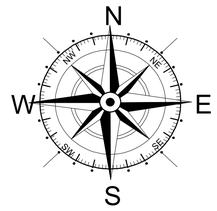


Site Plan 1:200



Location Plan 1:1250



Landscaping

Soft

All garden areas to front and rear of dwellings to be laid to seed prior to completion, to provide a good quality grassed lawn.
Low level shrub planting to be used to complement lawn at the discretion of the occupier.
Speacies of trees to be planted to be confirmed with local authority prior to planting of trees. Trees to be planted in first planting season following completion of dwellings.

Hard

Adopted highway and Private driveway to be formed with tarmacadam finish to provide good quality surface for occupants to satisfaction of the Local Authority and client.
Pathways to front door, side of dwelling and rear patio to be formed concrete paving slabs. Paved areas to be laid with slight fall away from dwelling to discharge surface water.

Boundary Treatments.

Existing boundaries to remain as existing. Where areas of existing boundaries have deteriorated and new boundaries between plots contractor to install timber post and vertical timber board fencing to local authority approval.

Rev	Date	Detail	Initial
A	12/25	Overlay of house types.	D.J.E.

Project:
Proposed Residential Development at Moreton Inn, Ruabon Road. Johnstown, Wrexham LL14 6PD

Title:	Scale: (A1)
Planning: Site & Location Plan	1:200 & 1:1250

Drawn By:	Date:
D.J.Edwards	Nov 2025
Drawing No: C167/007	Sheet: 1 of 1

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