north

REDWITHER ROAD

OAK ROAD

Power Station

Works

Tank

Drain

33.8m

The Oaks

Redwither Brook

FB

Pumping Station

Pond

Clywedog)

AFON CLYWEDOG / RIVER CLYWEDOG

CR

Co Const, P Const & FD Bdy

see continuation

LANDSCAPE MASTERPLAN

0 10 20 30 40 50 60 70 80 90 100

SCALE 1:1250 (A1)
SCALE 1:2500 (A3) METRES

The masterplan indicates the proposed removal of scrub and restoration of grass and wildflower habitat that could be gradually achieved over a ten year period.

A phased approach to the habitat restoration would minimise disturbance to local fauna and allow wildlife to relocate as scrub is cleared.

The approach to habitat restoration is detailed in the Landscape and Ecological Management Plan.

Trees of good form and condition and trees with bat roost features that are encountered during the scrub clearance works will be retained where appropriate to provide longevity to the tree population and for biodiversity and habitat benefit. This will also retain visual and habitat links to the woodland and scrub habitat to the perimeter of the site.

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan

Legend

- EXISTING TREES TO BE RETAINED
- EXISTING TREES - ROOT PROTECTION AREA
- EXISTING AREAS OF SCRUB HABITAT TO BE RETAINED
- EXISTING WATER FEATURE TO BE REMOVED
- TREE WITH NEGLIGIBLE BAT ROOST POTENTIAL
- TREE WITH LOW BAT ROOST POTENTIAL
- TREE WITH MODERATE BAT ROOST POTENTIAL

DEVELOPMENT SITE

- PROPOSED UNIT/BUILDING
- PROPOSED NATIVE SPECIES STANDARD DECIDUOUS TREE
- PROPOSED NATIVE SPECIES SHRUB PLANTING
- PROPOSED ORNAMENTAL SHRUB AND HERBACEOUS PLANTING
- PROPOSED NATIVE MIXED SPECIES HEDGING
- PROPOSED NATIVE SPECIES WILDFLOWER AND GRASS MIX
- PROPOSED NATIVE GRASS MIX
- PROPOSED SHORT AMENITY GRASS MIX
- PROPOSED SWALE / ATTENUATION
- PROPOSED FOOTPATHS
- PROPOSED SITE ROADS AND PARKING

NATURE RESERVE

- EXISTING PUBLIC RIGHT OF WAY
- PROPOSED PERMISSIVE FOOTPATH
- EXISTING AREAS OF SPECIES RICH GRASSLAND
- EXISTING AREAS OF EPHEMERAL / SHORT PERENNIAL VEGETATION
- EXISTING WATER FEATURE RETAINED
- AREA TO BE RESTORED TO SPECIES RICH GRASSLAND
- AREAS TO BE CREATED AS DISTURBED GROUND
- PROPOSED POND - ALLOWED TO COLONISE NATURALLY (1m DEEP)
- PROPOSED POND - TO BE PLANTED WITH NATIVE SPECIES MARGINAL PLANTING (1.5m and 2.5m DEEP)

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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No** 311/LAND/L/104	**Revision** P05
Title	LANDSCAPE MASTERPLAN PROPOSED SITE AND NATURE RESERVE YEAR FIFTEEN	**Scale** 1:1250 @ A1 / 1:2500 @ A3	**Date** 2/12/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XXXX	MD
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD
P03	22/08/2025	PLANNING APPLICATION & LEMP	MD	XX	MD
P04	04/09/2025	PLANNING APPLICATION	MD	XX	MD
P05	2/12/2025	PLANNING APPLICATION	MD	XX	MD

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Cheshire | WA16 6LZ | 07710 498231

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north

See detail drawing 311/LAND/L/106

Redwither Brook

REDWITHER ROAD

OAK ROAD

EG1

EG8

EM2

EM1

A2

See detail drawing 311/LAND/L/109

See detail drawing 311/LAND/L/107

See detail drawing 311/LAND/L/108

See detail drawing 311/LAND/L/109

LANDSCAPE MASTERPLAN

0 10 20 30 40 50

METRES

SCALE 1:500 (A1)
SCALE 1:1000 (A3)

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Legend

- EXISTING TREES TO BE RETAINED
- EXISTING TREES - ROOT PROTECTION AREA
- EXISTING AREAS OF SCRUB HABITAT TO BE RETAINED
- EXISTING AREAS OF SPECIES RICH GRASSLAND
- EXISTING AREAS OF OPEN MOSAIC HABITAT
- EXISTING WATER FEATURE RETAINED
- EXISTING WATER FEATURE TO BE REMOVED
- PROPOSED UNIT/BUILDING
- PROPOSED NATIVE SPECIES STANDARD DECIDUOUS TREE
- PROPOSED NATIVE SPECIES SHRUB PLANTING
- PROPOSED ORNAMENTAL SHRUB AND HERBACEOUS PLANTING
- PROPOSED NATIVE MIXED SPECIES HEDGING
- EM1 / 2 — PROPOSED NATIVE SPECIES WILDFLOWER AND GRASS MIX
- EG1 — PROPOSED NATIVE GRASS MIX
- A2 — PROPOSED SHORT AMENITY GRASS MIX
- EG8 — PROPOSED SWALE / ATTENUATION
- PROPOSED RESTORATION OF SPECIES RICH GRASSLAND AND MOSAIC HABITAT
- PROPOSED FOOTPATHS
- PROPOSED SITE ROADS AND PARKING
- PROPOSED BENCH SEATING

PROPOSED SEEDING FOR GRASS LAWNS, EDGES TO HARD STANDING, FOOTPATHS
Grass seed to grass lawn to be Germinal Amenity A2 Quality lawn mix or equivalent product sown at 500kg/ha or 50g/m2/
General grass mix to swale / attenuation and cut during the summer months
Emorsgate EG8 Meadow Grass Mixture for Wet Soils or equivalent - to swales and attenuation pond
Sown at 50kg/ha 20kg/acre 5g/m2/
General grass areas maintained with differential mowing and cut 3-5 times per year
Emorsgate EG1 General Purpose Meadow Grass Mixture or equivalent
Sown at 50kg/ha 20kg/acre 5g/m2/
Wildflower and Grass Verge along Oak Road
Emorsgate EM1 Basic General Purpose Meadow Mixture or equivalent
Sown at 40kg/ha 16kg/acre 4g/m2/
Meadow within the site
Emorsgate EM2 Standard General Purpose Meadow Mixture or equivalent
Sown at 40kg/ha 16kg/acre 4g/m2/

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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/LAND/L/105	**Revision**	P05
Title	LANDSCAPE PROPOSALS PLAN PLANTING AND SEEDING PLAN	**Scale**	1:500 @ A1 / 1:1000 @ A3	**Date**	11/12/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XX	XX
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD
P03	04/09/2025	PLANNING APPLICATION	MD	XX	MD
P04	2/12/2025	PLANNING APPLICATION	MD	XX	MD
P05	11/12/2025	PLANNING APPLICATION	MD	XX	MD

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north

REDWITHER ROAD

Non-vigorous low maintenance grass mix to rear of fence with scrub kept pruned back

Existing scrub and two mature oak retained

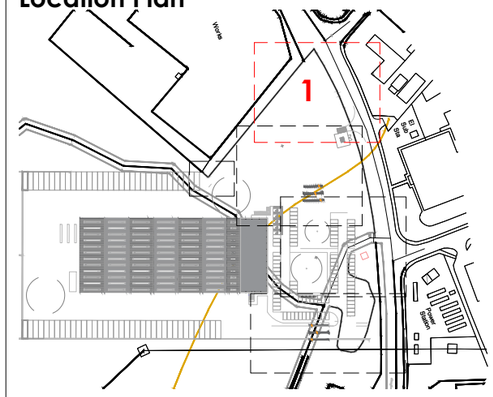
Proposed substation location

see dwg 311/LAND/L/107

Notes

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Location Plan



PLANTING PLAN SHEET 1

0 1 2 3 4 5 6 7 8 9 10

SCALE 1:125 (A1)
SCALE 1:250 (A3)
METRES

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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/LAND/L/106	**Revision**	P03
Title	LANDSCAPE PROPOSALS PLAN PLANTING PLAN SHEET 1	**Scale**	1:125 @ A1 / 1:250 @ A3	**Date**	04/09/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XX	XX
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD
P03	04/09/2025	PLANNING APPLICATION	MD	XX	MD

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north

Existing scrub and two mature oak retained

Proposed substation location

Mix EM5

5 Field maple (Acer campestre)

250 Camassia quamash

MIXED NATIVE SPECIES HEDGEROW
65% Hawthorn (Crataegus monogyna)
13% Hazel (Corylus avellana)
9% Field maple (Acer campestre)
7% Elder (Sambucus nigra)
6% Holly (Ilex aquifolium)
Pedunculate oak (Quercus robur)
planted as hedgerow trees

NATIVE SPECIES HEDGEROW 22.7m
100% Field maple (Acer campestre)

5 Cornus 'Midwinter Fire'

BED 1 - MIX B 54.4m²

2 groups of 3 Taxus baccata to form low domes

3 Acer campestre 'William Caldwell'

4 Prunus avium 'Plena'

Mix EM5

PLANTING PLAN SHEET 2

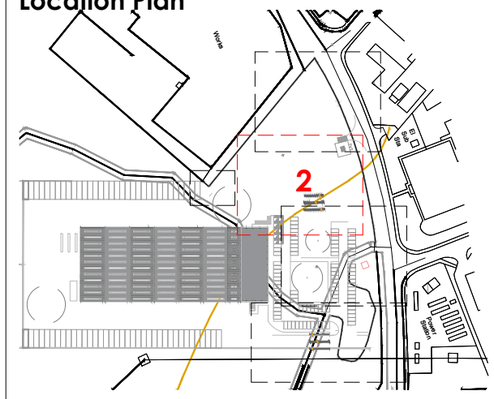
0 1 2 3 4 5 6 7 8 9 10

SCALE 1:125 (A1)
SCALE 1:250 (A3)
METRES

Notes

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Location Plan



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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No** 311/LAND/L/107	**Revision** P04
Title	LANDSCAPE PROPOSALS PLAN PLANTING PLAN SHEET 2	**Scale** 1:125 @ A1 / 1:250 @ A3	**Date** 2/12/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XX	XX
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD
P03	04/09/2025	PLANNING APPLICATION	MD	XX	MD
P04	2/12/2025	PLANNING APPLICATION	MD	XX	MD

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