

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.	18.10.21
N	Parking indicated for plot 27, Parking numbering corrected for plots 165 - 175.	03.11.21
O	Amends to plots near site entrance following review of levels. Internal issue.	–.11.21
P	Plots 44-47, 97, 100, 101, 118, 160, 161 Handed. Burlington Roof configuration corrected.	16.02.22
Q	Substation and PRI resized.	04.05.22
Q1	Amends to area around plots 106-116.	15.06.22
R	Plot substitutions to plots 5,6,9 & 185. Detached garages removed from plots 788, 156&157, 160&161.	28.03.23
S	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
T	Plots 6 & 7 parking bays repositioned. Oxford block renamed	19.07.23
U	flagging on plot 162 has been amended	02.08.23
V	flagging amended, Wiltshire drives widened, plot 173 flags amended, plots 30-37 corrected	30.08.23
W	Plots 20-23 rear fence amended & roof type now gable.	26.09.23
X	Plot substitions and Plot numbers increased to 209	22.03.24
Y	Ashton Mids replaced with Eaton Mids	22.04.24
Z	Plot numbers reduced back to 189	05.02.25
AA	Plot 88 changed from a Burlington to an Oxford	14.02.25
AB	Plots 102 & 117 on Rev Z moved into phase 3 and plots 121 & 122 moved back into phase 2 as per plot to postals	18.02.25
	Plot 138 footpath from front entrance to private drive amended. Plot 53-59 parking bays corrected.	04.03.25

RHOSROBIN - SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Oakley(Affordable)	2 Bed, 2 Storey, Mid-Terrace	705 SQFT	26	13.76
Highfield (Affordable)	3 Bed, 2 Storey, End-Terrace	822 SQFT	18	9.52
Cyll (Affordable)	2 Bed, 2 Storey Undercroft	859 SQFT	3	1.59
Marlow Semi	3 Bed, 2 Storey	967 SQFT	24	12.70
Oxford	3 Bed, 2 Storey	1040 SQFT	12	6.35
Henley	3 Bed, 2 Storey	1040 SQFT	5	2.65
Stratford	3 Bed, 2 Storey	1055 SQFT	26	13.76
Beaumont	4 Bed, 2 Storey	1234 SQFT	14	7.41
Burlington	4 Bed, 2 Storey	1255 SQFT	12	6.35
Bewley	4 Bed, 2 Storey	1256 SQFT	3	1.59
Wentworth	4 Bed, 2 Storey	1344 SQFT	20	10.58
Heathernigton	4 Bed, 2 Storey	1354 SQFT	5	2.65
Kirkerton	4 Bed, 2 Storey	1501 SQFT	12	6.35
Wiltshire	4 Bed, 2 Storey	1727 SQFT	9	4.76
TOTAL		207010 SQFT	189	
Gross Site Area		39 Acres	15.78 Hectares	
Marriached 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:		4.85 Units/Acre	33.15 Units/Hectare	
NETT DENSITY:		13.41 UNITS/ACRE	33.15 UNITS/HECTARE	
Gross Footage:		9328.46 SQFT/Acre	1223.23 SQM/Hectare	
NETT FOOTAGE:		14748.76 SQFT/ACRE	3285.82 SQM/HECTARE	

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Site:
Main Road, Rhosrobin, Wrexham

Title:
Proposed Site Plan (1 of 2)

Scale: 1:1000@A0

Date: 18.07.19

Ref: RHRO-SP01

Rev: AB