2no. new bat boxes
on existing trees
at rear of steel barn building

6no. new trees
ROWAN HOLLY BIRCH
with stock fencing
protection from livestock

existing hedge

ALLT Y BADI

26.5m 87ft
new native hedgerow with stock fencing

flowering
grass lawn

5m

gate
access from field

20m 65ft
new native hedgerow with stock fencing

oil tank
log store
W.C
utility
double garage
19'6" x 19'6"
snug
13' x 8'
office
bedroom 2
13' x 10'
bathroom
& en-suite
11' x 10'
airing cup'd
main bedroom
17' x 12'
lobby
dirty entrance
open porch
FFL 386.65
dining area
13' x 13'
kitchen
13' x 12'
living
13' x 12'
13' x 16'
clean entrance
open canopy
patio
flue or chimney
log burner

visibility splay
ditch
existing hedge

existing rear farm access

parking & turning
rolled stone or gravel
porous surfacing

gates

new access
hard surfaced
(tarmac or similar)

flowering
grass lawn

5m

new native hedgerow with stock fencing

35m 115ft

20m 65ft

ALLT Y BADI

visibility splay
existing hedge

exisiting field entrance

New Dwelling adjacent to Bryn Y Groes,
Llangollen LL20 7BU

SITE PLAN PL03

Scale 1:200 @ A3

16/12/2024