



Site Area Statistics:

0.4 HA. (1 acre or 4,050 sq.m.) minimum of P.O.S. per 50 dwellings required.
4,050 sq.m. divided by 50 dwellings = 81 sq.m. minimum of P.O.S. required per dwelling multiplied by 92No dwellings = 7,452 sq.m. minimum area required to comply with W.C.B.C. L.P.G. Note No 10.

Public Open Space (P.O.S.) site area total = 2.625 acres (1,062 Hectares or 10,627 sq.m.) = Full 100% P.O.S. provision.
Net developed housing site area total... = 7,260 acres net. (2,940 Ha. or 29,463 sq.m.)
Play equipped area... = 0.098 acres net. (0.040 Ha. or 400 sq.m.)
Public Footpath & Cycleway (adj. POS's)... = 0.210 acres net. (0.085 Ha. or 850 sq.m.)
Mitigation Land & Wildlife Area... = 1.204 acres net. (0.487 Ha. or 4,875 sq.m.)
Pond area... = 0.229 acres net. (0.093 Ha. or 930 sq.m.)
Gross full site area total... = 11.649 acres gross (4,714 Ha. or 47,145 sq.m.)

Average Density..... = 92 total dwellings divided by 7,280 acres net... = 12.637 dwellings per acre.
= 92 total dwellings divided by 2,946 Ha. net... = 31,228 dwellings per hectare.
= 103,131 total sq.ft. divided by 7,280 acres net... = 14,166 sq.ft. per acre.

House Mix Schedule of Accommodation: Plots 1 to 92 inclusive:

Private Dwellings:

'He' - 'Henllan': 2-storey, 2 bed semi-detached & terraced house type.....	7N ^o x 711 sq.ft. each	= 4,977 sq.ft.
'Dys' - 'Deganwy': 2-storey, 3 bed semi-detached house type.....	4N ^o x 920 sq.ft. each	= 3,680 sq.ft.
'Dy' - 'Deganwy': 2-storey, 3 bed detached house type.....	3N ^o x 920 sq.ft. each	= 2,760 sq.ft.
'B1' - 'Bodfari 1': 2-storey, 3 bed detached house type.....	5N ^o x 953 sq.ft. each	= 4,765 sq.ft.
'B2' - 'Bodfari 2': 2-storey, 3 bed detached house type.....	2N ^o x 953 sq.ft. each	= 1,906 sq.ft.
'3bs' - '3 bed semi-detached house type.....	2N ^o x 1050 sq.ft. each	= 2,100 sq.ft.
'Ar' - 'Armitage': 2-storey, 3 bed detached house type.....	5N ^o x 1,140 sq.ft. each	= 5,700 sq.ft.
'Lf' - 'Llanferris': 2.5 storey, 4 bed detached house type.....	7N ^o x 1,250 sq.ft. each	= 8,750 sq.ft.
'D' - 'Derwen': 2.5 storey, 4 bed detached house type.....	8N ^o x 1,400 sq.ft. each	= 11,200 sq.ft.
'R1' - 'Richmond 1': 2-storey, 4 bed detached house type.....	6N ^o x 1,318 sq.ft. each	= 7,908 sq.ft.
'R2' - 'Richmond 2': 2-storey, 4 bed detached house type.....	8N ^o x 1,433 sq.ft. each	= 11,464 sq.ft.
'Co' - 'Conway': 2-storey, 4 bed detached house type.....	6N ^o x 1,672 sq.ft. each	= 10,032 sq.ft.
'Din' - 'Dinas': 2.5-storey, 4 bed detached house type.....	4N ^o x 2,122 sq.ft. each	= 8,488 sq.ft.
'Br' - 'Braman': 2.5-storey, 4 bed detached house type.....	2N ^o x 2,368 sq.ft. each	= 4,736 sq.ft.
Sub Total = 69N ^o dwellings @		= 88,466 sq.ft.

Affordable Dwellings: (Full Provision @ 25% of 92 No. Grand Total of Dwellings = 23No.).

* 'FG' - '2-storey, 1 bed ground floor terraced 'Affordable' apartment type.....	6N ^o x 473 sq.ft. each	= 2,838 sq.ft.
* 'FF' - '2-storey, 1 bed first floor terraced 'Affordable' apartment type.....	6N ^o x 576 sq.ft. each	= 3,456 sq.ft.
* 'Ha' - 'Henllan': 2-storey, 2 bed terraced 'Affordable' house type.....	11N ^o x 761 sq.ft. each	= 8,371 sq.ft.
Sub Total = 23N ^o 'Affordable' units =		14,665 sq.ft.
Grand Total = 92N ^o dwellings @		= 103,131 sq.ft.

Key:

- visitor car lay-by parking space
- * - Affordable Dwelling.
- Proposed hedgerow.
- Proposed screen wall.
- Proposed screen fence.
- Proposed trees.
- Existing trees.
- Existing hedgerow.
- Proposed grassed areas.
- Proposed car space.
- Proposed public footpath.
- Proposed grassed service strip.
- 27. Proposed plot number.
- R2 Proposed house type.
- G4 Proposed garage type

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Location:

Land at: Llay New Road, Rhosrobin, Wrexham, LL11 2UB.

Job/Project:

Proposed Residential Development.

Client:

SG Estates Ltd.

Drawing Title:

Site Plan as Proposed - Scheme Option No: 7

Scale: 1:500 (A1 size) SGE1.TMJ-05 Drawing. No: 'A' Revision: T.M.J. Drawn by: Date: 12.07.2023.

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