

DEVELOPMENT INSIDE LDP AREA ALLOCATED FOR HOUSING = 1.74 HECTARES
27.6 HOUSES PER HECTARE

1731m² - AREA OF LANDSCAPE BUFFER / SABS FEATURES AND FOOT PATH DIVERSION.
3584m² - AREA OF USEABLE P.O.S.



SECTION B-B

2.4m x 56m
VISIBILITY SPLAY

PUMPING STATION

SECTION A-A

MOWN PATH THROUGH
WILDFLOWER MEADOW

SuDS FEATURE

AMENITY SPACE

P.O.S
3584m²

NEW FOOTPATH LINKED
WITH EXISTING NETWORK

3m WIDE FOOTPATH ON LINE
OF EXISTING

LINE OF EXISTING FOOTPATH

SITE AREA OUTSIDE
SETTLEMENT BOUNDARY - 17024m²

FIELD
ACCESS

LDP SETTLEMENT LIMIT

SUDS FEATURES HATCHED GREEN

NEW 2.5m WIDE FOOTPATH
ON LINE WITH EXISTING FOOTPATH

NO PLANTING WITHIN
3m OF FOOTPATH

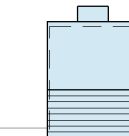
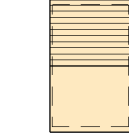
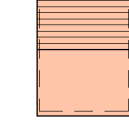
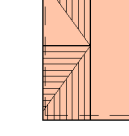
LDP SETTLEMENT LIMIT

DISMANTLED RAILWAY

Dismtd Rly

Path

DISMANTLED RAILWAY

HOUSE TYPE	TOTAL
 2P1B COTTAGE APARTMENT	x 12
 4P2B HOUSE	x 20
 5P3B HOUSE	x 1
 5P3B CORNER UNIT	x 12
 7P4B HOUSE	x 2
 SUDS FEATURES	47

H	REVISED RED LINE BOUNDARY	11/08/23	GT
G	VISIBILITY SPLAY ON INTERNAL JUNCTIONS AND ADDITIONAL PARKING ADDED	20/04/23	OR
F	AMENDMENTS TO PLOTS 9-14	27/02/23	OR
E	TREES TO SOUTH WEST OF SITE ADDED	19/01/23	OR
D	FFL ADJUSTED	17/01/23	IO
C	UPDATED LANDSCAPE LAYOUT ACCORDING TO LANDSCAPE REPORT	03/01/23	OR
B	MINOR AMENDMENTS TO PLOT 9-20 AND TO ROAD BETWEEN PLOT 8-9	16/12/22	OR
A	SITE MIX KEY ADDED	14/12/22	OR

REV	DESCRIPTION	DATE	BY
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PROJECT
**BERSE RD, WREXHAM
for ADRA CYF.**

DRAWING TITLE
**SITE MASTERPLAN
OPTION 4**

SCALE	DATE	DRAWN	CHECKED
1 : 500 @ A1	11/07/22	OR	SV
DRAWING STATUS	PRELIMINARY		
JOB NO	DRAWING NO	REVISION	
C1091	010	H	



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