

NOTES

Do not scale from drawing. All figured dimensions in mm and to be checked on site.

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This drawing does not form part of a contract and is subject to change at developer's discretion.

ACCOMMODATION SCHEDULE

Name	15	Bed	Storey	Unit No's	Unit ft²	ft² Total
Private Housing @ 70% (35)						
Torridge	TOR	4 Bed	2	1	1552	1552
Tamar	TAM	4 Bed	2	3	1492	4476
Stretford	STR	4 Bed	2	3	1267	3801
Sherbourne	SHE	4 Bed	2	4	1334	5336
4BC	4BC	4 Bed	2	1	1270	1270
Witham	WIT	3 Bed	2	2	1001	2002
Roeburn V2	ROE V2	3 Bed Det	2	6	975	5850
Roeburn	ROE	3 Bed	2	4	937	3748
Clyde	CLY	3 Bed	1	1	1121	1121
Swindale	SWI	3 Bed	2	2	906	1812
Tetbury	TET	3 Bed	2	1	1147	1147
Alwen	TET	3 Bed	2	2	693	1386
Winster	TET	3 Bed	2	1	1047	1047
Tweed	TET	3 Bed	2	1	699	699
Affordable Housing @ 30% (13.5)						
WUA g flr	WUA	1 Bed	1	2	810	1220
WUA f flr	WUA	1 Bed	1	2	574	1148
Tweed	TWE	2 Bed	2	10	758	7580
Grand Total:		46 Units				45255 ft²
Gross Site Area:		1.88 ha				4.65 ac
Site Statistics:						
SSR & Access		0.05 ha				0.12 ac
POS		0.36 ha				0.89 ac
SUDs		0.00 ha				0.00 ac
Pumping station		0.02 ha				0.06 ac
Net Site Area:		1.45 ha				3.57 ac
Gross Density:		24.47 Un/ha				9.90 Un/ac
Net Density:		31.80 Un/ha				12.87 Un/ac
Gross Footage:		2236.35 m²/ha				9741.52 Un/ac
Net Footage:		2906.15 m²/ha				12659 ft²/ac

Note: All Areas Approx.
Abbreviations
Ac / Acres | ha = Hectares | ft² = Square Feet | m² = square | Un = units Metres | SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Integrgrid | Sgl = Single | Dbl = Double

rev.	description	date	by
A	schedule updated.	19.09.22	jp
B	schedule updated, cop parking revised, tree BPI's added, plots 28-30 revised.	10.11.22	jw
C	road revised, corner fire radius increased, turning heads revised plots adjusted to new road design, plot 27 house type changed, schedule up dated, off site footpath shown	25.11.22	jw
D	off site storm drain redline added.	21.12.22	jw
E	Layout & mhi amended to add swale until, filed tree boundary amended. Public footpath added. Access to rear of Plots 16 to 18 added.	23.02.23	jl
F	Plots 10-21 revised, Plots 15-16, 9-12 & 33 adjusted to provide 225mm between habitable rooms.	17.05.23	jw
G	Plots 10-22 revised with and increase in numbers, Flats added. Pumpingt station site and access corrected, POS adjusted.	17.05.23	jw
H	Road layout updated and garage added to plot 8.	24.05.23	jw
I	parking revised to plots 5, 6 & 8. trees moved back from visi splays	31.05.23	jw
J	road revised to simplify layout. plot 34 moved forward and feature brick walls added. plot 41 moved back, Plots 14-22 shifted	31.05.23	jw
K	plots 19-20 revised, shared access surface to plots 11-18 shown as paved.	28.06.23	jw
L	plot 23 & 24 parking revised.	29.11.23	jw
M	storm sewer moved west away from tree BD.	22.11.23	jw
N	affordable dwellings demolition corrected	14.02.24	jw
O	plots 24 - 26 revised to provide more space for refg trees	09.07.24	jw
P	revised following Highways comments	14.08.24	rm
Q	revised following Highways & Consultants comments	26.09.24	jw
R	accommodation schedule corrected	19.09.24	jw
S	site layout revised following planning & Highway comments.	26.02.25	jw
T	turning head adjacent plots 40-43 revised.	28.05.25	jw

status: PLANNING

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project:
Proposed Residential Development
Land Off St Mary's Avenue,
Overton, Wrexham.

drawing:
Site Planning Layout

scale	date	drawn
1:500 @ A1	SEPTEMBER 2022	JE

drwg no	rev
1522-sit-P01	T