine and slow growing. Mixture to be sown at a rate of 4g/m2.

%	Latin Name	Common Name
Wildflowers		
0.5	Achillea millefolium	Yarrow
4.5	Centaurea nigra	Common Knapweed
1	Daucus carota	Wild Carrot
3	Galium verum	Lady's Bedstraw
1	Leucanthemum vulgare	Oxeye Daisy
3	Prunella vulgaris	Selfheal
5	Ranunculus acris	Meadow Buttercup
0.4	Rumex acetosa	Common Sorrel
1.5	Silene dioica	Red Campion
20		
Grasses		
8	Agrostis capillaris	Common Bent
40	Cynosurus cristatus	Crested Dogstail
28	Festuca rubra	Slender-creeping Red-fescue
4	Phleum bertolonii	Smaller Cat's-tail
80		

SUGGESTED TREE PLANTING

Proposed tree planting (half standard trees properly staked and mulched in and maintained for one growing season)

- Ilex Aquifolium (holly) 12-14cm girth
- Betula Pendula (silver birch) 12-14cm girth
- Prunus Avium (cherry) 12-14cm girth
- Sorbus Aucuparia (rowan) 12-14cm girth
- Hazel (Corylus Avellana) 12-14cm girth

Proposed Tree planting shown thus

1:500 5m 10m 15m 20m 25m 30m 35m 40m

Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

R&R Engineering Ltd

rev	description	date	author	checked
E	DOC Application conditions 4, 12 & 17	13/08/25	GE	
D	DOC Application	11/08/21	GE	GE
C	Information on car park outside of application site added, following comments from case officer 11/02/2020	11/02/20	GE	GE
B	Amended following highway officer comments	19/12/19	GE	GE
A	Planning Application	29/09/19	GE	GE

PLANNING

client
R&R ENGINEERING

project
OAK ROAD, WREXHAM
INDUSTRIAL ESTATE

drawing
BLOCK PLAN

project no. 19061
date 07/19 drawn GE
scale 1/500 @A1 1/1000 @A3
drawing no. P-02
revision E

dpa
Design and Planning Associates Ltd,
Solap House,
13 Solap Road,
Clowedstry,
Shropshire,
SY11 2NR
Tel: 01691 659 595
E: info@dpadesign.co.uk
www.dpadesign.co.uk

SK=SKETCH/FEASIBILITY
P=PLANNING
T=TENDER
BR=BUILDING REGULATION
AB=AS BUILT