


| Rev: | Description: | Date: |
|---|---|---|
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| 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 7&8, 156&157, 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 |
|---|---|---|---|---|
| Oakley(Affordable) | 2 Bed, 2 Storey, Mid-Terrace | 705 SQFT | 26 | 12.44 |
| Highfield (Affordable) | 3 Bed, 2 Storey, End-Terrace | 822 SQFT | 18 | 8.61 |
| Dyfi (Affordable) | 2 Bed, 2 Storey,Undercroft | 859 SQFT | 3 | 1.44 |
| AP2B (Affordable) | 2 Bed, 2 Storey | 987 SQFT | 3 | 1.44 |
| SP3B (Affordable) | 3 Bed, 2 Storey | 1040 SQFT | 2 | 0.96 |
| Eaton | 2 Bed, 2 Storey, Mid Terrace | 822 SQFT | 3 | 1.44 |
| Highfield | 3 Bed, 2 Storey, End-Terrace | 823 SQFT | 12 | 5.74 |
| Marlow Semi | 3 Bed, 2 Storey | 987 SQFT | 28 | 13.40 |
| Kingsley | 3 Bed, 2 Storey | 1016 SQFT | 8 | 3.83 |
| Henley | 3 Bed, 2 Storey | 1040 SQFT | 9 | 4.31 |
| Oxford | 3 Bed, 2 Storey | 1040 SQFT | 26 | 12.44 |
| Bradford | 3 Bed, 2 Storey | 1050 SQFT | 24 | 11.48 |
| Beaumont | 4 Bed, 2 Storey | 1234 SQFT | 18 | 8.61 |
| Bexley | 4 Bed, 2 Storey | 1256 SQFT | 6 | 2.87 |
| Burlington | 4 Bed, 2 Storey | 1256 SQFT | 12 | 5.74 |
| Wentworth | 4 Bed, 2 Storey | 1344 SQFT | 11 | 5.26 |
| **TOTAL** | | **210162 SQFT** | **209** | |

| | | | |
|---|---|---|---|
| Gross Site Area | 39 Acres | 15.78 | Hectares |
| Maintained Land within Green Barrier | 14.09 Acres | 5.70 | Hectares |
| Landscaped POS within Green Barrier | 9.27 Acres | 3.75 | Hectares |
| Development Area POS | 1.25 Acres | 0.51 | Hectares |
| Undevelopable: Entrance, Single-Sided Road & Existing Landscaping | 0.3 Acres | 0.12 | Hectares |
| **NETT SITE AREA:** | **14.09 ACRES** | **5.70** | **HECTARES** |
| Gross Density: | 5.36 Units/Acre | 36.65 | Units/Hectare |
| **NETT DENSITY:** | **14.83 UNITS/ACRE** | **36.65** | **UNITS/HECTARE** |
| Gross Footage: | 5388.77 SQFT/Acre | 1237.08 | SQM/Hectare |
| **NETT FOOTAGE:** | **14915.68 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




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

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Tel. 01745 536677

Site:
Main Road, Rhosrobin, Wrexham

Title:
Proposed Site Plan (2 of 2)

Scale: 1:1000@A0

Date: 26.06.21

Ref: RHRO-SP02

Rev: X