north

REDWITHER ROAD

OAK ROAD

Works

Tank

Overhead Lines

Power Station

33.8m

The Oaks

Pond

Redwither Brook

FB

Pumping Station

Clywedog

overhead wires

AFON CLYWEDOG / RIVER CLYWEDOG

see continuation

Co Const, P Const & Eo Bdy

# LANDSCAPE MASTERPLAN

0 10 20 30 40 50 60 70 80 90 100

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

## 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 TREE TO BE REMOVED
- EXISTING AREAS OF SCRUB HABITAT TO BE RETAINED
- EXISTING AREAS OF SCRUB HABITAT TO BE REMOVED
- 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
- PROPOSED NATIVE SPECIES WILDFLOWER AND GRASS MIX
- PROPOSED NATIVE GRASS MIX
- PROPOSED SHORT AMENITY GRASS MIX
- PROPOSED SWALE / ATTENUATION
- PROPOSED RESTORATION OF SPECIES RICH GRASSLAND AND MOSAIC HABITAT
- PROPOSED FOOTPATHS
- PROPOSED SITE ROADS AND PARKING
- EXISTING PUBLIC RIGHT OF WAY
- PROPOSED PERMISSIVE FOOTPATH

OS LICENCE
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| | | | |
|---|---|---|---|
| **Project** | THE OAKS, OAK ROAD<br>WREXHAM INDUSTRIAL ESTATE | **Dwg No** | 311/LAND/L/100 |
| **Title** | LANDSCAPE MASTERPLAN<br>PROPOSED SITE AND NATURE RESERVE YEAR ONE | **Scale** | 1:1250 @ A1 / 1:2500 @ A3 |
| | | **Revision** | P06 |
| | | **Date** | 11/12/2025 |

| Revision | Date | Details | Drawn | Checked | Reviewed |
|---|---|---|---|---|---|
| P01 | 07/02/2025 | PRE-APPLICATION CONSULTATION | MD | XX | 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 |
| P06 | 11/12/2025 | PLANNING APPLICATION | MD | XX | MD |

mdlandscape
6 Kinderton Close | High Legh | Knutsford
Cheshire | WA16 6LZ | 07710 498231

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north

EXISTING SPECIES RICH GRASSLAND RETAINED

EXISTING SCRUB RETAINED

EXISTING POND REMOVED

EXISTING SCRUB REMOVED

SHORT GRASS MAINTENANCE STRIP

GRAVEL BED TO BASE OF FENCE

SWALE WITH MIXED NATIVE SPECIES PLANTING/SEEDING TO BASE

PROPOSED SUBSTATION LOCATION

EXISTING TREES TO FRONTAGE REMOVED

EXISTING SCRUB RETAINED

See detail drawing 311/LAND/L/102

REDWITHER ROAD

Redwither Brook

BENCH SEATS

SHRUB AND GROUND COVER PLANTING

POTENTIAL PERMISSIVE PATH AND LINK INTO THE SITE

OAK ROAD

## LANDSCAPE MASTERPLAN

0 10 20 30 40 50

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

## Notes

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## Location Plan



## Legend

- EXISTING TREES TO BE RETAINED
- EXISTING TREES - ROOT PROTECTION AREA
- EXISTING TREE TO BE REMOVED
- EXISTING AREAS OF SCRUB HABITAT TO BE RETAINED
- EXISTING AREAS OF SCRUB HABITAT TO BE REMOVED
- EXISTING AREAS OF SPECIES RICH GRASSLAND
- EXISTING AREAS OF OPEN MOSAIC HABITAT
- EXISTING WATER FEATURE RETAINED
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- PROPOSED UNIT/BUILDING
- PROPOSED NATIVE SPECIES STANDARD DECIDUOUS TREE
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- 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 RESTORATION OF SPECIES RICH GRASSLAND AND MOSAIC HABITAT
- PROPOSED FOOTPATHS
- PROPOSED SITE ROADS AND PARKING
- PROPOSED BENCH SEATING

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| | | | |
|---|---|---|---|
| **Project** | THE OAKS, OAK ROAD<br>WREXHAM INDUSTRIAL ESTATE | **Dwg No** | 311/LAND/L/101 |
| **Title** | LANDSCAPE PROPOSALS PLAN<br>NEW UNIT, ACCESS, PARKING & SOFT LANDSCAPE | **Scale** | 1:500 @ A1 / 1:1000 @ A3 |
| | | **Date** | 11/12/2025 |
| | | **Revision** | P05 |

| 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

OAK ROAD

Proposed sub-station location

Power Station

## Notes

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## Legend

- EXISTING TREES TO BE RETAINED
- EXISTING TREES ROOT PROTECTION AREA
- EXISTING TREE 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
- 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
- PROPOSED BENCH SEATING
- TREE MOUNTED BIRD BOXES
- TREE MOUNTED BAT BOXES

## LANDSCAPE MASTERPLAN

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

**Project** THE OAKS, OAK ROAD
WREXHAM INDUSTRIAL ESTATE

**Title** LANDSCAPE PROPOSALS PLAN
DETAIL PLAN - FRONT OF SITE

**Dwg No** 311/LAND/L/102

**Scale** 1:250 @ A1 / 1:500 @ A3

**Revision** P05

**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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## DESIGN CONCEPT

The design intention is to Integrate the proposed site into the wider ecology area. A sustainable landscape of grass and wildflower meadows, swales, trees and hedgerows would create a framework around the new building. The overall landscape appearance should subtly transition into the ecology area beyond the site fence.

A picnic area for lunch time breaks, walks and well being is proposed for staff and visitors offering opportunities to walk around the site and enjoy the natural environment.

Closer to the building are evergreen shrubs, trees and herbaceous plants, that will frame the entrance to the building. Areas of bulb planting within the wildflower areas would provide seasonal interest.















## Notes

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3. Drawing must be reproduced in colour.

## Location Plan




| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Project** | THE OAKS, OAK ROAD<br>WREXHAM INDUSTRIAL ESTATE | **Dwg No** | 311/LAND/L/103 | **Revision** | P02 | Revision | Date | Details | Drawn | Checked | Reviewed |
| | | | | | | P01 | 07/02/2025 | PRE-APPLICATION CONSULTATION | MD | XX | MD |
| | | | | | | P02 | 19/05/2025 | PLANNING APPLICATION | MD | XX | MD |
| **Title** | MAIN SITE<br>MOOD BOARD | **Scale** | | **Date** | 19/05/2025 | | | | | | |

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