MAIN ROAD / FFORDD FAWR
Sycamore
Terrace
Acton View
Kristanne
Meadow Croft
Rowe Cottage
CHURCHLEA
OLIVET GARDENS
Depot
Tan y Bont
TY GWYN LANE
PRINCESS CLOSE
TREFAN
BRYN
CASTLE CLOSE
Lay-by
CR
ED Bdy
A 483
Path
Wall
Hedge
Fence
Trees
Top (AA)

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings
- Parking space allocation to Terraced Dwellings
- Knee rails to parking bays to Mid-Terraced Dwellings
- * Affordable Housing
- Existing Sewer & Easement
- Customer option garage

Rev:	Description:	Date:
A	Blocks updated and mix amended	08.10.20
B	APD layout added	19.10.20
C	Road layout and mix amended.	01.12.20
D	Additional plots added increasing number to 189.	05.01.21
E	Schedule corrected.	07.01.21
F	LEAP indicated	11.01.21
G	Turning heads by plots 118, 79 and between plots 25-26 extended to following vehicle tracking report.	26.01.21
H	Amends following planning officer comments.	07.04.21
I	Amends following planning officer comments.	25.05.21
J	Amends following planning officer comments.	15.06.21
K	Cycle path added on North West part of the site.	01.07.21
L	Plots 1-5 repositioned away from Diverted HV Cable.	05.07.21
M	Amends following comments from the Tree Officer. Parking indicated for plot 27, Parking numbering corrected for plots 165 - 175.	18.10.21 03.11.21
N	Amends to plots near site entrance following review of levels. Internal issue.	--.11.21
O	Plots 44-47, 97, 100, 101, 118, 160, 161 Handed. Burlington Roof configuration corrected.	16.02.22
P	Substation and PRI resized.	04.05.22
Q	Amends to area around plots 106-116.	15.06.22
Q1	Plot substitutions to plots 5,6,9 & 185. Detached garages removed from plots 788, 1568157, 160&161.	28.03.23
R	Elwy & Clywd changed to Highfield & Oakley Affordables. Double parking bays widened from 4.8m to 5.1m on terraced units/semi's and associated paving amended. Henley housetype block updated to new roof configuration	13.07.23
S	Plots 6 & 7 parking bays repositioned. Oxford block renamed	19.07.23
T	flagging on plot 162 has been amended	02.08.23
U	flagging amended, Wiltshire drives widened, plot 173 flags amended, plots 30-37 corrected	30.08.23
V	Plots 20-23 rear fence amended & roof type now gable.	26.09.23
W	Plot substitions and Plot numbers increased to 209	22.03.24
X	Ashton Mids replaced with Eaton Mids	22.04.24

RHOSROBIN - SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Kinley (Rhosrobin)	2 Bed 2 Storey Mid Terrace	726 SQFT	26	12.44
Hadley (Rhosrobin)	3 Bed 2 Storey End Terrace	926 SQFT	18	8.61
Hollinbourne	3 Bed 2 Storey Townhouse	968 SQFT	3	1.44
Alfred (Rhosrobin)	2 Bed 2 Storey	667 SQFT	3	1.44
Sarah (Rhosrobin)	3 Bed 2 Storey	1000 SQFT	7	3.35
Eaton	2 Bed 2 Storey Mid Terrace	822 SQFT	3	1.44
Highfield	3 Bed 2 Storey End Terrace	893 SQFT	7	3.35
Elgar Semi	3 Bed 2 Storey	990 SQFT	29	13.90
Kingsley	3 Bed 2 Storey	1076 SQFT	8	3.83
Henley	3 Bed 2 Storey	1045 SQFT	9	4.31
Clwyd	3 Bed 2 Storey	1000 SQFT	25	11.96
Elgar C	3 Bed 2 Storey	970 SQFT	24	11.48
Beaumont	4 Bed 2 Storey	1258 SQFT	18	8.61
Ellery	4 Bed 2 Storey	1345 SQFT	6	2.87
Denbigh	4 Bed 2 Storey	1458 SQFT	12	5.74
Oakworth	4 Bed 2 Storey	1614 SQFT	11	5.26
TOTAL		216163 SQFT	209	

Gross Site Area	14 Acres	5.78 Hectares
Residential Area (Includes Open Space)	14.30 Acres	5.78 Hectares
Surveyed POS within Development	1.02 Acres	0.41 Hectares
Drainage and Easement	1.20 Acres	0.49 Hectares
Undeveloped Balance Single Bund Pond & Existing Landscaping	0.5 Acres	0.19 Hectares
DEVELOPABLE AREA	14.04 ACRES	5.68 HECTARES
Gross Density	8.89 Units/Acre	19.69 Units/Hectare
NETT DENSITY	14.63 UNITS/ACRE	36.88 UNITS/HECTARE
Gross Footage	238577 SQFT/Acre	1237.36 SQM/Hectare
NETT FOOTAGE	14911.68 SQFT/ACRE	3424.14 SQM/HECTARE

Castle Green
Unit 20,
St. Asaph Business Park, St Asaph,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site:
Main Road, Rhosrobin, Wrexham

Title:
Proposed Site Plan (1 of 2)

Scale: 1:1000@A0

Date: 18.07.19

Ref: RHRO-SP01

Rev: X

BETTS HYDRO
CONSULTING ENGINEERS

APPENDIX B – IMPERMEABLE AREAS PLANS

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