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.

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.

Hawthorn

Existing trees to be retained.

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

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

Car parking spaces to be min. 2.6m wide x 5.0m long.

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

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

Communal bin and waste storage collection area

Existing dwellings to be demolished.

ACO Drainage channel to be installed across site entrance and to be connected to new on site soakaway. No gates to be erected across proposed access.

Car parking spaces to be min. 2.6m wide x 5.0m long.

Communal bin and waste storage collection area

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

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

2.0m wide footpath to site frontage.

PISGAH HILL

WESTMINSTER ROAD

F.F.L. - 150.40

F.F.L. - 150.15

F.F.L. - 149.90

PARKING & TURNING AREA (Permeable Paving)

Patio

Rear Garden

sf.

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

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Proposed Site Layout Plan.

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1066	*1*	*A*
date	*scale*	*drawn by*
19/05/2025	*1:250 @ A3*	*S R*

Revision A: 24/11/2025 - Minor amendments as reqested by Highways Authority.