



<p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p>	<p> LEDGER </p> <p> Indicates new specimen trees such as Oak, Rowan, Cherry, Silver Birch. </p> <p> Indicates existing travel route with link existing foot path to main street of Llandysul. </p> <p> Indicates 1800 high close boarded timber fence </p> <p> Indicates new natural amenity areas to rear of the dwelling to be at least 25m² - New lawns to be sown with a general purpose lawn seed such as a blend of perennial ryegrass, tall fescue, red fescue and brown top. Ideally sow the seeds in mid May or mid September. </p> <p> The property will also be planted with various shrubs and plants as listed below which are considered to be the back bone of any garden, offering long-term structure and beauty across the seasons. They will be planted on the first planting season following occupation of each dwelling and shall include the following: <ul style="list-style-type: none"> - Butterfly bush; - Lavender; - Hydrangea; - Japanese Barberry; - Heather. </p> <p> PIR </p> <p> Indicates tactile slabs at crossing points. </p> <p> Indicates refuse and cycle store. </p> <p> Indicates patio areas minimum of 3.0x3.0 meters. </p> <p> Indicates privacy hedge between dwellings and along some boundaries </p> <p> 209m² detached house Type F Minimum amenity area to rear 100m²; Minimum patio area to rear 25m²; Adequate parking for minimum x3 cars; Allocated bin space to front of dwelling; Washing line to be located to side of dwelling; </p> <p> 110m² detached bungalow Type N Minimum amenity area to rear 50m²; Minimum patio area to rear 12m²; Adequate parking for minimum x3 cars; Allocated bin space to front of dwelling; Washing line to be located to side of dwelling; </p> <p> 213m² detached house Type G Minimum amenity area to rear 50m²; Minimum patio area to rear 12m²; Adequate parking for minimum x3 cars; Allocated bin space to front of dwelling; Washing line to be located to side of dwelling; </p> <p> 147m² Semi-detached house Type I Minimum amenity area to rear 30m²; Minimum patio area to rear 10m²; Adequate parking for minimum x2 cars; Allocated bin space to front of dwelling; Washing line to be located to side of dwelling; </p> <p> 97m² detached house Type Q semi-detached dwelling. Minimum amenity area to rear 50m²; Minimum patio area to rear 12m²; Adequate parking for minimum x3 cars; Allocated bin space to front of dwelling; Washing line to be located to side of dwelling; </p> <p> 140m² detached bungalow Type J Minimum amenity area to rear 100m²; Minimum patio area to rear 25m²; Adequate parking for minimum x3 cars; Allocated bin space to front of dwelling; Washing line to be located to side of dwelling; </p> <p> 100m² terrace houses Type R Minimum amenity area to rear 30m²; Minimum patio area to rear 10m²; Adequate parking for minimum x2 cars; Allocated bin space to front of dwelling; Washing line to be located to side of dwelling; </p>
---	---

1 **WHOLE SITE PLAN**
 Scale: 1:500