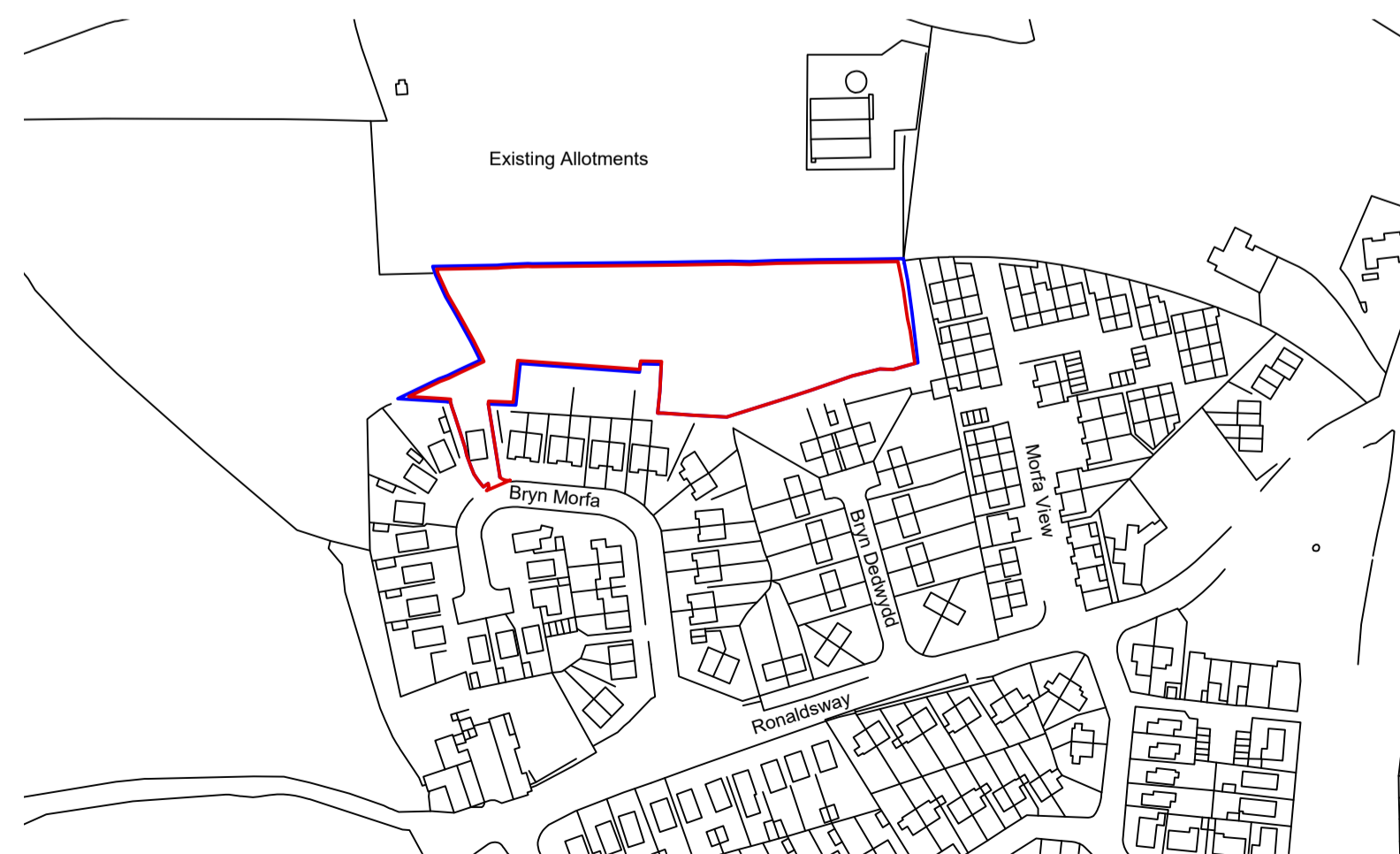




1 Proposed Landscape and Housing Layout
Scale: 1:250



2 Site location plan
Scale: 1:2500

House Type Mix

Private Sale Units

House Type	Description	No
Type - A	4 Bed Detached (incl. Garage)	1
Type - B	3 Bed Semi-Detached (No internal Garage)	18
Type - C	2 Bed Semi-Detached (No internal Garage)	8*
Type - D	3 Bed Detached (No internal Garage)	1

* Pink Outline denotes affordable unit

Key

- Asphalt roadway/car parking
- Asphalt footpath
- Herringbone block paving
- Concrete paving flags to private footpaths and patio areas
- Private compost bin - min. 330L capacity
- Timber garden shed (2.4 x 1.8m)
- Fixed and secured rotary dryer in concrete footing to provide min 4in.m drying line
- Bin storage location:
1 no. 240L black wheeled bin for general refuse (0.58 x 0.74m)
1 no. 240L green wheeled bin for general refuse (0.58 x 0.74m)
- 1.8m high close board timber fence with gates where indicated
- 0.45m high knee rail to retention pond edge
- Grassed drainage retention pond. To engineer's specification. Base area as indicated
- Red line boundary
- Blue line boundary
- Low growing ornamental shrubs
- Biodiverse grassed area
- Ornamental hedge (1.2m high)
- Native shrub planting (above 1.2m high)
- Native planting (below 1.2m high)
- Existing retained tree (size of symbol indicates size of canopy)
- Existing retained hedgerow. To be pruned
- Proposed trees. Min 80% native species

Rev	Details	Date	Drawn	Title	Project No:	Drawing No:	Revision:	Client:
				Proposed Housing Layout and Landscape	5401	002		Avalon Developments Limited
					Scale: 1:250	@ A1	Drawn By: LS	Address: 22 Bryn Morfa, Bodelwyddan, Rhyl LL18 5TP
							Date: 26/03/21	Project: Residential Development at Bryn Morfa