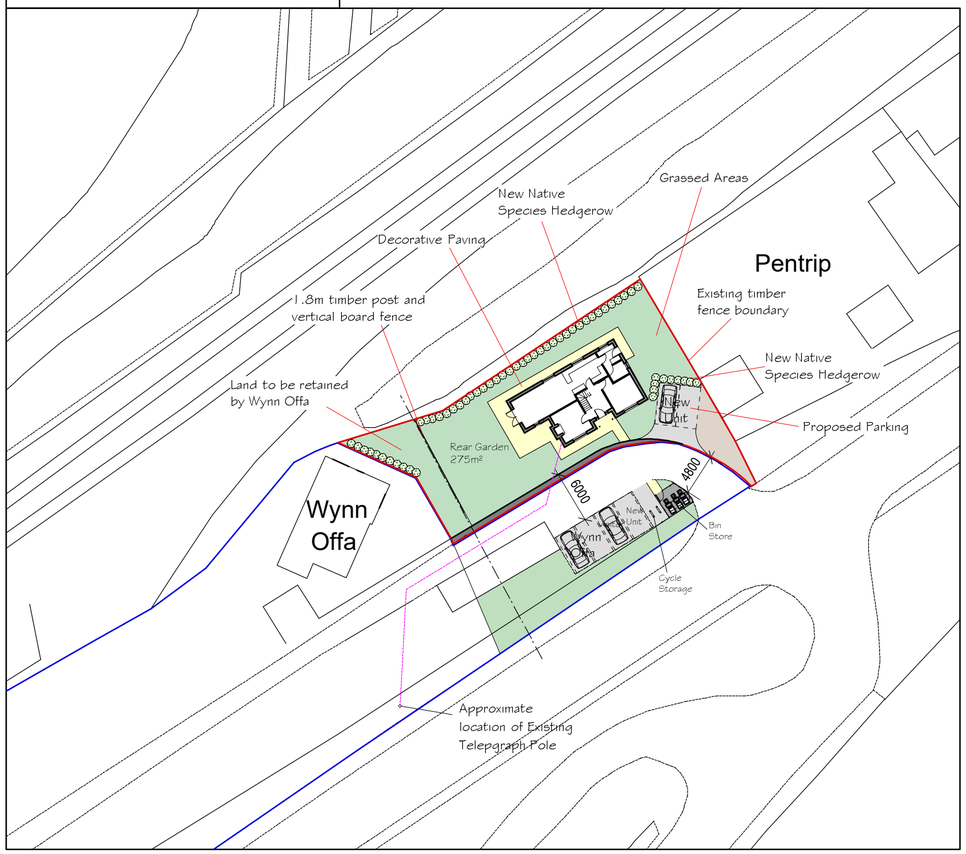
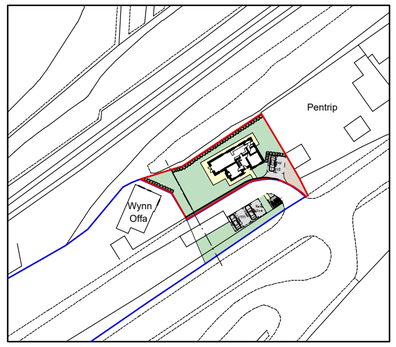
Key

Application Site

Indicative position of gigabit broadband cable duct



Site Plan 1:500



Location Plan 1:1250

LANDSCAPING DETAILS

All garden areas to front and rear of dwellings to be laid to seed (where required) prior first planting season following completion, to provide a good quality grassed lawn.

New hedgerow to be planted to the rear of the dwelling and surrouding parking area as indicated. Hedgerow mix as follows:

·	5%	Blackthorn	(Prunus spinosa)
·	80%	Hawthorn	(Cataegus monogyna)
·	5%	Holly	(Ilex aquifolium)
·	5%	Field Maple	(Acer campestre)
·	5%	Hazel	(Corylus avellana)

Transplants to be of British provenance and should be 40-60mm bare rooted 1+1 transplants. Hedgerows to be planted in 2 staggered rows, 450mm apart within each row plants shall be planted at 300mm spacing.

Allow for stock proof fencing to be erected prior to new hedging to rear of conifers to ensure enclosed garden while new hedge is established.

HARDSTANDING

Private driveway to be formed with tarmacadam/block paviours to provide good quality surface for occupants, to satisfaction of the Local Authority and client.

Pathways to front door, side of dwelling and rear patio to be formed with decroative concrete paving slabs. Paved areas to be laid with slight fall away from dwelling to discharge surface water.

Rev	Date	Detail	Initial
C	08/26	Planning Amends	D.J.E.
B	04/26	Highways Amends	D.J.E.
A	01/26	Access widened	SIH

Project:

Proposed New Dwelling at
Wynn Offa,
Wynnstay Yard,
Ruabon, LL14 6DP

Title:	Scale: (A2)
Planning: Site & Location Plan	1:500 & 1:1250
Drawn By: L. Fowles	Date: Oct 2025
Drawing No: D157/004	Sheet: 1 of 1

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