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

6no. new trees
OAK, FIELD MAPLE, DOWNY BIRCH
with stock fencing
protection from livestock

ALLT Y BADI

existing hedge

26.5m 87ft

new native hedgerow with stock fencing

flowering
grass lawn

gate
access from field

5m

20m 65ft

new native hedgerow with stock fencing

oil tank
log store
19'6" x 19'6"
double garage
utility
w.c
dirty entrance
open porch
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
FFL 386.65
dining area 13' x 13'
kitchen 13' x 12'
13' x 12'
living
13' x 16'
clean entrance
open canopy
patio

flowering
grass lawn

5m

visibility splay

existing hedge

ditch

existing rear farm access

2m

gates

parking & turning
rolled stone or gravel
porous surfacing

new access
hard surfaced
(tarmac or similar)

1/60 fall away from highway

new native hedgerow with stock fencing

35m 115ft

ALLT Y BADI

visibility splay

existing hedge

25m

exisiting field entrance

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

SITE PLAN PL03B REV B visibilty splays to Highways comments
05/08/2025

Scale 1:200 @ A3

05/03/2025 REV A tree species amended