

IMPORTANT NOTE:
ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR MANUFACTURER PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE OR THE MANUFACTURE OF ANY SITE COMPONENTS.
THIS DRAWING IS NOT TO BE SCALED.
DIMENSIONS ARE INDICATED IN MILLIMETRES UNLESS CLEARLY STATED OTHERWISE.
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SITE PLAN

Legend

- Line to delineate application site boundary.
- Lockable Timber gates to be erected to rear gardens (as indicated on site layout).
- Denotes proposed black tarmacadam.
- Indicates proposed block paving.
- Indicative position of new tree planting, see landscaping plan for further details
- Denotes affordable plot
- Public Open Space
- Special Area of Conservation (SAC) Zone
- 3m Wide Public Cycleway in resin bonded gravel
- Collapsible Bollards

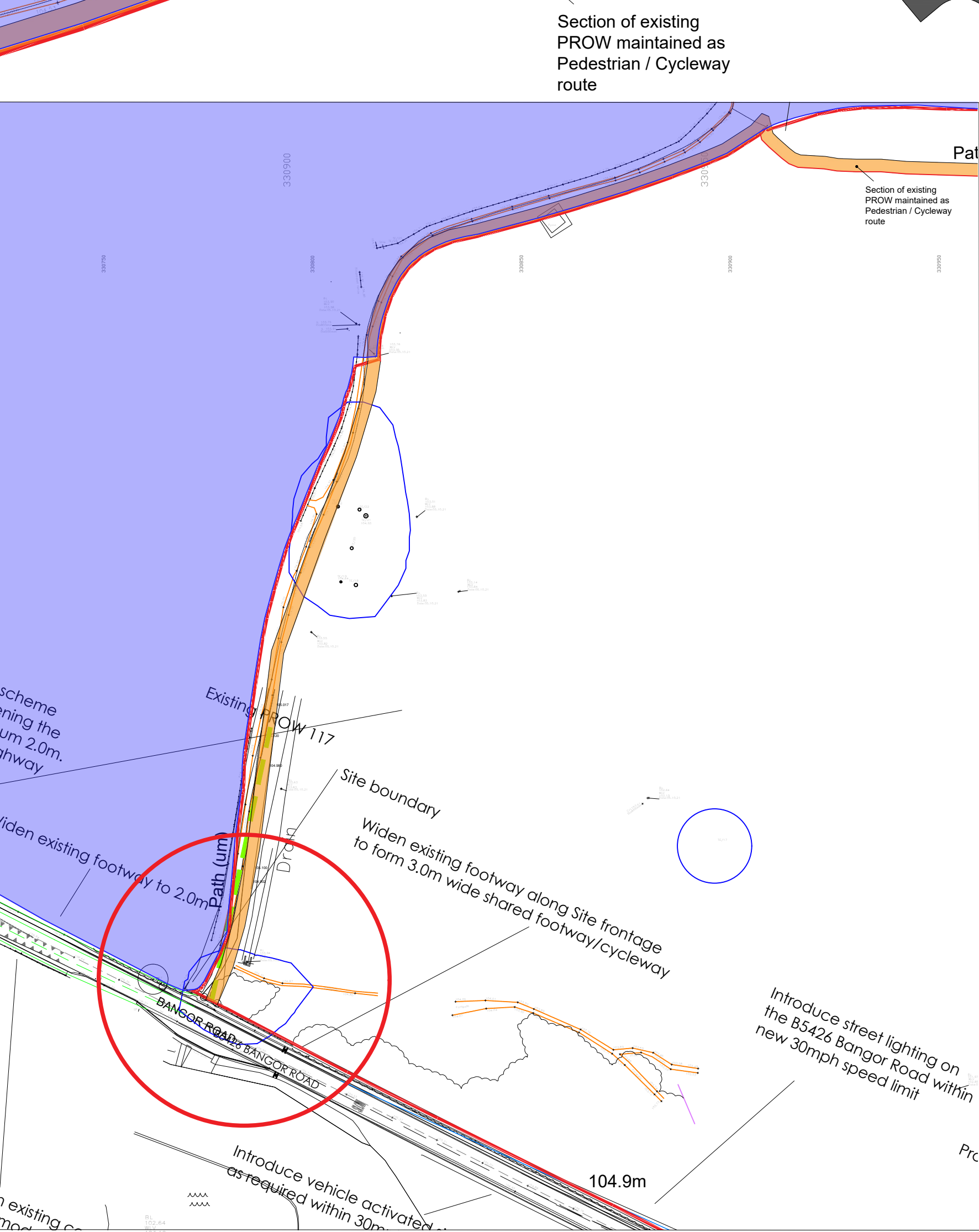
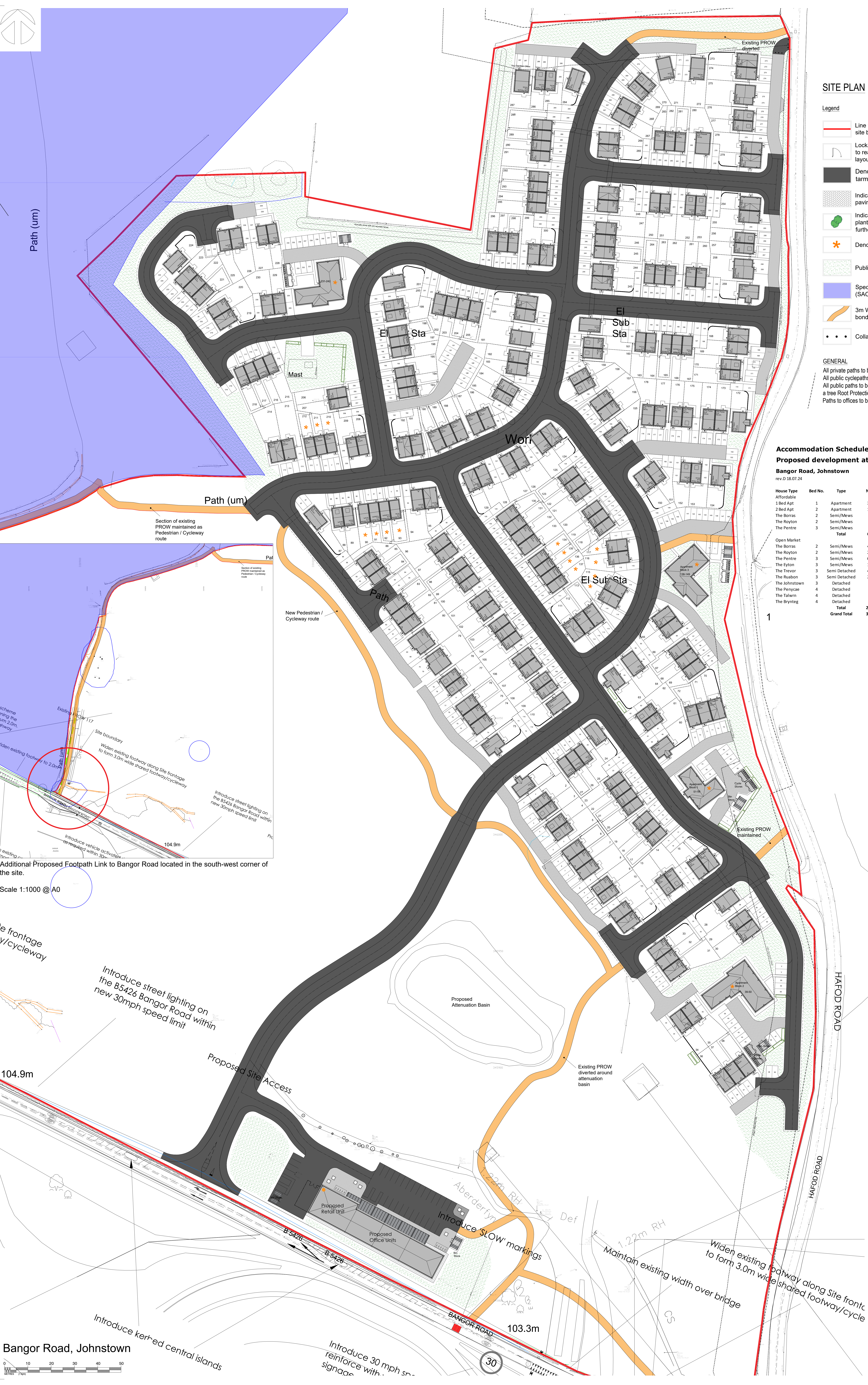
GENERAL

All private paths to be 900x600 grey flags.
All public cyclepaths to be resin bonded gravel
All public paths to be overground construction if within a tree Root Protection Zone
Paths to offices to be 450 x 450 grey concrete flags.

Accommodation Schedule Proposed development at Bangor Road, Johnstown

rev.D 18.07.24

House Type	Bed No.	Type	No.	Sqft	Total Sqft	Split
Affordable						
1 Bed Apt	1	Apartment	30	452	13560	50%
2 Bed Apt	2	Apartment	15	650	9750	25%
The Borras	2	Semi/Mews	6	702	4211	10%
The Royton	2	Semi/Mews	5	719	3595	8%
The Penntre	3	Semi/Mews	4	909	3634	7%
Total			60		34750	100%
Open Market						
The Borras	2	Semi/Mews	44	702	30879	18%
The Royton	2	Semi/Mews	23	719	16537	10%
The Penntre	3	Semi/Mews	66	909	59961	28%
The Eytton	3	Semi/Mews	15	904	13563	6%
The Trevor	3	Semi Detached	40	983	39308	17%
The Ruabon	3	Semi Detached	26	1033	26858	11%
The Johnstown	3	Detached	8	1063	8504	3%
The Penntre	4	Detached	7	1156	8092	3%
The Talarn	4	Detached	7	1089	7023	3%
The Brynteg	4	Detached	4	1227	4908	2%
Total			240		216233	100%
Grand Total			300		250983	



Scale 1:1000 @ A0

Proposed Site Access

104.9m

Bangor Road, Johnstown

0 10 20 30 40 50

Revision	By	Date
1	Client	18/09/2023
2	Client	18/09/2023
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