

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

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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

PLANTING SCHEDULE

EXISTING TREES To be protected in accordance with BS5837 (2012): Trees in Relation to Design, Demolition and Construction' and based on approved Tree Protection Scheme for the site.
Refer to relevant Tree Constraints Plan and associated Arboricultural survey data sheets for detailed information on trees.

PROPOSED SELECT STANDARD TREES

8-10cm girth; 2.0 2.5m height; 1.0 1.5m clear stem. BARE ROOT.
To be planted within all landscape external and bund mounding areas as shown on plan, within the 1.5m grid at minimum 5.0m intervals interspersed within the whip (transplant) grid.

AC	Acer campestre	Field Maple
AG	Alnus glutinosa	Alder
CM	Crataegus monogyna	Hawthorn
MS	Malus sylvestris	Crab Apple
PA	Prunus avium	Wild Cherry
QR	Quercus Robur	English Oak
SC	Salix caprea	Goat Willow
SA	Sorbus aucuparia	Rowan

PROPOSED NATIVE THICKET (SCRUB) MIX

Planted on a 1.5m grid, with transplants in groups of 5-9 of the same species to create a natural random form. Planting grid to be set at 45 degrees to the linear planting line (north-south) to create an offset matrix pattern to avoid a grid at right angles.

Cornus sanguinea	Dogwood	10%
Corylus avellana	Hazel	15%
Crataegus monogyna	Hawthorn	15%
Euonymus europaeus	Spindle	10%
Rhamnus cathartica	Buckthorn	15%
Ilex aquifolium	Holly	5%
Rosa canina	Dog Rose	10%
Salix caprea	Goat Willow	10%
Viburnum lantana	Wayfaring Tree	10%

WILDFLOWER GRASS AREAS SPECIES RICH MEADOW MIX (RE1 TRADITIONAL HAY MEADOW) MG5

Species Rich Wildflower Meadow mix 20:80 mix (17 Wildflower species; 7 grass species).
RE1 (MG5 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Yarrow	(Achillea millefolium)	1.1%
Common Sorrel	(Rumex acetosa)	1.0%
Lady's Bedstraw	(Gallium verum)	0.1%
Oxeye Daisy	(Leucanthemum vulgare)	1.4%
Ribwort Plantain	(Plantago lanceolata)	3.1%
Agrimony	(Agrimonia eupatorium)	0.8%
Self Heal	(Prunella vulgaris)	1.0%
Meadow Sweet	(Filipendula ulmaria)	0.2%
Salad Burnet	(Sanguisorba minor)	2.0%
Birdsfoot Trefoil	(Lotus corniculatus)	1.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.5%
Burnett Saxifrage	(Pimpinella saxifraga)	0.2%
Greater Knapweed	(Centaurea scabiosa)	0.3%
Dandelion	(Taraxacum officinale)	0.3%
Common Knapweed	(Centaurea nigra)	3.0%
Grasses:		
Strong Creeping Red Fescue	(Festuca rubra rubra)	30.0%
Crested Dogstail	(Cynosurus cristatus)	25.0%
Golden Oat Grass	(Trisetum flavescens)	5.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Sheeps Fescue	(Festuca ovina)	6.5%
Browntop Bent	(Agrostis capillaris)	3.5%
Quaking Grass	(Briza media)	5.0%

AQUATIC MARGINAL GRASS AREAS WET MEADOW MIX (RE3 RIVER FLOODPLAIN / WATER MEADOW) MG8 (ONLY AFTER 2 SEASONS IF NATURAL REGENERATION DOES NOT ESTABLISH).

A mixture of grasses and aquatic wildflowers that are tolerant of wet conditions and suitable for sowing at the edges and wet margin of ponds, streams, lakes and ditches. Contains:Wildflowers 20% (14 species) Grasses 80% (9 species)
RE3 (MG8 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Meadow Sweet	(Filipendula ulmaria)	0.5%
Dandelion	(Taraxacum officinale)	1.0%
Oxeye Daisy	(Leucanthemum vulgare)	3.6%
Ragged Robin	(Lychnis flos cuculi)	0.1%
Ribwort Plantain	(Plantago lanceolata)	4.0%
Self Heal	(Prunella vulgaris)	2.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.8%
Water Avens	(Geum rivale)	0.1%
Greater Stitchwort	(Stellaria holostea)	0.1%
Soft-Rush	(Juncus effusus)	0.6%
Meadow Buttercup	(Ranunculus acris)	1.9%
Salad Burnet	(Sanguisorba minor)	1.3%
Grasses:		
Slender Creeping Red Fescue	(Festuca rubra rubra)	25.0%
Crested Dogstail	(Cynosurus cristatus)	20.0%
Smooth Stalked Meadow Grass	(Poa Pratensis)	15.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Creeping Bent	(Agrostis stolonifera)	2.5%
Lolium perenne	(Lolium perenne)	5.0%
Yorkshire Fog	(Holcus lanatus)	2.5%
Browntop Bent	(Agrostis capillaris)	2.5%
Timothy (Small eared)	(Phleum bertolonii)	2.5%

AQUATIC AND MARGINAL PLANTING

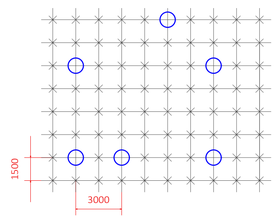
Planting at 0.5m spacing (4/m2); 1L container grown plants planted in accordance with suppliers specifications with reference to TEP planting proposals (D7215.001A Landscape Proposals).

Caltha palustris	Marsh Marigold	17.5%
Juncus effusus	Common Rush	10%
Juncus inflexus	Hard Rush	15%
Lythrum salicaria	Purple Loosestrife	12.5%
Mentha aquatica	Water Mint	5%
Myosotis scorpioides	Water Forget Me Not	10%
Ranunculus flammula	Lesser Spearwort	10%
Sparganium erectum	Branched Bur-reed	15%
Veronica beccagunga	Brooklime	10%

SOILS INFORMATION AND EARTHWORKS NOTES

It is important to understand the underlying soil conditions during the design and implementation process to evaluate slope gradients and ensure conditions are achieved to allow successful establishment of the various types of planting being advocated woodland trees, ticket mix, species rich grasslands and aquatic planting.
Soil Type: Soilscape 18 (as classified on LandIS viewer)
Character: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils; **Texture:** Loamy and clayey; **Drainage:** Impeded drainage
Fertility: Moderate; **Landcover:** Grassland and arable some woodland
Habitats: Seasonally wet pastures and woodlands; **Carbon:** Low
Water protection: Main risks are associated with overland flow from compacted or poached fields. Organic slurry, dirty water, fertiliser, pathogens and fine sediment can all move in suspension or solution with overland flow or drain water
General cropping: Mostly suited to grass production for dairying or beef; some cereal production often for feed. Timeliness of stocking and fieldwork is important, and wet ground conditions should be avoided at the beginning and end of the growing season to avoid damage to soil structure. Land is tile drained and periodic moling or subsoiling will assist drainage.

NATIVE THICKET PLANTING LAYOUT
GRID: 1:200



Key

- Native thicket mix transplants
- Proposed Select Standard trees

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

Date	Original size	Scale	Drawn by	Checked by	Rev
09/04/2026	A1	1:500	CB	JK	V6

Drawing no: 4826-Strategic Ecology Corridor-3.3
Status: PLANNING
Drawing Title: Parcel 3, Inset 2
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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