STRATEGIC APPROACH FOR LANDSCAPE PLANTING AND ECOLOGICAL IMPROVEMENT

The overall aim of these landscaping proposals is to provide connections between the existing established surrounding hedgerows, trees, ponds, and grasslands with the wider Strategic Ecological Network of the Wrexham Industrial Estate. The ponds and planting will increase species diversity, start to create a range of linked habitats and provide an uplift in ecological attributes such as pollinator species, breeding sites and wildlife foraging potential. The site in between Parcel 01 and 02 (ownership and work by others) has been designed with a series of ponds of varying sizes and the aim of these 3 parcels takes into account the layout and features with a response to ensure a cohesive approach for wildlife.

RE-ESTABLISHING AND ENCOURAGING EXISITING VEGETATION

The approach within these parcels is to encourage the locally established and appropriate vegetation to re-colonise the fields and ponds. The existing grassland will be retained as much as possible throughout and following earthworks, excavations and ground repair, will be prepared to allow for Natural Regeneration. The seedbank contained within the soil should allow the regeneration of grassland and wetland marginal planting. We would advocate selective vegetative propagation for the aquatic planting by taking small transplants of existing vegetation and relocating in suitable conditions within the newly created ponds to allow natural establishment. Grasslands can also be vegetatively extended by taking sprigs' or small areas of grass and transplanting to areas needing coverage. Ongoing maintenance would reinforce the regenerative approach for grasslands and aquatic planting.

If successful regeneration has not been achieved after 2 growing seasons, we would then suggest implementing the wildflower grass and aquatic marginal planting mixes specified on the following drawings. The Wildflower species rich meadow mix is suggested for the western slopes to achieve a diverse flowering mix to support the ground level grassland. These western slopes will be backfilled with 'nutrient poor' subsoils that are available on site to create the right conditions for wildflower establishment. The eastern slopes will have normal nutrient level topsoil backfilled to the given depths shown on the sections for good growth conditions of trees and thicket transplant species. We would suggest seeding the Bent and Fescue grass mix beneath the thicket planting matrix for weed control measures.

BUNDS - The bunding will be installed as per plans on a natural curve with consistent visual profile aligning with the geotechnical engineering proposals. Angles of slopes at maximum 1:3 gradient to follow the natural angle of repose for unsupported topsoil. The planting approach takes into account the aspect of the bund slopes and the required nutrient levels for the type of planting proposed on those slopes. The sequence of earthworks operations aims to reduce any seed bank that is contained within the soil. Future management practices will continue this process.

Eastern slope proposals; a native thicket (scrub) mix planted as whips/transplants (60-90cm height) with select standard trees (8-10cm girth) planted within the 1.5m grid to provide a mixed height native planting matrix. Larger canopy species will be planted at the lower parts of the bund slopes at intervals with medium and smaller canopy trees and feathered species are to be planted at higher positions within the slopes, to provide ground stabilisation and visual screening following establishment. This is to provide clumps of larger canopy trees at the base of bunds to follow the landscape character of the surrounding area with its large Oak trees and similar local species.

Western slopes proposals; 'nutrient-poor' subsoils to be used in the regraded areas to provide the required conditions for the establishment of species rich wildflower meadow. The meadow grass species mix follows the ecological recommendations for the site for the open areas and aquatic margins to the ponds. Various habitat creation elements have been included such as log piles, bare earth scrapes for butterfly and bee habitats, amphibian hibernacula and rock piles.

PONDS - The ponds follow the principles set out by TEP (The Environment Partnership) Pond and Hibernacula Details (drawing D7215.002A) for Bryn Lane, Wrexham. Ponds to be multi-level with lower ponds depths maximum 1.5m; maximum 1:3 gradient to banks (based on stability of cover material); shallow ledge with regenerative grassland (or seeding as necessary after 2 seasons); marginal planting on 1500mm shelf (regenerative marginals from site); 1:5 banks to tie in with surrounding site levels. Refer to Earthworks notes, Pond Notes and liner specification as part of specialist information across all Networld Sports sites.

EXISTING PONDS existing ponds on site to be protected during earth movement operations to ensure good conditions maintained. Any ditches or smaller linked ponds to be checked with ecologist and engineer to ensure drainage patterns are uninterrupted and condition retained. Selective vegetation can be harvested during the planting season to vegetatively repopulate new pond areas.

BOUNDARY THICKET (SCRUB) PLANTING

These native species thicket areas to be planted on a 1.5m grid layout comprising of smaller whips with Select Standard trees (8-10cm girth) as shown on plan within that grid. A gap of around 3-5m to be kept between the thicket planting and existing site hedgerow to allow maintenance of the hedge, retain the clear margin and prevent thicket growing into the hedgerow. This measure is to ensure that the hedgerow habitat remains as that and the new thicket planting becomes another layered habitat over time. It is recommended to seed Bent and Fescue species within planting matrix for weed control.

HIBERNACULA AND HABITAT CREATION

Hibernacula to be built following TEP guidelines following dimensions, materials and construction recommendations. Butterfly and bee banks and scrapes to be built according to ecologists recommendations. Log and rock piles to be sited as per plan to ecologists specification for material sizes and placement methods.

These proposals outline the bigger picture' objectives of the site planting approach and provide the strategy of how this can be achieved through earthworks modelling, creating the right soil conditions, allowing Natural Regeneration and implementing the correct species to achieve this.

General Notes

1. Do not scale from drawing unless it is a specified setting out plan and you have confirmed it is printed to scale.
2. All dimensions and levels shown must be confirmed by contractors prior to the commencement of construction works.
3. All measurements must be checked on site.
4. Drawings are to be read in conjunction with all other relevant plans, specifications and schedules.
5. All work must comply with the current building regulations.
6. No materials used or methods of workmanship to be employed that do not conform to the current relevant British Standard and Code Of Practice.
7. All plants and materials are subject to availability at time of ordering.
8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.

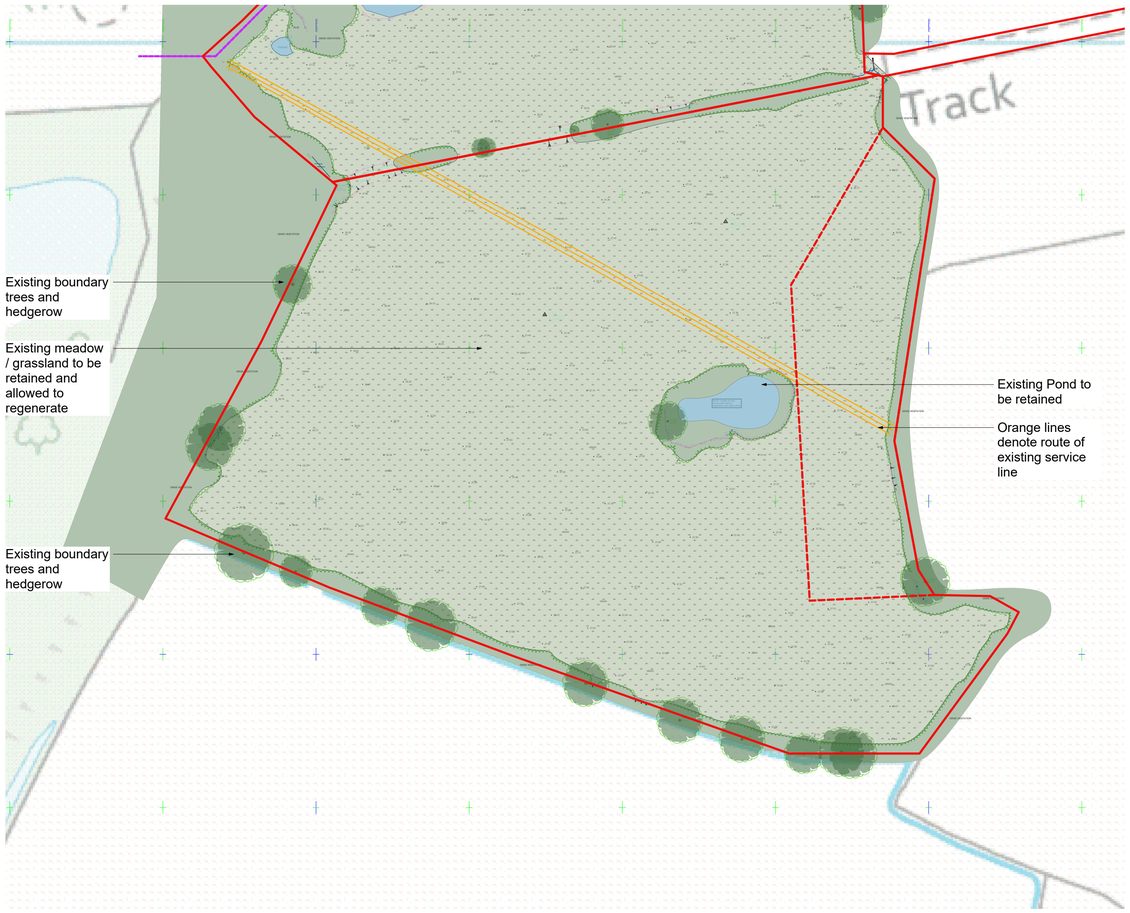
Drawing Annotations

1. Insert note here
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Key

- Existing Fence
- Proposed Tree
- Existing Retained Tree
- Bee and butterfly banks and scrapes
- Rock piles
- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Scrub / Thicket with Fescue & Bent Grass underplanting
- Retained Wild/meadow Grass
- Proposed Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Proposed Slope / Bank / Gradient
- Redline Boundary
- Public Right of Way

Ponds Retained	*1 (of 1)*
New Ponds Proposed	*6*
Hedgerow Lost	*0 lin.m*
Hedgerow Created	*0 lin.m*
Trees Lost	*0*
Trees Proposed	*33*



0m 10m 20m 30m 40m 50m 60m 1:1000

N

Existing Site Condition



0m 10m 20m 30m 40m 50m 60m 1:1000

N

Proposed Site Treatment

Rev	Date		
6	09/04/2026	CB	Annotation and red line for separate mitigation areas
5	22/09/2025	GL	Planting Area annotations added
4	19/05/2025	CB	Layout changes to parcels 2 & 4

Date	Original size	Scale	Drawn by	Checked by	Rev
09/04/2026	A1	1:1000	CB	JK	V6

Drawing no: 4826-Strategic Ecology Corridor-3.1

Status: PLANNING

Drawing Title: Parcel 3 Overview

Location: Utopia City Strategic Ecology Corridor, Wrexham

Client name: Net World Sport

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