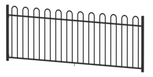


Site Plan 1:200

Key

		Brindle Tobermore Hydrapave Pedesta (or similar)
		Tobermore Textured Buff 450mm x 450mm paving flags
		Concrete post/kick board and timber panel fence height to be 1.8m
		Front boundary fence to be Bow Top Black Railing or similar Height to be minimum 750mm.
		External lights to be Knightsbridge Wall 1 LBK or similar with downlight only.
		Proposed approximate location of hibernacular — See Ecological site managment plan Nov 2025
		Proposed approximate location of scrapes — See Ecological site managment plan Nov 2025

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 to be formed with tarmacadam finish to provide good quality surface for occupants to satisfaction of the Local Authority and client. Private driveways to be formed with block paving.

Pathways to front door, side of dwelling and rear patio to be formed with 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 concrete post and vertical timber panel fencing to local authority approval.

Rev	Date	Detail	Initial
A	04/26	Ecology Information Added	D.J.E.

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

Title:	Scale: (A1)
Planning: Landscaping Plan	1:200

Drawn By:	Date:
D.J.Edwards	Nov 2025
Drawing No: C167/008	Sheet: 1 of 1

blueprint architectural services
partner LABC
Office 3K4, Redwither Business Tower, Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com
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