



| 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.                                                                                                                                                                                                                                                                              | 16.02.22 |
| Q    | Burlington Roof configuration corrected.                                                                                                                                                                                                                                                                                      | 04.05.22 |
| Q1   | Substation and PDI revised.                                                                                                                                                                                                                                                                                                   | 15.06.22 |
| R    | Amends to area around plots 106-116.                                                                                                                                                                                                                                                                                          | 28.03.23 |
| S    | Plot substitutions to plots 5,6,9 & 185. Detached garages removed from plots 786, 1568,157, 160&161. Elwy & Clyed changed to Highfield & Caisley Affordables. Double parking bays widened from 4.8m to 5.1m on terraced units/semi's and associated paving amended. Henley house type block updated to new roof configuration | 13.07.23 |
| T    | Plots 6 & 7 parking bays repositioned. Oxford block remained                                                                                                                                                                                                                                                                  | 19.07.23 |
| U    | flagging on plot 162 has been amended                                                                                                                                                                                                                                                                                         | 02.08.23 |
| V    | flagging amended, Wiltshire drives widened, plot 173                                                                                                                                                                                                                                                                          | 30.08.23 |
| VI   | Plots 20-23 rear fence amended & roof type now gable. Plots 47-50, 76, 95-97, 100-102, 117, 152-153 substituted                                                                                                                                                                                                               | 26.09.23 |
|      |                                                                                                                                                                                                                                                                                                                               | 12.01.24 |

**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

| RHOSROBIN - SCHEDULE OF ACCOMMODATION |                            |           |        |            |
|---------------------------------------|----------------------------|-----------|--------|------------|
| HOUSERYTYPE                           | DESCRIPTION                | SQFT      | NUMBER | PERCENTAGE |
| Caskey/Affordable                     | 2 Bed 2 Storey Mid-Terrace | 705 SQFT  | 26     | 13.76      |
| Highfield (Affordable)                | 3 Bed 2 Storey End-Terrace | 822 SQFT  | 16     | 8.52       |
| Cly (Affordable)                      | 2 Bed 2 Storey/Unconnected | 683 SQFT  | 9      | 4.68       |
| Henley Semi                           | 3 Bed 2 Storey             | 987 SQFT  | 24     | 12.70      |
| Caisley                               | 2 Bed 2 Storey             | 1040 SQFT | 9      | 4.76       |
| Henley                                | 3 Bed 2 Storey             | 1040 SQFT | 9      | 5.17       |
| Stratford                             | 3 Bed 2 Storey             | 1095 SQFT | 26     | 13.76      |
| Reservoir                             | 4 Bed 2 Storey             | 1244 SQFT | 16     | 7.94       |
| Burlington                            | 4 Bed 2 Storey             | 1295 SQFT | 16     | 7.94       |
| Bewley                                | 4 Bed 2 Storey             | 1356 SQFT | 3      | 1.59       |
| Wiltshire                             | 4 Bed 2 Storey             | 1344 SQFT | 16     | 7.94       |
| Hawthornham                           | 4 Bed 2 Storey             | 1364 SQFT | 4      | 2.12       |
| Adrian                                | 4 Bed 2 Storey             | 1601 SQFT | 13     | 6.88       |
| Villanova                             | 4 Bed 2 Storey             | 1727 SQFT | 12     | 6.25       |

|                                                                   |                    |                     |     |
|-------------------------------------------------------------------|--------------------|---------------------|-----|
| TOTAL                                                             | 200327             | SQFT                | 189 |
| Gross Site Area                                                   | 39 Acres           | 15.78 Hectares      |     |
| Retained Land within Green Barrier                                | 14.09 Acres        | 5.70 Hectares       |     |
| Landscaped PDI within Green Barrier                               | 9.27 Acres         | 3.75 Hectares       |     |
| Development Area PDI                                              | 1.25 Acres         | 0.51 Hectares       |     |
| Undevelopable: Entrance, Single-Sided Road & Existing Landscaping | 0.3 Acres          | 0.12 Hectares       |     |
| NETT SITE AREA:                                                   | 14.69 ACRES        | 5.70 HECTARES       |     |
| Gross Density                                                     | 4.85 UNITS/ACRE    | 33.15 UNITS/HECTARE |     |
| NETT DENSITY:                                                     | 19.41 UNITS/ACRE   | 33.15 UNITS/HECTARE |     |
| Gross Footage                                                     | 6387.62 SQFT/ACRE  | 1532.22 SQM/HECTARE |     |
| NETT FOOTAGE:                                                     | 14857.13 SQFT/ACRE | 3416.81 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:  
V1