



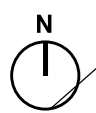
Drawing Key

- Site Boundary (21,085m²)
- Ownership Boundary
- Existing Buildings
- Existing Highway
- Existing Recreation Site
- Existing Track
- Inland Water Source
- Existing Tree/Hedge
- Existing Fence/Gate
- Existing RPA Area

1.22m RH

29.1m

Path (um)



Project. Former Rhyl & District Rugby Club, Waen, Rhuddlan
 Drawing No. 21Y.A001 Revision. P04
 Scale. 1:1000 Paper Size. A3 Date. 12.07.23

Existing Site Location Plan



Drawing Key

- Site Boundary (21,085m²)
- Ownership Boundary
- Existing Buildings
- Existing Highway
- Existing Recreation Site
- Existing Track
- Inland Water Source
- Existing Fence/Gate
- Existing RPA Area
- Existing Tree/Hedge
- Existing Site Level

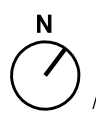
Drawing Label Key

- 01/ Existing brownfield land (formerly rugby pitches).
- 02/ Vacant club house building.
- 03/ Existing vehicular access from highway (B5429).
- 04/ Existing access road within the site.
- 05/ Existing parking and turning area.
- 06/ Existing pathways and railings.
- 07/ Existing trees and hedgerows to the perimeter of the site.
- 08/ Existing secure and gated storage area.
- 09/ Existing pond within dense vegetation.



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 Drawing No. 21Y.A002 Revision. P04
 Scale. 1:500 Paper Size. A3 Date. 12.07.23



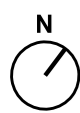


Drawing Key

- Site Boundary (21,085m²)
- Ownership Boundary
- Existing Buildings
- Existing Highway
- Existing Recreation Site
- Existing Track
- Inland Water Source
- Existing Fence/Gate
- Existing Tree/Hedge
- Existing RPA Area
- ⊕ +.m Existing Site Level

Drawing Label Key

- 01/ Existing brownfield land (formerly rugby pitches).
- 02/ Vacant club house building.
- 03/ Existing vehicular access from highway (B5429).
- 04/ Existing access road within the site.
- 05/ Existing parking and turning area.
- 06/ Existing pathways and railings.
- 07/ Existing trees and hedgerows to the perimeter of the site.
- 08/ Existing secure and gated storage area.
- 09/ Existing pond within dense vegetation.



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Project. Former Rhyl & District Rugby Club, Waen, Rhuddlan
 Drawing No. 21Y.A003 Revision. P04
 Scale. 1:500 Paper Size. A3 Date. 12.07.23

Schedule of Accommodation

25 no. leisure units of three typologies.

40 no. guest & 12 no. staff/visitor parking spaces.

Unit Type 1/ 3 Bedroom Unit

Units 14, 15, 16, 18 & 19 (5 units).

All units inclusive of 2 no. parking spaces (10 total).

Unit Type 2/ 2 Bedroom Unit

Properties 1, 2, 4, 11, 12, 13, 21, 22, 23 & 24 (10 units).

All units inclusive of 2 no. parking spaces (20 total).

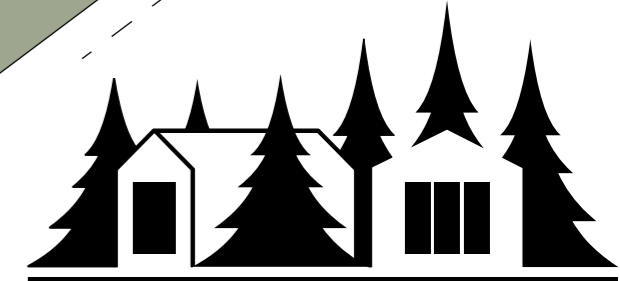
Unit Type 3/ 1 Bedroom Unit

Properties 3, 5, 6, 7, 8, 9, 10, 17, 20 & 25 (10 units).

All units inclusive of 1 no. parking spaces (10 total).

Drawing Key

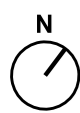
- Site Boundary (21,085m²)
- Ownership Boundary
- Existing Buildings
- Existing Highway
- Existing Recreation Site
- Existing Track
- Inland Water Source
- Existing Fence/Gate
- Existing Tree/Hedge
- Existing RPA Area
- Proposed Leisure Unit (1)
- Proposed Landscape Area
- Proposed Leisure Unit (2)
- Proposed Decking
- Proposed Leisure Unit (3)
- Proposed Planting
- Proposed Guest Parking
- Proposed Pathway



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RHUDDLAN, NORTH WALES

Project. Former Rhyl & District Rugby Club, Waen, Rhuddlan
 Drawing No. 21Y.A004 Revision. P05
 Scale. 1:1000 Paper Size. A3 Date. 12.07.23

Proposed Site Location Plan



Drawing Key

Site Boundary (21,085m ²)	Ownership Boundary
Existing Buildings	Existing Highway
Existing Recreation Site	Existing Track
Inland Water Source	Existing Tree/Hedge
Existing Fence/Gate	Existing RPA Area
Existing Site Level	Proposed Site Level
Proposed Leisure Unit (1)	Proposed Landscape Area
Proposed Leisure Unit (2)	Proposed Guest Parking
Proposed Leisure Unit (3)	Proposed Planting
Proposed Access Road	Proposed Pathway
Proposed Visibility Splay	

- Drawing Label Key**
- 01/ Proposed leisure development on brownfield land.
 - 02/ Refurbishment of existing club house into guest facilities.
 - 03/ Relocation of existing vehicular access from highway.
 - 04/ Proposed 4.8m wide access road throughout the site.
 - 05/ Proposed visitor and staff parking area.
 - 06/ Proposed outdoor entertainment play area.
 - 07/ Existing trees and hedgerows to the perimeter of the site.
 - 08/ Proposed facility maintenance and bulk bin storage.
 - 09/ Existing pond within dense vegetation.
 - 10/ Parking area for units 21, 22, 23, 24 and 25.
 - 11/ Proposed boundary hedgerow.
 - 12/ Proposed attenuation pond.

Schedule of Accommodation

25 no. leisure units of three typologies.
 40 no. guest & 12 no. staff/visitor parking spaces.

Unit Type 1/ 3 Bedroom Unit
Units 14, 15, 16, 18 & 19 (5 units).
All units inclusive of 2 no. parking spaces (10 total).

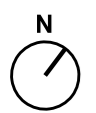
Unit Type 2/ 2 Bedroom Unit
Properties 1, 2, 4, 11, 12, 13, 21, 22, 23 & 24 (10 units).
All units inclusive of 2 no. parking spaces (20 total).

Unit Type 3/ 1 Bedroom Unit
Properties 3, 5, 6, 7, 8, 9, 10, 17, 20 & 25 (10 units).
All units inclusive of 1 no. parking spaces (10 total).



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Project. Former Rhyl & District Rugby Club, Waen, Rhuddlan
 Drawing No. 21Y.A005 Revision. P05
 Scale. 1:500 Paper Size. A3 Date. 12.07.23



- Drawing Key**
- Site Boundary (21,085m²)
 - Ownership Boundary
 - Existing Buildings
 - Existing Highway
 - Existing Recreation Site
 - Existing Track
 - Inland Water Source
 - Existing Tree/Hedge
 - Existing Fence/Gate
 - Existing RPA Area
 - ⊕ +m Existing Site Level
 - ⊕ +m Proposed Site Level
 - Proposed Leisure Unit (1)
 - Proposed Landscape Area
 - Proposed Leisure Unit (2)
 - Proposed Guest Parking
 - Proposed Leisure Unit (3)
 - Proposed Planting
 - Proposed Access Road
 - Proposed Pathway
 - ▶ Proposed Visibility Splay

- Drawing Label Key**
- 01/ Proposed leisure development on brownfield land.
 - 02/ Refurbishment of existing club house into guest facilities.
 - 03/ Relocation of existing vehicular access from highway.
 - 04/ Proposed 4.8m wide access road throughout the site.
 - 05/ Proposed visitor and staff parking area.
 - 06/ Proposed outdoor entertainment play area.
 - 07/ Existing trees and hedgerows to the perimeter of the site.
 - 08/ Proposed facility maintenance and bulk bin storage.
 - 09/ Existing pond within dense vegetation.
 - 10/ Parking area for units 21, 22, 23, 24 and 25.
 - 11/ Proposed boundary hedgerow.
 - 12/ Proposed attenuation pond.

Schedule of Accommodation

25 no. leisure units of three typologies.
 40 no. guest & 12 no. staff/visitor parking spaces.

Unit Type 1/ 3 Bedroom Unit
Units 14, 15, 16, 18 & 19 (5 units).
All units inclusive of 2 no. parking spaces (10 total).

Unit Type 2/ 2 Bedroom Unit
Properties 1, 2, 4, 11, 12, 13, 21, 22, 23 & 24 (10 units).
All units inclusive of 2 no. parking spaces (20 total).

Unit Type 3/ 1 Bedroom Unit
Properties 3, 5, 6, 7, 8, 9, 10, 17, 20 & 25 (10 units).
All units inclusive of 1 no. parking spaces (10 total).



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Project. Former Rhyl & District Rugby Club, Waen, Rhuddlan
 Drawing No. 21Y.A006 Revision. P05
 Scale. 1:500 Paper Size. A3 Date. 12.07.23



Drawing Key

Site Boundary (21,085m ²)	Ownership Boundary
Existing Buildings	Existing Highway
Existing Recreation Site	Existing Track
Inland Water Source	Existing Tree/Hedge
Existing Fence/Gate	Existing RPA Area
Existing Site Level	Proposed Site Level
Proposed Leisure Unit (1)	Proposed Landscape Area
Proposed Leisure Unit (2)	Proposed Guest Parking
Proposed Leisure Unit (3)	Proposed Planting
Proposed Access Road	Proposed Pathway
Proposed Visibility Splay	

Proposed Landscape Plan

Trees

PT1/ Proposed boulevard tree planting: Betula Pendula, Pyrus Calleryana 'Chanticleer', Prunus Avium and Tilia Cordata 'Streetwise'

PT2/ Proposed native tree planting to leisure units: Acer Campestre, Alnus Incana, Crataegus Monogyna, Malus Sylvestris, Prunus Avium, Prunus Padus, Quercus Robur, Sorbus Aucuparia and Tilia Cordata

Hedgerow

PH1/ Proposed native hedgerow to site perimeter: Acer Campestre, Corylus Avellana, Crataegus Monogyna, Prunus Padus, Prunus Spinosa and Rosa Canina.

Shrubs/Flowers

PS1/ Proposed decorative shrubs to entrance and ground cover planting: Acer Campestre, Corylus Avellana, Crataegus Monogyna, Ilex Aquifolium, Prunus Avium, Sorbus Aucuparia and Sorbus Torminalis

PF1/ Proposed wild flower meadow.

PF2/ Proposed communal grass area for games and barbecues.



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Project. Former Rhyl & District Rugby Club, Waen, Rhuddlan
 Drawing No. 21Y.A007 Revision. P02
 Scale. 1:500 Paper Size. A3 Date. 12.07.23





Drawing Key

- Site Boundary (21,085m²)
- Ownership Boundary
- Existing Buildings
- Existing Recreation Site
- Inland Water Source
- Existing Fence/Gate
- Existing Site Level
- Proposed Leisure Unit (1)
- Proposed Leisure Unit (2)
- Proposed Leisure Unit (3)
- Proposed Access Road
- Proposed Visibility Splay
- Existing Highway
- Existing Track
- Existing Tree/Hedge
- Existing RPA Area
- Proposed Site Level
- Proposed Landscape Area
- Proposed Guest Parking
- Proposed Planting
- Proposed Pathway

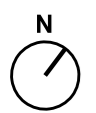
Proposed Landscape Plan

- Trees**
- PT1/ Proposed boulevard tree planting: Betula Pendula, Pyrus Calleryana 'Chanticleer', Prunus Avium and Tilia Cordata 'Streetwise'
 - PT2/ Proposed native tree planting to leisure units: Acer Campestre, Alnus Incana, Crataegus Monogyna, Malus Sylvestris, Prunus Avium, Prunus Padus, Quercus Robur, Sorbus Aucuparia and Tilia Cordata
- Hedgerow**
- PH1/ Proposed native hedgerow to site perimeter: Acer Campestre, Corylus Avellana, Crataegus Monogyna, Prunus Padus, Prunus Spinosa and Rosa Canina.
- Shrubs/Flowers**
- PS1/ Proposed decorative shrubs to entrance and ground cover planting: Acer Campestre, Corylus Avellana, Crataegus Monogyna, Ilex Aquifolium, Prunus Avium, Sorbus Aucuparia and Sorbus Torminalis
 - PF1/ Proposed wild flower meadow.
 - PF2/ Proposed communal grass area for games and barbecues.


















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 Scale. 1:500 Paper Size. A3 Date. 12.07.23



Drawing Key

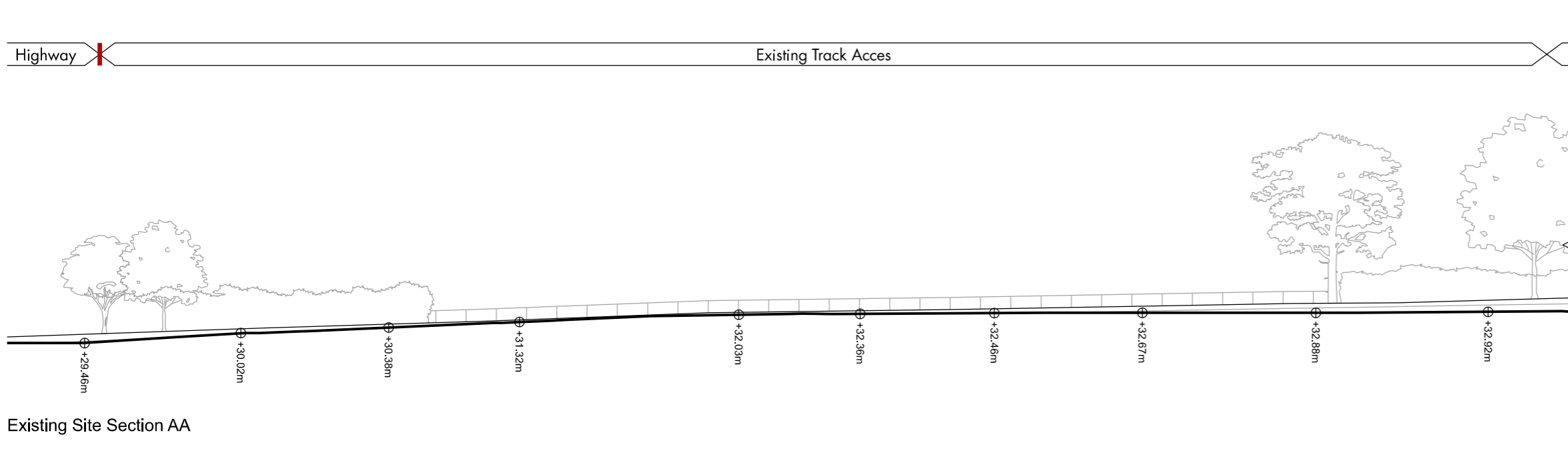
- Site Boundary (21,085m²)
- Ownership Boundary
-  Existing Buildings
-  Existing Highway
-  Existing Recreation Site
-  Existing Track
-  Inland Water Source
-  Existing Tree/Hedge
-  Existing Fence/Gate
-  Existing RPA Area
-  Proposed Leisure Unit (1)
-  Proposed Landscape Area
-  Proposed Leisure Unit (2)
-  Proposed Decking
-  Proposed Guest Parking
-  Proposed Planting
-  Proposed Pathway



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Project. Former Rhyl & District Rugby Club, Waen, Rhuddlan		
Drawing No. 21Y.A009	Revision. P02	
Scale. 1:500	Paper Size. A3	Date. 12.07.23

Proposed Access Plan



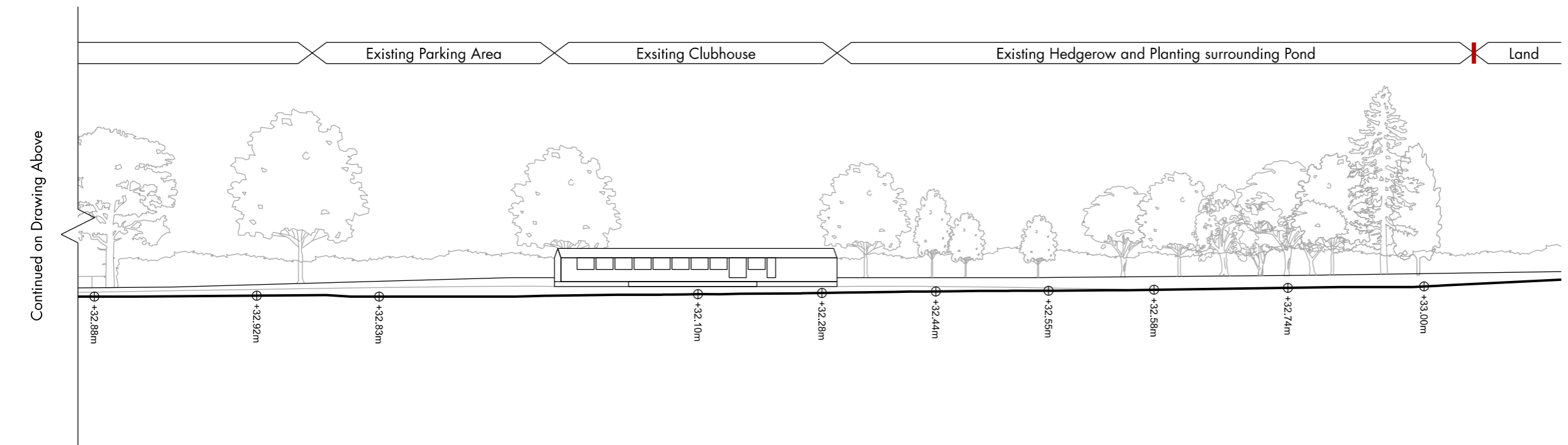
Existing Site Section AA

Continued on Drawing Below

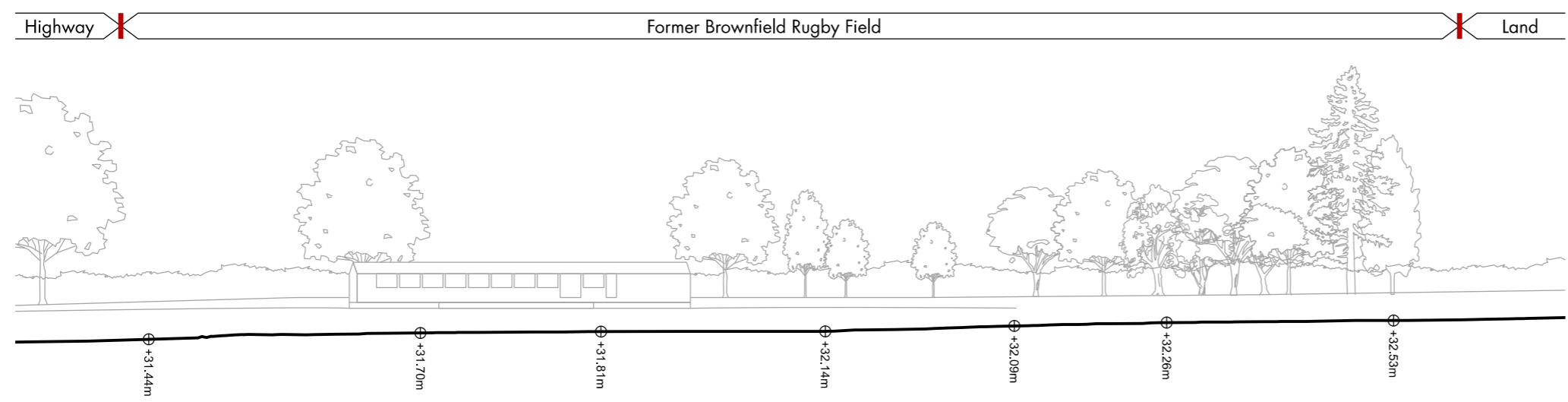


Drawing Key

— Site Boundary (21,085m²) ⊕ +m Existing Site Level



Continued on Drawing Above



Existing Site Section BB

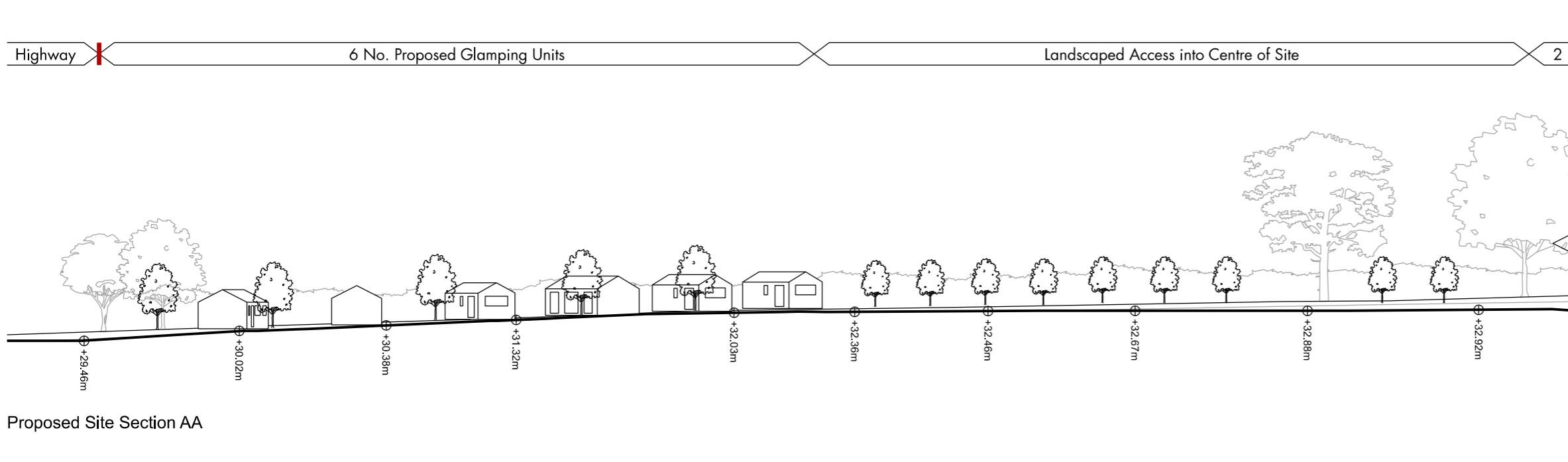


Project. Former Rhyl & District Rugby Club, Waen, Rhuddlan

Drawing No. 21Y.A010 Revision. P02

Scale. 1:500 Paper Size. A3 Date. 12.07.23

Existing Site Sections

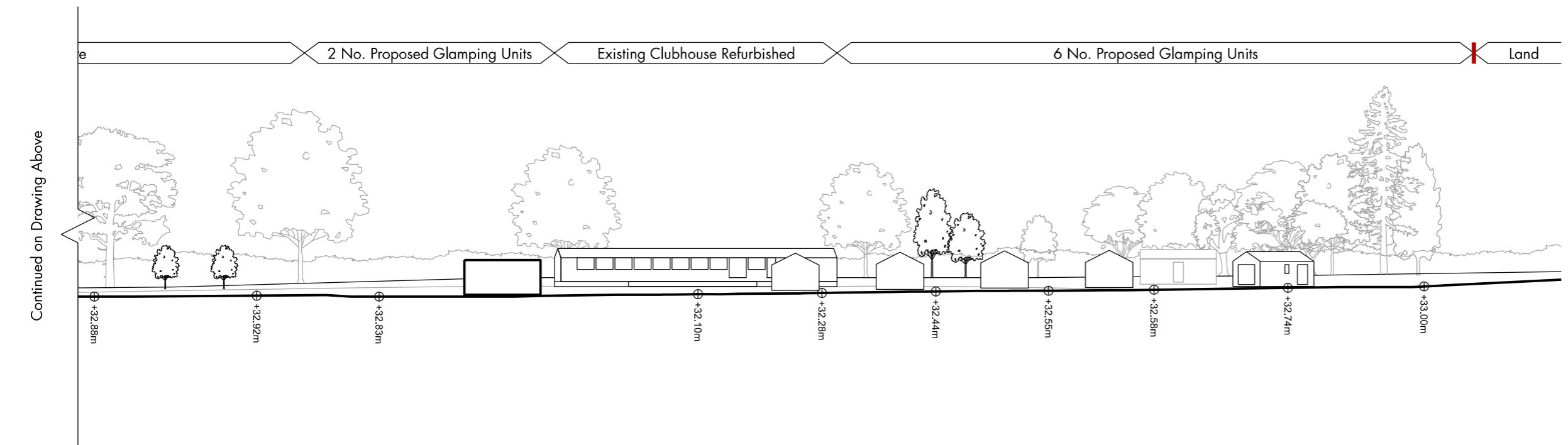


Proposed Site Section AA

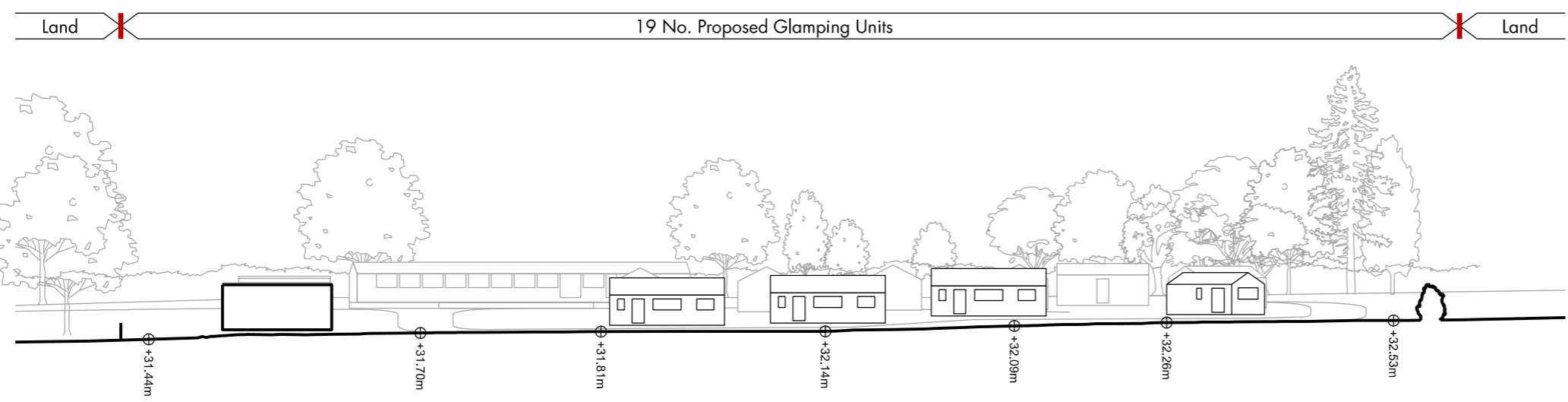
Continued on Drawing Below



Drawing Key
 — Site Boundary (21,085m²) ⊕ +m Existing Site Level



Continued on Drawing Above



Proposed Site Section BB



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Proposed Site Sections