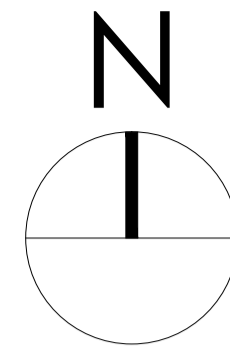


Enclosures & Landscape Legend

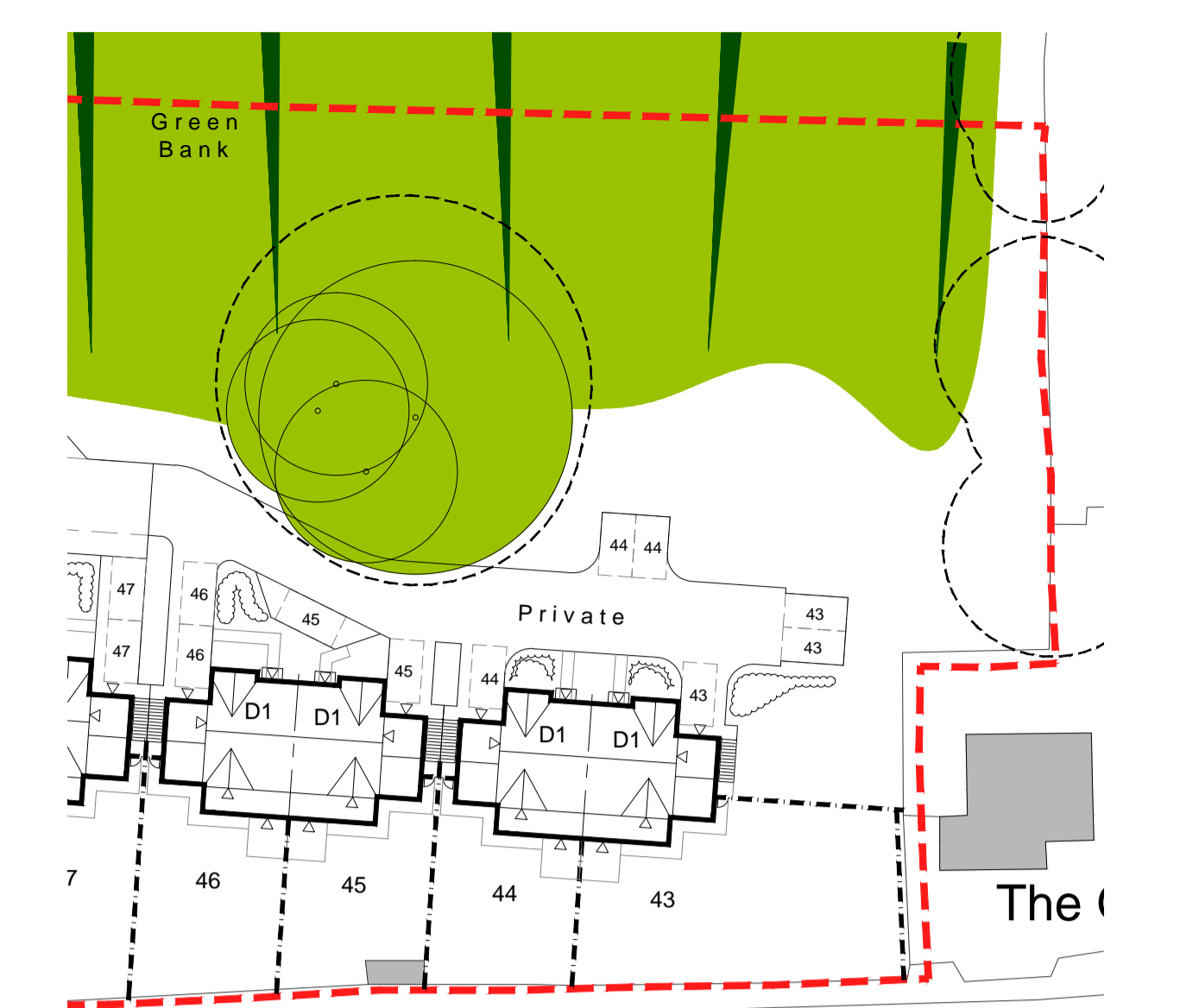
- 1800mm high lockable, reinforced timber gates to rear gardens, 900mm high gates to front gardens
- 1800mm high close boarded fence
- 1800mm high brick screen wall
- Existing tree to be retained
- Proposed tree
- Existing tree to be removed
- Tree root protection zone



Accommodation Schedule

Unit Ref	Description	sq/ft	No.
A	2 bedroom	764	30
B	3 bedroom	851	27
C	4 bedroom	1086	9
D	4 bedroom split level	1488	8
E	4 bedroom wide front	1082	2
F	4 person 2 bedroom	857	15
G	7 person 4 bedroom	1237	6
H	4 bedroom 2.5 storey	1422	6
Total			103

Site Area 4.22 Ha (gross)



Shelter
EXTRACT OF SOUTH EAST CORNER



Existing trees to be retained. Note - numerous trees within site with potential TPO to be removed and replaced as part of wider landscape strategy. Subject to full tree assessment and landscape design.

Existing embankment too steep for development and retained in current form

Area allocated for new green embankment as part of the engineering strategy for the site.

New Primary access at higher part of Pwll Road to enable an acceptable access.

Open Space located to create soft/green buffer to new development and offer opportunity for a) replacement tree planting and b) storm water attenuation at low part of site

Area allocated for new green embankment as part of the engineering strategy for the site.

Existing access to be removed. Note - it is considered unsuitable for a residential access due to excessive gradients

Existing trees to be retained. Refer to tree report

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rev A date 05.01.2018 description Trees shown to be removed between plots 50 and 103. Accommodation schedule amended.

by JD Status:

PLANNING

Drawn: BJ/JD/SC
Checked: CTW
Date: Dec 2017
Scale: 1:500 @ A1

Client: Pobl
Project: Pen Y Porth, Bury Port
Title: Site Layout
Ref: 2249-101
Rev: A

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