

Land at Mold Road, Gwersyllt, Wrexham, LL11 4AX

Green Infrastructure Statement

Castle Green Homes

Reference	Site	Client	Date
P.1626.22	Land at Mold Road, Gwersyllt, Wrexham, LL11 4AX	Castle Green Homes	02 February 2026

Document author(s)	Technical review	Quality & approval
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Revision	Date	Details
A	3 rd June 2026	Updates following revised layout
B	15 th September 2026	Updates following revised layout

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Appendix no.	Name
1	Drawings P.1626.22.03I Landscape Layout and P.1626.22.05I Planting Plan
2	Drawing P.1626.22.E01 Phase 1 Habitats
3	Drawing MRGWR-SP.01 Rev O Site Layout
4	Drawing P.1626.22.06B Bird and Bat Box Plan

1. Introduction

1.1 Site Background

Ascerta has been instructed by Castle Green Homes to produce a Green Infrastructure Statement for Mold Road, Gwersyllt, Wrexham (hereafter referred to as **the site**). The extent of the site is shown below in Figure 1.1.



Figure 1.1: extent of the site

Our client seeks planning consent to construct residential dwellings with associated access roads and public open space (POS) within the site boundary. The proposed site landscape layout and planting plan are shown in drawings P.1626.22.03I Landscape Layout and P.1626.22.05I Planting Plan, Appendix 1.

The site is bound to the south and the east by arable managed farmland, to the north by residential dwellings and to the west by the A541 (Mold Road). The site itself is dominated by semi-improved grassland with scattered trees and species-poor hedgerows and scrub lining much of the site boundaries. Ditches (D1 and D2) line the southern and eastern site boundaries and connect to the ponds adjacent to the site (P1–P4). The site habitats are presented in drawing P.1626.22.E01 Phase 1 Habitats, Appendix 2.

Previously, a Preliminary Ecological Appraisal (PEA) has been prepared for the site and should be read in conjunction with this report (see Ascerta report P.1626.22A Ascerta (Preliminary) Ecological Appraisal, Land at Mold Road).

1.2 Purpose of Report

The Green Infrastructure Statement is a crucial component of the planning process in Wales, as shown in Planning Policy Wales (PPW). All new developments within Wales are required to submit a Green Infrastructure Statement indicating how green infrastructure has been incorporated into the proposal. All developments must deliver a 'net benefit for biodiversity' (Welsh Government, 2024) proportionate to the scale of the development.

This Green Infrastructure Statement describes how the 'step-wise' approach to mitigation hierarchy has been applied to the development. The 'step-wise' approach comprises of the following steps with regard to impacts on habitats and species:

- Avoid
- Minimise
- Mitigate/restore
- Compensate on Site
- Compensate off Site

These five steps are considered below with regard to the proposed development.

Section 2 below details the established ecological baseline of the site, and Section 3 details the Green Infrastructure Statement, following the 'step-wise' mitigation hierarchy for habitats and protected species.

2. Ecological Baseline

2.1 Protected Sites

Statutory sites

One statutory designated site was identified within a 2km radius of the proposed development site. These are listed in Table 4.1 below.

Table 2.1: Statutory designated sites

Statutory designated site	Reason for designation	Distance to proposed development
Gatewen Marsh (SSSI)	Designated as a site of special scientific interest (SSSI) due to its biological importance and rare habitats • A mixture of wetland habitats • Bullrush swamp • Greater pond sedge swamp	1.0km southwest

Non-statutory sites

Eight non-statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.2 below.

Table 2.2: Non-statutory designated sites

Non-statutory designated site	Reason for designation	Distance to proposed development
Moss Valley (LWS)	Rich varied habitats and provides refuge for wildlife	0.85km west
Wilderness Woods, Regionally important geodiversity site (RIGS)	Significant scientific, educational, historical and aesthetic value	1.0km east
Woodlands and Fishpond Wood (LWS)	Semi-natural ancient woodland habitat	1.0km north
Bryn Alyn and Wormwood (LWS)	Important local wildlife and habitats	1.2km east
Alyn Waters, Local Wildlife Site (LWS)	• River heath • Biodiversity • Planning protection	1.5km north
The Wauns Esker (RIGS)	Geological and geomorphological features	1.5km north
New Broughton Meadow (LWS)	Valuable habitats and species	1.7km southwest
Berse Drelincourt (LWS)	• Important habitats (ancient woodlands and wetlands) • Ecological networks • Community value	2.0km south

2.2 Priority Habitats

Twenty-five records for Ancient Semi-Natural Woodland were also returned within 2km of the site, the closest of which was an area of woodland located 0.91km from the site boundary.

2.3 Protected and Priority Species

Following a review of records held by Cofnod North Wales Environmental Information Services, several Priority Species that have the potential to occur within the vicinity of the proposed development have been identified. These include birds, bats, badgers, hedgehogs and amphibians. The species records are summarised below. For detailed species results, see Ascerta report P.1626.22A Ascerta (Preliminary) Ecological Appraisal, Land at Mold Road.

Birds

539 records were returned for bird species within 2km of the site. Species returned include tawny owl (*Strix aluco*), grey heron (*Ardea cinerea*), mistle thrush (*Turdus viscivorus*), skylark (*Alauda arvensis*) and lapwing (*Vanellus vanellus*). All species recorded within 2km are displayed within Ascerta report P.1626.22A Ascerta (Preliminary) Ecological Appraisal, Land at Mold Road, Appendix 5.

Bats

Cofnod returned 20 records for bats within the search area. Bat species include common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pigmaeus*), noctule (*Nyctalus noctula*), myotis species (*Myotis sp.*) and brown long-eared bat (*Plecotus auritus*), the closest of were 2022 records of common pipistrelle, myotis sp., soprano pipistrelle, brown long-eared bat and noctule all identified within the site boundary, noted to be observed flying along hedgerows during a transect.

Amphibians

Fourteen records for GCN were returned within 2km of the site. The closest of which was a 2016 record located approximately 100m beyond the northern site boundary. Further records indicate that bottle trap and torch surveys were completed in the area in 2016–2019.

A further 28 amphibians were returned within 2km of the site. Species present include common toad (*Bufo bufo*), common frog (*Rana temporaria*), smooth newt (*Lissotriton vulgaris*) and palmate newt (*Lissotriton helveticus*). The closest of which was a 2019 record of smooth newt located approximately 110m beyond the northern site boundary.

Reptiles

Thirteen records for reptiles were returned within 2km of the site. Species present include grass snake (*Natrix helvetica*) and common lizard (*Zootoca vivipara*). The closest of which was a 2010 record of common lizard located 200m north of the site.

Otters

Five records for otters were returned within 2km of the site. The closest of which was a 2019 record located approximately 1.8km south of the site.

Water voles

No records for water voles were returned within 2km of the site.

Badgers

Four records for badgers were returned within 2km of the site. The closest of which was a 2010 record located approximately 1.9km south of the site.

Other mammals

Twelve records for other mammals were returned within 2km of the site. Species include hedgehog (*Erinaceus europaeus*). The closest of which was a 2010 record of hedgehog located approximately 1.8km southeast of the site. The most recent of which was a 2023 record of hedgehog located approximately 1.82km northwest of the site.

2.4 Habitats on Site

Table 2.3 below presents the habitats recorded on site during the initial Preliminary Ecological Appraisal (see drawing P.1626.22.E01 Phase 1 Habitats, Appendix 2). This report is to be read in conjunction with Ascerta report P.1626.22A Ascerta (Preliminary) Ecological Appraisal, Land at Mold Road).

Table 2.3: Habitats recorded on site, including the alphanumeric code references from JNCC (2010)

Habitat description and JNCC codes	Site description
Dense/continuous scrub (A2.1)	Areas of bramble scrub are present at several points within the site along its boundaries, primarily along the north and to the southwest of the site with the occasional strand encroaching the semi-improved grassland.
Scattered trees (A3.1)	Scattered trees are present at numerous points along the site's boundaries. Species present are predominantly oak, ash and sycamore with willow being dominant in areas just off-site and along the southern site boundary.
Semi-improved grassland (B6)	The site is predominantly semi-improved grassland that has been previously grazed. Due to recent rainfall, there was some ephemeral standing water throughout the site. Species present include Yorkshire fog, perennial ryegrass, creeping buttercup, meadow buttercup, green alkanet, hybrid dock and fescue sp.
Species-poor hedge (J2.1.2)	Gappy species-poor hedgerows line the east and northern site boundaries and part of the southern site boundary. Species present include hawthorn, blackthorn and holly with strands of bramble scrub within the understory.
Standing water (G1)	A pond (P1) lies adjacent to the southern site boundary and is fed by the ditch network (D1) that runs along the boundary. Three further ponds (P2–P4) lie adjacent to the eastern site boundary. A further pond (P5) is within the neighbouring field approximately 195m to the south of the site.
Running water (G2)	Two ditches line the southern (D1) and eastern site boundaries (D2). The ditches form a wider drainage network and feeds into P1. The banks of the ditches have been encroached by the semi-improved grassland and are lined by the species-poor hedgerows.

2.5 Habitats off Site

A total of six ponds and two ditches were identified located within proximity to the site, as shown below in Table 2.4. See drawing P.1626.22.E01 Phase 1 Habitats, Appendix 2. This report is to be read in conjunction with Ascerta report P.1626.22A Ascerta (Preliminary) Ecological Appraisal, Land at Mold Road).

Table 2.4: Standing Water Description and GCN HSI

Standing water description	Photograph
Pond 1 (P1): lies adjacent to the southern site boundary and is fed by D1. Willow sp. trees are present within the waterbody and the species-poor hedgerows meet the edges of the pond. The HSI score was 0.70 meaning it has average suitability for use by GCN for breeding.	

Standing water description

Photograph

Pond 2 (P2): lies adjacent to the eastern site boundary. The waterbody contains a large amount of typha and canary reed grass was noted to the margin of the pond. The pond is also bound by the species-poor hedgerow to the eastern site boundary. The HSI score was 0.66 meaning it has **Average** suitability for use by GCN for breeding.



Pond P3: lies adjacent to the eastern site boundary. The waterbody contains a large amount of typha and canary reed grass was noted to the margin of the pond. The pond is also bound by the species-poor hedgerow at the eastern site boundary. MAGIC Maps identified two individual ponds in the location, at the time of survey they appeared to have broken their banks to become one pond. The HSI score was 0.67 meaning it has **Average** suitability for use by GCN for breeding.

No photograph available

Pond P4: lies adjacent to the north-eastern corner of the site and the adjacent grassland has encroached the margins of the waterbody. Canary reed grass was present around the pond and stretched to within the site boundary. The HSI score was 0.65 meaning it has **Average** suitability for use by GCN for breeding.



Pond P5: was identified within the initial PEA survey and is within an adjacent field approximately 195m to the south of the site. The waterbody is surrounded by semi-improved grassland with rush sp. present in the margins. The HSI score was 0.60 meaning it has **Poor** suitability for use by GCN for breeding.



Pond P6: was identified within the initial PEA survey and lies within a residential development 180m to the north of the site. The pond is bound by metal fencing with soil banks and scrub planting. The HSI score was 0.58 meaning it has **Below average** suitability for use by GCN for breeding.



Standing water description	Photograph
Ditch D1: runs along the southern site boundary, feeding into P1. The banks of the ditch are soil and have become encroached by the semi-improved grassland. The ditch forms part of the wider drainage network and is lined by species-poor hedgerow and scattered trees. The HSI score was 0.82 meaning it has Excellent suitability for use by GCN for breeding.	
Ditch D2: runs along the eastern site boundary and feeds into the wider drainage network off-site to the east. The banks of the ditch are soil and have become encroached by the semi-improved grassland. The ditch forms part of the wider drainage network and is lined by species-poor hedgerow and scattered trees. The HSI score was 0.83 meaning it has Excellent suitability for use by GCN for breeding.	

2.6 Summary

In summary, the habitats on-site comprise semi-improved grassland, scrub, scattered trees and species-poor hedgerow. These habitats are considered to have an ecological value of **within the zone of influence** of the site or lower. The site contains no designated or priority habitats; however, it is adjacent to numerous ponds and ditches that run along the eastern and southern site boundaries. These habitats are not planned for removal but will likely be affected by the development. It is recommended that minimal works are carried out adjacent to ditches D1 and D2. The eastern area of the site is a proposed public open space (POS) containing an attenuation pond. Further east and along the southern boundary of site a mitigation area has been implemented within the plans to provide a buffer zone between the development area and the ponds for existing GCNs.

In summary, suitable habitat is present on and immediately adjacent to site for the following protected and priority species:

- breeding birds
- wintering birds
- commuting and foraging bats
- individually roosting bats in trees (PRF-I trees)
- badgers
- amphibians, specifically GCN
- water voles
- small mammals (hedgehog)

3. Green Infrastructure Statement – Step-Wise Approach

3.1 Avoid

The ponds adjacent to the site are to be avoided as part of the works, in order to avoid direct impacts to potentially suitable breeding habitat for GCN. The retention of boundary features as much as possible is to be implemented, in order to reduce the loss of linear habitats for bats and other terrestrial species. A number of further ecological surveys are recommended as part of the Preliminary Ecological Appraisal (see Ascerta report P.1626.22A Ascerta (Preliminary) Ecological Appraisal, Land at Mold Road), in order to assess the usage of the site by protected species and formulate the appropriate avoidance and mitigation measures. These are ongoing at present, and comprise of the following:

- Wintering and breeding bird surveys, due to the presence of suitable grassland habitat and the presence of multiple lapwing during the site survey in 2025.
- Water vole surveys, due to the presence of the two ditches and multiple ponds in close proximity to the site proposed works.
- Bat activity and static detector surveys, due to the presence of suitable commuting and foraging habitat on and immediately adjacent to site.

An updated check for badger will be conducted prior to works commencing, to identify any newly built setts or field signs, in order to implement the appropriate avoidance and/or mitigation measures.

A GCN Mitigation Strategy has been developed for the site, in order to avoid and mitigate direct impacts to the species as a result of the works. Please see Ascerta report P.1626.22E Great Crested Newt Mitigation Strategy for the full strategy.

Impacts on protected species and habitats are to be avoided as a result of the proposals through the implementation of Reasonable Avoidance Measures for badgers to avoid disturbance and impacts on roaming individuals, for common amphibians and GCN to avoid disturbance and impacts as a result of the work and for small mammals to avoid impacts on any ranging individuals.

3.2 Minimise

It is recommended that vegetation clearance works are undertaken outside of nesting bird season (March to August; inclusive) once the breeding bird surveys have been completed, in order to minimise the potential for disturbing any nesting birds.

Impacts on any individuals roosting bats is to be minimised through the soft felling of any PRF-I trees, if vegetation clearance is required.

Boundary hedgerows and trees are to be retained as much as possible, as shown in drawings P.1626.22.03I Landscape Layout and P.1626.22.05I Planting Plan, Appendix 1, in order to minimise the impact of the development on the linear features on site which may be used by protected species. Areas of trees and hedgerow planting is proposed to be incorporated into the design to 'gap-up' the boundary vegetation where any areas are required to be removed to facilitate the development, minimising the long-term effects of linear habitat loss.

Any areas of retained habitat will be demarcated and protected through the use of Heras (or similar) fencing, to avoid encroachment of works into more ecologically valuable areas. The adoption of management practices on the site that are sensitive to biodiversity and aim to maximise and enhance the value of the site will be a priority. Such strategies will take into account the locations of nearby ecological receptors and seek to create linkages with the wider landscape, as shown in drawings P.1626.22.03I Landscape Layout and P.1626.22.05I Planting Plan, Appendix 1. Where possible, areas of unmanaged habitats will be left around the site, with shorter sward grassland progressing to tall sward and shrubs of various sizes, rather than mowing up to the edge of trees and shrubs.

3.3 Mitigate

A mitigation area, as shown within drawing MRGWR-SP.01 Rev M, Appendix 3, is proposed to be incorporated into the site design, as detailed within Ascerta report P.1626.22E Great Crested Newt Mitigation Strategy. This mitigation area will incorporate the creation of two ponds, hibernacula and boundary hedging, and the enhancement of the existing grassland present. In order to mitigate the impacts of the proposals on GCN, additional biosecurity measures will be implemented on site during the works, and a regime of management will be implemented once construction is complete, to ensure the mitigation area is maintained appropriately and GCN are continually able to use the area.

To maximise the opportunities for wildlife within the development, the proposed planting on site will include native species that provide habitats for a variety of species. A varied mix of grass seed will be used throughout the site, to mitigate for the loss of the grassland, including seed mixes for wildflower areas providing a rich source of nectar and pollen for insects, areas of forage for bats, along with refuge and connections for species such as small mammals, GCN and badger.

3.4 Compensate on Site

The GCN mitigation area, as shown within drawing MRGWR-SP.01 Rev O, Appendix 3, is proposed to be incorporated into the site design, as detailed within Ascerta report P.1626.22E Great Crested Newt Mitigation Strategy, due to the presence of suitable breeding habitat immediately adjacent to the site that may be affected by the proposals. This GCN mitigation area will incorporate the creation of two ponds, hibernacula and boundary hedging, and the enhancement of the existing grassland present.

Additional bat and bird boxes are proposed to be implemented within the development, so as to provide further habitat for nesting and roosting. Trees and hedgerows are to be planted on site as part of the development; however, the implementation of boxes will provide compensatory roosting and nesting opportunities while the immature vegetation grows and establishes.

3.5 Enhance

Features will be incorporated into the structure of new buildings that may be used by roosting bats, for example, bat boxes. These will be placed in a position sheltered from strong winds and exposed to the sun for part of the day. A number of such features will be implemented, facing at least different aspects to provide a range of conditions.

The provision of bird nesting boxes is recommended for enhancement purposes, to further improve the ecological value of the site post-development as shown in drawing P.1626.22.06B Bat and Bird Box Plan, Appendix 4.

The planting of additional trees and native vegetation and sowing of wildflower and grassland seed mixes to further enhance the ecological value of the site is to be incorporated into the design, as shown in drawings P.1626.22.03I Landscape Layout and P.1626.22.05I Planting Plan, Appendix 1.

Please note that changes to the existing scheme may result in a requirement for further surveys to evaluate potential ecological impacts. Ecological surveys are seasonally restricted, and indicative survey timing have been provided if necessary. If these surveys reveal the presence of a protected species, then mitigation, which may be required, is also seasonally restricted. In addition, following the results of the ongoing survey effort, additional mitigation and compensation measures may be required and should be included within this Green Infrastructure Statement.

4. References

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Appendix 1



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Landscape Layout Key:

Site Boundary

Public open space boundary

Existing trees and hedgerows to be retained and protected during the works.

Existing trees and hedgerow to be removed.

Proposed ornamental planting on 400mm depth of topsoil with 50mm bark mulch.

Proposed native tree planting, tree pit and stake as detailed in the specification.

Proposed ornamental tree planting, tree pit and stake as detailed in the specification.

Proposed mixed native hedgerow planted in a double staggered row at 0.33m centres and 0.3 offset. Bare root transplants, each with a 60cm high Tubex shrub shelter, two cable ties and a timber stake.

Proposed single species formal hedge planted in a single row (3 or 5 no. plants per linear metre dependant on stock size). Container transplants.

Front gardens and verges to be turfed on 150mm topsoil.

Public open space and verges to be sown with Germinall ASustain mix, or similar approved, to be sown at a rate of 40g/m2 on 150mm topsoil.

Public open space to be sown with Germinall Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m2 on 150mm topsoil.

Native scrub mix planting to be planted as 60-80cm whip planting at 1m centres, for additional wildlife habitat.

Native woodland mix planting to be planted as 60-80cm whip planting at 2m centres, for additional wildlife habitat.

Wildflower seeding, Germinall RE3 River Floodplain / Water Meadow (M8 Grassland), to the existing water course to public open space to be sown at 5g/m2.

Retain existing grassland and overseed with Tussock grass mixture, Emorsgate Seeds EG10 in GCN mitigation area to be sown at 2.5g/m2.

Wildflower seeding, WFB8 Hedgerows and Shaded Areas, to the public open space to be sown at 5g/m2.

Marginal planting mix outside of water level of Great Crested Newt ponds.

Marginal/aquatic planting mix within shallow water level of Great Crested Newt ponds.

Paving Key:

Main roads, and private drives including raised/feature junctions and ramps/transition strips to be tarmac.

Plot driveways and parking spaces- Private driveways and parking spaces in Mona Precast Monopave concrete block paving in 'Briarleaf', with contrasting blocks in 'Charcoal' to demark parking spaces or similar approved.

Private pathways and patios to be Mona Precast Monopave Slab concrete paving slabs in 'Buff' or similar approved.

Gravel areas; Polar white gravel - 20mm chippings

Hibernacula detailed in GCN report

Boundary key:

1.8m timber close boarded fence to side and rear

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.

I	Minor Amendment	14/09/26
H	Minor Amendment	15/06/26
G	updated to "...RevM"	02/06/26
F	updated to "...RevK"	04/11/25
E	updated to "...Rev I"	30/07/25
D	updated to "...Rev H"	07/04/25
C	updated to "...Rev G"	18/03/25
B	updated to "...Rev F"	22/11/24
A	updated to "...Rev D"	25/11/22
REV	DESCRIPTION	DATE

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CLIENT:

Castle Green Homes

PROJECT:

Land at Mold Road, Gwersyllt, Wrexham

DRAWING TITLE:

Landscape Layout (Sheet 1 of 2)

SCALE:

1:200 @ A0

DRAWING NO:

REV

DRAWN BY:

SC

CHKD BY:

CN

DATE:

01/06/2022

P.1626.22.03

I

FOR EASTERN PART OF SITE REFER TO LANDSCAPE LAYOUT (SHEET 2 OF 2)

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C	updated to "...Rev G"	18/03/25
B	updated to "...Rev F"	22/11/24
A	updated to "...Rev D"	25/11/22
REV	DESCRIPTION	DATE

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CLIENT:
Castle Green Homes

PROJECT:
Land at Mold Road, Gwersyllt, Wrexham

DRAWING TITLE:
Landscape Layout (Sheet 2 of 2)

SCALE: 1:200 @ A0

DRAWING No:

REV:

DRAWN BY: SC

CHECKED BY: CN

DATE: 01/06/2022

P.1626.22.03

I

FOR WESTERN PART OF SITE REFER TO LANDSCAPE LAYOUT (SHEET 1 OF 2)

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C:\Users\LA\Ascerta\Ascerta Team Site - Server\All Jobs\1626.22 Land at Mold Road, Gwersyllt, Wrexham LL11 4AX\03 Working\01 CAD_Drawings\1626.22.03 Landscape Layout

MOLD ROAD

El Sub Sta

Drain

DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL. EXTRACTED FROM OS DIGITAL DATA.

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Planting Plan Key:

- Site Boundary
- Existing trees and hedgerows to be retained and protected during the works.
- Existing trees and hedgerow to be removed.
- Proposed ornamental planting on 400mm depth of topsoil with 50mm bark mulch.
- Proposed native tree planting, tree pit and stake as detailed in the specification.
- Proposed ornamental tree planting, tree pit and stake as detailed in the specification.
- Proposed mixed native hedgerow planted in a double staggered row at 0.33m centres and 0.3 offset. Bare root transplants, each with a 60cm high Tubex shrub shelter, two cable ties and a timber stake.
- Proposed single species formal hedge planted in a single row (3 or 5 no. plants per linear metre dependant on stock size). Container transplants.
- Front gardens and verge to be turfed on 150mm topsoil.
- Public open space and verges to be sown with Germinal ASustain mix, or similar approved, to be sown at a rate of 40g/m² on 150mm topsoil.
- Public open space to be sown with Germinal Eco-Spaces Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m² on 150mm topsoil.
- Native scrub mix planting to be planted as 60-80cm whip planting at 1m centres, for additional wildlife habitat.
- Native woodland mix planting to be planted as 60-80cm whip planting at 2m centres, for additional wildlife habitat.
- Wildflower seeding, Germinal RE3 River Floodplain / Water Meadow (MGB Grassland), to the existing water course within public open space to be sown at 5g/m² planted into 150mm of a mix of topsoil and subsoil (50:50).
- Retain existing grassland and overseed with Tussock grass mixture, Emorsgate Seeds EG10 in GCN mitigation area to be sown at 2.5g/m².
- Wildflower seeding, WFG8 Hedgerows and Shaded Areas, to the public open space to be sown at 5g/m².
- Marginal planting mix outside of water level of Great Crested Newt ponds.
- Marginal/aquatic planting mix within shallow water level of Great Crested Newt ponds.
- Graveled areas, Locally available, single slate, grey, with slate grey flat chippings in 40mm nominal size (30-50mm).
- Hibernacula detailed in GCN report

Boundary key:

- 1.8m timber close boarded fence to side and rear

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.

REV	DESCRIPTION	DATE
I	Minor Amendment	14/09/26
H	Minor Amendment	15/06/26
G	updated to "...Rev M"	02/06/26
F	updated to "...Rev K"	30/10/25
E	updated to "...Rev I"	31/07/25
D	updated to "...Rev H"	07/04/25
C	updated to "...Rev G"	18/03/25
B	updated to "...Rev F"	12/12/24
A	updated to "...Rev D"	25/11/22



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CLIENT:
Castle Green Homes

PROJECT:
Land at Mold Road, Gwersyllt, Wrexham

DRAWING TITLE:
Planting Plan (Sheet 1 of 3)

SCALE: 1:200 @ A0
DRAWING NO: SC
DATE: 01/06/2022
P.1626.22.05
REV: I

FOR EASTERN PART OF SITE REFER TO PLANTING PLAN (SHEET 2 OF 3)



DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NO 9 BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.

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- Front gardens and verge to be turfed on 150mm topsoil.
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- Hibernaculum detailed in GCN report

Boundary key:

- 1.8m timber close boarded fence to side and rear

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0 1 2 4 6 8 10 12 14 16
SCALE 1:200

N

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A	updated to "... Rev D"	25/11/22
REV	DESCRIPTION	DATE

CLIENT: Castle Green Homes

PROJECT: Land at Mould Road, Gwersyllt, Wrexham

DRAWING TITLE: Planting Plan (Sheet 2 of 3)

SCALE: 1:200 @ A0 DRAWING No: REV

DRAWN BY: SC CHD BY: CN DATE: 01/06/2022 P.1626.22.05 I

FOR WESTERN PART OF SITE REFER TO PLANTING PLAN (SHEET 1 OF 3)

LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 *Trees in relation to design, demolition & construction - Recommendations*- Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:

Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity.

Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high.

The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area.

Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.

Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.

During or shortly after heavy precipitation

When soil is in a waterlogged condition

When the ground is frozen or covered by snow

When there are pools of water on the grounds surface.

Topsoil shall be laid to the following minimum depths:

150mm below new grass areas

300mm to rear gardens

400mm beneath new shrub areas.

Finished levels, after settlement, shall be as follows:

25mm above adjacent paving from new grassed areas and non-mulched shrub beds

75mm below adjacent paving and grass for mulched planting beds.

150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 8545:2014 'Trees: from nursery to independence in the landscape

BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)

BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4428: 1989 Recommendations for general landscaping operations.

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified ion the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, *Form of Trees*.

Plant Handling:

All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "*Plant Handling*" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 *Transplanting Root-Balled Trees*.

Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Selected standard tree 600 x 600 x 600 and Heavy standard tree 900 x 900 x 700mm.

Pits to be prepared to base and sides of pit to be further scarified.

Trees to be double staked using two stakes (75mm dia.), driven into ground 400mm below bottom of pit. Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with 200-400mm (dependant on depth of pit due to size of tree) of a mix of subsoil with a 70 to 80% mix of sharp sand. Then backfill remaining area of pit with 400mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level to allow for settlement.

Water each tree in same day of planting, 30 to 50 litres per tree dependant on size and soil conditions.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Double stake all trees with two stakes, a crossbar, a spacer and webbing. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately 600mm above ground level, taking care not to damage the bark. Ties: Webbing with a spacer. Tying: secure tree firmly to crossbar with spacer and webbing.

Mulch:

All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 50mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting:

To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared

pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Firm backfill by treading, ensuring the ground is not overly compacted and that the plant is positioned upright.

Native woodland mix and scrub mix planting

Bare root stock shall be planted between November and March. Plants to be planted in groups of 5, 7, or 9 of the same species. Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Undertake formative pruning if necessary. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

New formal hedges

Consistent in species, cultivar and clone to ensure a uniform hedge. To be planted in a previous prepared planting bed 0.6metre wide and 0.3m deep. Container stock planted centrally in a single row at 3 per metre. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Cut the tips of any wilted leading stems to encourage the roots of the cherry laurel to grow down and the plant to bush out in the first year. Sprinkle 100g per square metre of blood fish and bone fertiliser in the trench before laying each plant and backfill the trench with a 3:1 mix of an approved topsoil with compost and using your heel to firm the soil around each plant. Backfill the trench to 50mm above previous ground level creating a slightly domed shape with the highest point being at the centre of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm.

Prune back to a height of 1 metre.

New mixed native hedgerows - Double staggered

Bare root stock shall be planted between November and March. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species. To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 300mm between plants and 300mm between rows (6 no. plants per linear metre). Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Backfill the trench with a 3:1 mix of an approved topsoil with compost and using your heel to firm the soil around each plant. Backfill the trench to 50mm above previous ground level creating a slightly domed shape with the highest point being at the centre of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

Prune back to a height of 2 metres.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum Festival Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear.

Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens:

Subsoil to be prepared to a depth of 300mm as per ground preparation and soil specification.

Topsoil to be supplied as per ground preparation and soil specification to a depth of 300mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding:

Public open spaces shall be Germinal ASustain mix, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, 'Topsoil'.

Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

Tussock Grass:

Retained grassland to be overseeded with Tussock grass to be Emorsgate EG10 Tussock Grass mix, or similar approved at 2.5g/m2. Sowing to be taken in the autumn or spring. Mow all plant growth (sown grasses and weeds) regularly to 40-60mm in the first growing season.

Wildflower Seeding:

Germinal RE3 River Floodplain / Water Meadow (MG8 Grassland), or similar approved within the proposed pond. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Germinal WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 10 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Germinal WFG8 Hedgerows and Shaded Areas, or similar approved. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firming plant stock to ensure the new planting is all planting to upright positions.
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 50mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:

Trees: 150 to 250 litres per tree each month dependant on size, soil conditions and weather conditions between April and September.

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Tussock Grass Maintenance:

Autumn or Spring sown, mown regularly to 40-60mm throughout first growing season.

Once established, tussocky areas may need cutting every 2-3 years between October and February. For wildlife this cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge.

Wildflower Maintenance:

In the first year once the sward height is at least 10cm, cut to a sward length of 70mm after flowering, allowing the heads to go to seed and the seeds to drop into the soil so as they regrow the next year. The seeds can be firmed into the ground to promote regrowth. The clippings should be left to allow annuals to return also.

Cut to a sward length of 70mm annually after the flowers have set seed for the following years, leaving the clippings in situ to promote regrowth.

RE3 River Floodplain / Water Meadow (MG8 Grassland)

Autumn Sown: during the first year: first cut shall be early July, then monthly during August, September and October to maintain a sward of approximately 70mm.

Thereafter: shall be cut 2 times a year mid-July to early September to maintain a sward of approximately 70mm.

Spring Sown: during the first year: first cut shall be mid-September, then again during October to maintain a sward of approximately 70mm.

Thereafter: shall be cut 1 time a year mid-July to early September or as required leaving at least fortnight between cuts to maintain a sward of approximately 70mm.

The clippings shall be left in situ for 3 to 7 days to allow seed drop, then removed to prevent nutrient build up.

WFG20 Eco Species Rich Lawn Maintenance

First Cut: Mid-September. Cutting height approximately 70mm.

Thereafter: shall be cut 2 times a year mid-August to early October to maintain a sward of approximately 70mm.

The clippings shall be left in situ for 3 to 7 days to allow seed drop, then removed to prevent nutrient build up.

WFG8 Hedgerows and Shaded Areas

First Cut: Mid-September. Cutting height approximately 70mm.

Thereafter: shall be cut 2 times a year mid-August to early October to maintain a sward of approximately 70mm.

The clippings shall be left in situ for 3 to 7 days to allow seed drop, then removed to prevent nutrient build up.

Native Scrub and Woodland Planting Maintenance

Beating up: After year 2 any dead trees to be removed and replaced.An assessment to be undertaken at this time to ensure replacement species are ones which have proven so far successful in the rest of the planted area.

Thinning: After 10 years woodland to be thinned out by selective removal of 15-20% of establishing woodland.An assessment will be made to identify suitable trees for removal based on health,form and success of adaption to site conditions.

New Tree/Shrub Planting:

Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. Replace dead / dying stock in winter.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the landscape contractor's expense, at the end of each growing season throughout the maintenance period.

(Plant Schedule)						
Number of Plants	Abbreviation/Species	Specification	Height	Girth	Density	
7 -	ACE ELS	Acer campestre 'Elsrijk'	Selected Standard: 4 brks. 2x RB. Clear Stem min. 200cm	300-350cm	10-12cm	Counted
5 -	ALA GLU	Alnus glutinosa	Heavy Standard: 5 brks. 3x RB. Clear Stem min. 200cm	350-425cm	12-14cm	Counted
1 -	AME LAM	Amelanchier lamarckii	Selected Standard: 4 brks. 2x RB. Clear Stem 175-200cm	300-350cm	10-12cm	Counted
18 -	BET PEN	Betula pendula	Heavy Standard: 5 brks. 3x RB. Clear Stem 175-200cm	350-425cm	12-14cm	Counted
2 -	BET PUB	Betula pubescens	Heavy Standard: 5 brks. 3x RB. Clear Stem 175-200cm	350-425cm	12-14cm	Counted
3 -	BET JAC	Betula utilis (Jacquemontii)	Multi-Stemmed. Bushy: 2 Stems. 3x RB	300-350cm		Counted
10 -	CRA FOM	Carpinus betulus 'Frans Fontaine'	Selected Standard: 4 brks. 2x RB. Clear Stem 175-200cm	300-350cm	10-12cm	Counted
3 -	CRA SCA	Crataegus laevigata 'Paul's Scarlet'	Selected Standard: 4 brks. 2x RB. Clear Stem 175-200cm	300-350cm	10-12cm	Counted
8 -	MAL RUD	Malus 'Rudolph'	Selected Standard: 4 brks. 2x RB. Clear Stem 175-200cm	300-350cm	10-12cm	Counted
10 -	PRU PAD	Prunus padus	Heavy Standard: 5 brks. 3x RB. Clear Stem 175-200cm	350-425cm	12-14cm	Counted
2 -	PYR CHA	Pyrus calleryana 'Chanticleer'	Selected Standard: 4 brks. 2x RB. Clear Stem 175-200cm	300-350cm	10-12cm	Counted
2 -	QUA ROB	Quercus robur	Heavy Standard: 5 brks. 3x RB. Clear Stem 175-200cm	350-425cm	12-14cm	Counted
4 -	SAL CAP	Salix caprea	Heavy Standard: 5 brks. 3x RB. Clear Stem 175-200cm	350-425cm	12-14cm	Counted
2 -	SOR AUC	Sorbus aucuparia	Heavy Standard: 5 brks. 3x RB. Clear Stem 175-200cm	350-425cm	12-14cm	Counted
10 -	SOR STR	Sorbus aucuparia 'Streetwise'	Selected Standard: 4 brks. 2x RB. Clear Stem 175-200cm	300-350cm	10-12cm	Counted
Total: 85 -						

(Formal Hedges)						
Number/Abbreviation	Species	Specification	Height	Pot Size	Density	Length
467 -	GRI LIT	Grassella litorea	Bushy: 3 brks. C	60-80cm	3L	2m 195.9m
199 -	HEB WIN	Hebe 'Mrs Winder'	Bushy: 3 brks. C	60-80cm	3L	5m 38.7m
983 -	PHO ROB	Phorbia x fasseni 'Little Red Robin'	Branched: 3 brks. C	10-60cm	3L	5m 194.8m
678 -	PRU LUS	Prunus laurastina	Bushy: 3 brks. C	60-80cm	3L	5m 133.9m
Total: 563.3m						

Climbers				
Number of Plants	Abbreviation	Species	Specification	Density
8 -	HYDPE	Hydrangea petiolaris	2 brks :Caned	Counter

(Native Hedgerow Mix)							
Number	Abbreviation	Species	Specification	Height	Pot Size	Density	Percentage Contribution
308 -	COB AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks. B	80-80cm	0.3Cr	Double Staggered at 0.3m offset	10%
1518 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	60-80cm	0.3Cr	Double Staggered at 0.3m offset	50%
285 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	60-80cm	1Cr		35%
86 -	ILE AQU	Ilex aquifolium	Bushy: 3 brks. C	40-60cm	3L	1Cr	10%
44 -	ILG VUL	Igastium vulgare	U2: Cutting. Branched: 3 brks. B	80-100cm	1Cr		5%
127 -	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks. B	80-80cm	1Cr		15%
44 -	ROS ARV	Rosa arvensis	1+1: Transplant - seed raised: Branched: 2 brks. B	80-80cm	1Cr		5%
44 -	ROS SPI	Rosa spinosa	1+1: Transplant - seed raised: Branched: 2 brks. B	80-80cm	1Cr		5%
308 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks. B	80-80cm	0.3Cr	Double Staggered at 0.3m offset	10%
Total: 858 -							48.8m

(Mixed Native Scrub)							
Number	Abbreviation	Species	Specification	Height	Pot Size	Density	Percentage Contribution
86 -	COB AVE	Corylus avellana	1+1: Transplant - seed raised: Branched: 3 brks. B	80-80cm	1Cr		10%
44 -	COB AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks. B	80-80cm	1Cr		5%
86 -	ILE AQU	Ilex aquifolium	Bushy: 3 brks. C	40-60cm	3L	1Cr	10%
44 -	ILG VUL	Igastium vulgare	U2: Cutting. Branched: 3 brks. B	80-100cm	1Cr		5%
44 -	ROS ARV	Rosa arvensis	1+1: Transplant - seed raised: Branched: 2 brks. B	80-80cm	1Cr		15%
44 -	ROS ARV	Rosa arvensis	1+1: Transplant - seed raised: Branched: 2 brks. B	80-80cm	1Cr		5%
44 -	ROS SPI	Rosa spinosa	1+1: Transplant - seed raised: Branched: 2 brks. B	80-80cm	1Cr		5%
44 -	SOR AUC	Sorbus aucuparia	1+2: Feathered: B	100-125cm	1Cr		5%
44 -	VIB OPU	Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks. B	80-80cm	1Cr		5%
Total: 858 -							48.8m

(Native Woodland Mix)	
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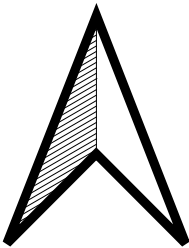
Appendix 2



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- Survey area
- Pond
- Bramble scrub (A2.1)
- Scattered trees (A3.1)
- Wet ditch (G2)
- Species poor hedgerow (J2.2.2)
- Semi improved grassland (B2.2)



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
###

PROJECT:
Land off Mold Road, Gwersyllt,
LL11 4AX

DRAWING TITLE:
Preliminary Ecological Appraisal

SCALE: NTS@A3	DRAWN BY: DS	DRAWING No: P.1626.22.E01
DATE: 16/12/2025	CHKD BY: LH	REV: -

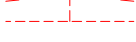
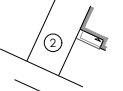
Appendix 3



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Key:

	Site Boundary
	1.8m high boundary fence
	1.8m high screen wall / fence
	Private Drive
	Visibility Splays - 4.5x15m to Site Entrance
	Indicative Landscaping
	Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGN 16 this does not include parking within a garage. All garage internal dimensions, both detached and integral, to be in excess of 2.7x5.5m. All driveways to be minimum width of 3.2m (single drives) and 5.6m (double drives), and a minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGN 16 minimum standards.
	Parking space allocation to Dwellings in leu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGN 16.
	Knee rails to parking bays to terraced Housetypes
	Affordable Housing - 25% to WCBC Policy
	Affordable Housing - Additional Provision over & above Policy
	Existing retained landscaping

Rev:	Description:	Date:
A	Layout revised, latest product added.	02.03.22
B	Sub station added, Pump station added, affordable units mixed up	06.04.22
C	Pump Station adjusted to suit vehicle tracking.	26.04.22
D	Mixed amended, numbers increased from 90 to 96	11.10.22
E	Amends following planning officer comments	17.11.22
F	Amends following meeting with Local Authority re: GCN	01.10.24
G	Mix changed and numbers increased from 72 to 85	18.02.25
H	S106 affordable plots indicated	02.04.25
I	Design amendments in line with Planning Officer	27.06.25
J	Plots 7 & 68 roof design changed to hip.	15.07.25
K	Build frontages & orientations amended in line with Planning Officer	08.09.25
L	Amended in line with Highways comments	08.04.26
M	Amended in line with Tree Officer	12.05.26
N	Turning head adj. Plot 32 amended	09.06.26
O	Turning head adj. Plot 74 & Sub Station amended	21.07.26



Castle Green
Unit 20,
St. Asaph Business Park, St Asaph,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site: Mold Road, Gwersyllt

Title: Site Layout

Scale: 1:500 at A1 Date: 26/02/2020

Ref: MRGWR-SP.01	Rev: 0
-------------------------	---------------

Appendix 4



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KEY

6No. Habitat Sparrow Nest Box (or similar)

*Boxes should be installed between 2.5m and 5.5m above ground level and be positioned away from windows, doorways and external lighting to provide a clear flight path to the boxes.

*See specification inset

6No. Vivara Pro Woodstone Swift Box (or similar)

Specification:
· Width: 328mm
· Height: 140mm
· Depth: Bespoke 130mm Deep to Suite
· Material: Concrete plus facing
· Brick Slip: Ibstock Calderstone Claret or Ibstock Hardwicke Welbeck Red)

*Boxes should be installed between 2.5m and 5.5m above ground level and be positioned away from windows, doorways and external lighting to provide a clear flight path to the boxes.

10No. Habitat Bat Box 001 (Brick Faced)
(or similar)

Specification
External dimensions
· Width: 215 mm
· Height: 440 mm
· Depth: 102 mm
· Material: Concrete plus brick facing
· Weight: approximately 9 kg
· Brick Slip: Ibstock Calderstone Claret

*Boxes should be positioned away from windows, doorways and external lighting to provide a clear flight path to the boxes.

Hedgehog access holes (aperture: 13cm x 13cm at ground level) in proposed timber fencing or proposed brick walling. Each hedgehog hole is to have hedgehog hole sign attached above.

Please note: hedgehog gaps between boundaries with changes in level greater than a certain drop would not be required.



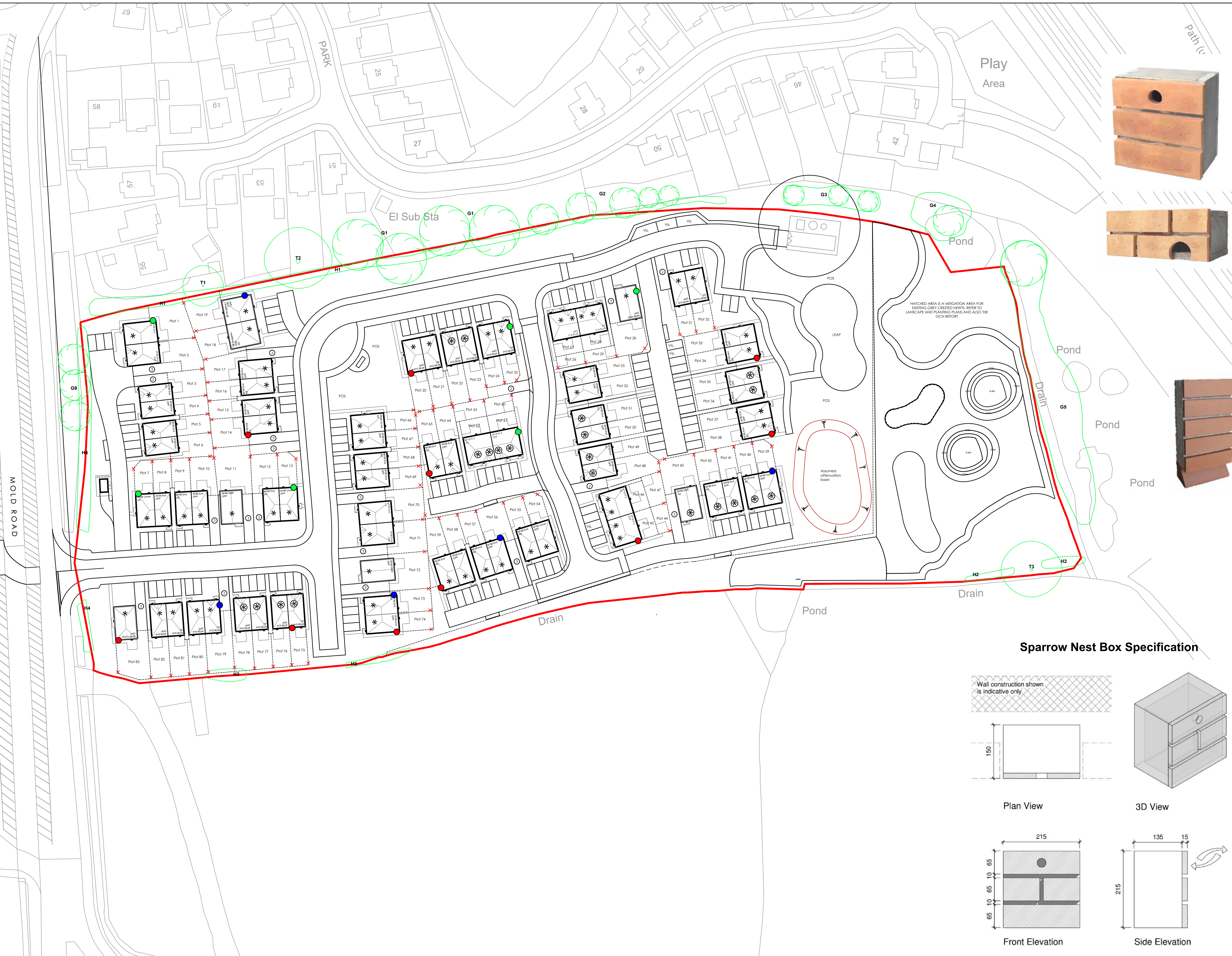
B	updated to "...Rev O"	15/09/26
A	updated to "...Rev M"	03/06/26
REV	DESCRIPTION	DATE



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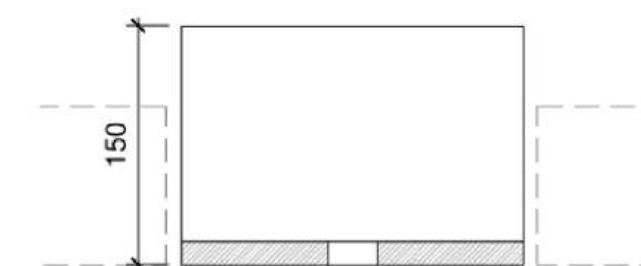
CLIENT:
Castle Green Homes
PROJECT:
Land at Mold Road, Gwersyllt, Wrexham
LL11 4AX
DRAWING TITLE:
Bird and Bat Box Plan

SCALE: 1:500 @A1
DATE: 01/12/2025
DRAWN BY: DC
CHKD BY: LK
DRAWING No: P.1626.22.06
REV: B

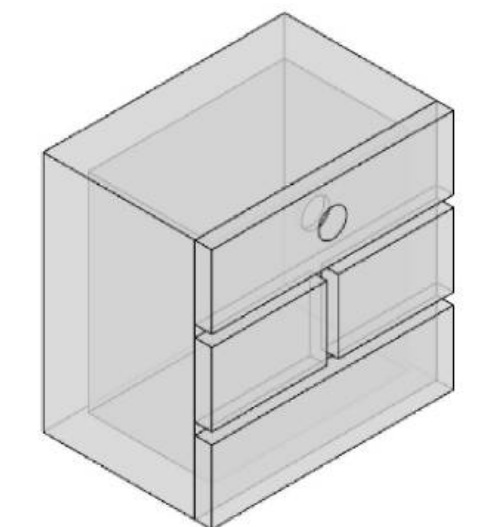


Sparrow Nest Box Specification

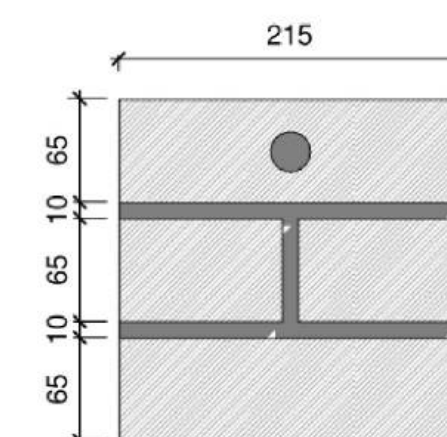
Wall construction shown is indicative only



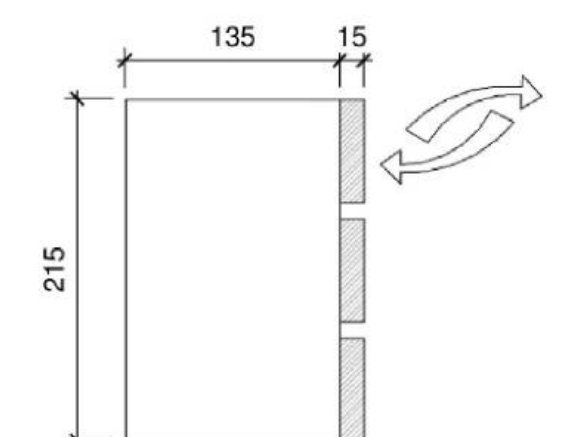
Plan View



3D View



Front Elevation



Side Elevation

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