

SUGGESTED TREE PLANTING

Proposed tree planting (half standard trees properly staked and mulched in and maintained for one growing season)

A Ilex Aquifolium (holly)	12-14cm girth
B Betula Pendula (silver birch)	12-14cm girth
C Prunus Avium (cherry)	12-14cm girth
D Sorbus Aucuparia (rowan)	12-14cm girth
E Hazel (Corylus Avellana)	12-14cm girth
F Bird Cherry (Prunus Padus)	12-14cm girth
G Crab Apple (Malus Sylvestris)	12-14cm girth
H Hazel (Corylus Avellana)	12-14cm girth
J Hawthorn (Crataegus Monogyna)	12-14cm girth

Proposed Tree planting shown thus

SUGGESTED HEDGE PLANTING

Hedges for compensation and enhancement

Viburnum Opulus (Gelder Rose)  
Euonymus Europaeus (Spindle)  
Hawthorn  
Hazel  
Ilex Aquifolium (Holly)  
Rhamnus Frangula (Alder buckthorn)  
Cornus Sanguinea (Dogwood)  
Rosa Canina (Dog rose)

Front and rear gardens grassed

Driveways tarmac

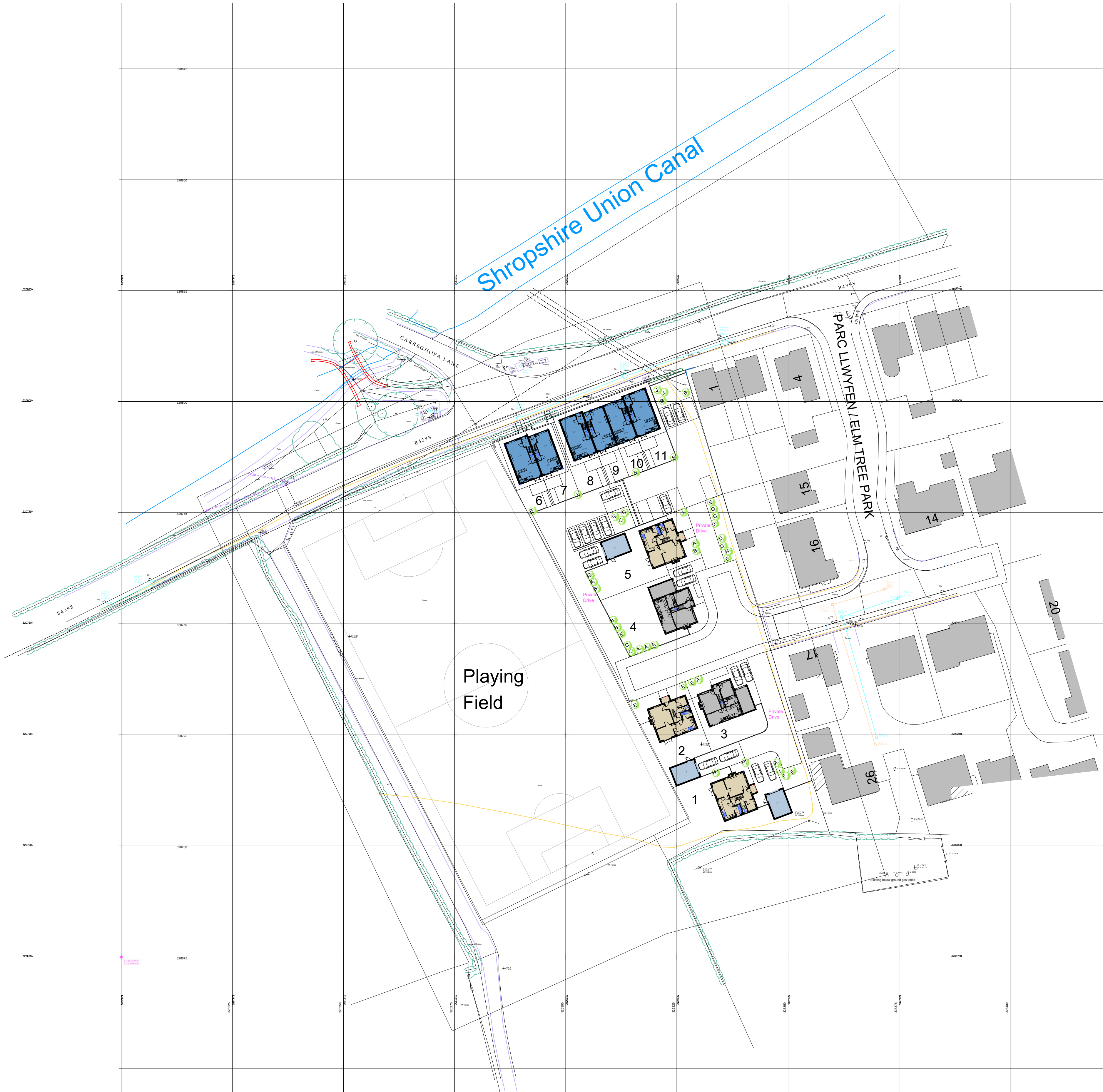
Private footpaths/amenity areas paved



Proposed close boarded fencing to rear boundaries and between properties.

SCHEDULE OF ACCOMMODATION

HOUSETYPE D (SUTTON)	4 Bedroom, 7 Person Detached House TOTAL INTERNAL FLOOR AREA 126.50 (1,361sqft) not including porch 1.6sqm (17.21sqft) porch 3 No TOTAL	Plot Nos. 1,2,5
HOUSETYPE B2 (TWYFORD)	3 Bedroom, 5 Person Detached House TOTAL INTERNAL FLOOR AREA 111sqm (1195 sqft) 15.50 sqm (167sqft) Garage 2 No TOTAL (with garage)	Plot Nos. 3 & 4
HOUSETYPE C3 & C4 (SEMI DETACHED)	2 & 3 Bedroom, 4 & 5 Person Semi-detached House TOTAL INTERNAL FLOOR AREA C3 = 79sqm (850sqft) C4 = 93sqm (1001sqft) 1 No TOTAL	Plot Nos. 6 & 7
HOUSETYPE C3 & C4 (TERRACED)	2 & 3 Bedroom, 4 & 5 Person Semi-detached House TOTAL INTERNAL FLOOR AREA C3 = 79sqm (850sqft) C4 = 93sqm (1001sqft) 1 No TOTAL	Plot Nos. 8,9,10,11
GARAGES	Single Garage TOTAL INTERNAL FLOOR AREA 22.1sq. m. (237.8 sq. ft.) 3 No TOTAL	Plot Nos. 1,2,5



Ordnance Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022432

DO NOT SCALE THIS DRAWING

**IMPORTANT**  
DRAWING TO BE READ IN  
CONJUNCTION WITH STRUCTURAL  
ENGINEER'S DRAWINGS &  
INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location. Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may 'bend' mid-run. Also due to slightly sloping ceilings/floors, clear heights may differ dependant on where existing measurements are taken.

This drawing and the works depicted are the copyright of Design and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No alteration to the design or specification in part or whole to be made without the written approval of DPA.

All dimensions and levels depicted are subject to checking and verified on site prior to construction. Any discrepancies are to be immediately notified to DPA. Figured dimensions to be used only.

The information contained in this drawing must only be used at the named location. The location of any services indicated on this drawing are approximate only and must be checked on site by the main contractor before commencing works.

Client/Contractor is to be responsible for locating any underground services.

CDM Regulations - Where applicable the designers hazard identification sheets to be read in conjunction with all consultants drawings, specifications and existing record drawings. It is considered that a competent contractor will be able to identify hazards associated with the project from the information above, and take the necessary precautions to deal with any risks to health and safety. CDM - for the avoidance of doubt the Principal Contractor is reminded that he is fully and solely responsible for the day-to-day management of site safety.

Compliance with the construction design and management regulations(CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

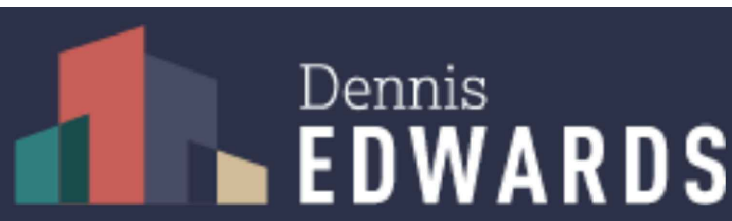
CONSTRUCTION NOTES GENERALLY:  
Notwithstanding anything contained in this document or any other document forming part of the basis of the works every aspect of the works/installation is to comply with all requirements and all recommendations of all relevant Associations, Manufacturers, BRE Digests, British Standards, Codes of Practice, Building Regulations, Bye-Laws, Acts, Regulations, Planning Authority, Environmental Health Department, Fire Authorities, Water Authorities, Gas Authority, Electricity Authority, Institute of Heating and Ventilating Engineers and IES Regulations.

PRE-CONSTRUCTION GOODWILL ADVICE NOTES GENERALLY:  
Prior to commencement of any site works ensure the following(where applicable) have been fully addressed:

- Local Authority Pre-commencement Planning Conditions have been submitted and discharged
- CIL (Community Infrastructure Levy) Pre-commencement CIL forms have been completed and submitted to the local authority CIL team and an acknowledgement from LA CIL team received.
- Ecology Licence is in place prior to any demolition works on site.
- Demolition Notice Section 80 has been completed and submitted to the necessary authority
- Building Regulations Conditional Approval has been received.
- All public services locations, depths and types - eg gas, water, electricity, drainage, telecoms - to be fully identified
- All Covenants, Rights of Way etc to be investigated

1:500  
Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION



rev	description	date	author	checked

PLANNING

client  
**DENNIS EDWARDS HOMES LTD**  
project  
**LAND AT ELM TREE FARM  
LLANMYNECH**

drawing  
**BLOCK PLAN AS PROPOSED**

project no. <b>23065</b>	date 02/24 drawn GE/JMC	scale 1:500 @A1 -
-----------------------------	----------------------------------	-------------------------

drawing no. <b>P-02</b>	revision -
----------------------------	---------------

Design and Planning Associates Ltd,  
13 Slop Road,  
Oswestry,  
Shropshire,  
SY11 2NE  
Tel: 01691 639 995  
E: info@dpaesign.co.uk  
www.dpaesign.co.uk

S= SURVEY  
SK= SKETCH/FEASIBILITY  
P= PLANNING  
T= TENDER  
BR= BUILDING REGULATION  
AB= AS BUILT

BLOCK PLAN AS PROPOSED