

Proposed Residential Development, Maes Emlyn, Rhyl, Denbighshire LL18 4AB
"Constraints Site Plan"

Site Constraints & Services Legend:

- Indicates Existing Low Pressure Mains Gas
- Indicates Existing Mains Water Supply
- Indicates Existing Foul Drainage
- Indicates Existing Underground Mains Electric Cables
- Indicates Existing Overhead Mains Electric Cables
- Indicates Existing Telecom Services
- Indicates Developable Area

- Refer to Utility Searches provided by DCWW, Wales & West Utilities, SP Energy & Geotech Buried Services survey, to identify on-site utility services.

- Note: Constraints Plan will be updated to incorporate information such as Tree Survey Report , Ecological Survey Report & SAB Features should the development be brought forward

Tree Key - Individual Trees

Branch Spread (Measured on the North, East, South and West side of Tree)

Tree Species (Common Tree Name Shown)

Tree ID# (T- Individual Tree)

Root Protection Area (RPA) (A layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.)

Tree Key - Group/Area/Woodland/Hedgerow

Tree ID# (G-Tree Group, A-Tree Area, W-Woodland, H- Hedgerow)

Tree Species (Common Tree Name Shown)

BS 5837:2012 Tree Quality (colour coded as for individual trees)

Average Branch Spread

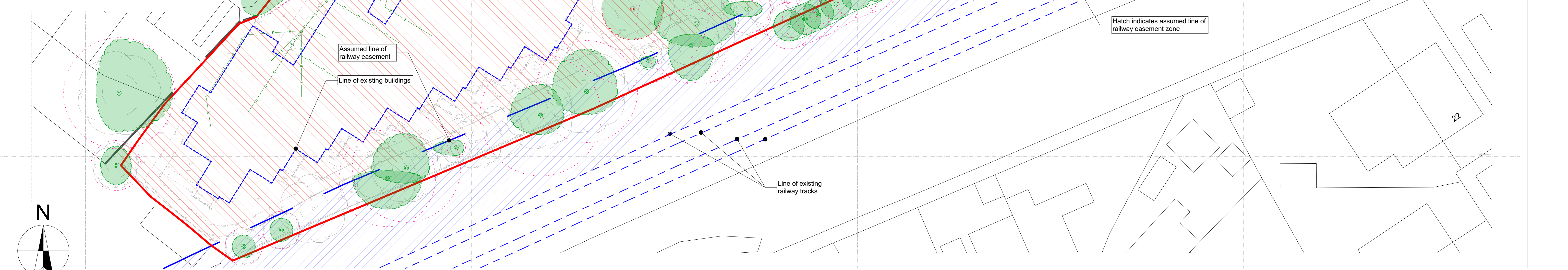
Legend:

- Indicates Application Site Boundary

Note

'Site Area' = 0.84ha
8,350m²

Developable 'Site Area' = 0.76ha
7,597m²



Site Constraints Plan

1:250

Revision:	Date:	By:	Notes:
A - Updates to identify further tree removal	11th November 2025	RH	
B - Boundary/red line update	3rd Dec 2025	RH	
C - Site area updated, tree survey updated on plan	16th Jan 2026	RH	
D - Minor updates for PAC	29th Jan 2026	RH	