



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				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Chapel (Affordable)	2 Bed 2 Storey Mid Terrace	705 SQFT	26	13.7%
Chapel (Affordable)	2 Bed 2 Storey End Terrace	823 SQFT	18	9.5%
Cyflwr (Affordable)	2 Bed 2 Storey Undercroft	899 SQFT	3	1.6%
Malpas Semi	3 Bed 2 Storey	987 SQFT	22	11.6%
Colled	3 Bed 2 Storey	1040 SQFT	8	4.3%
Penley	3 Bed 2 Storey	1040 SQFT	6	3.1%
Swadlow	3 Bed 2 Storey	1050 SQFT	27	14.2%
Reasumt	4 Bed 2 Storey	1234 SQFT	14	7.4%
Burlington	4 Bed 2 Storey	1355 SQFT	15	7.9%
Newnouth	4 Bed 2 Storey	1344 SQFT	16	8.4%
Westwarrington	4 Bed 2 Storey	1354 SQFT	6	3.1%
Alston	4 Bed 2 Storey	1601 SQFT	19	10.0%
Walshine	4 Bed 2 Storey	1727 SQFT	8	4.2%
TOTAL		20666 SQFT	189	
Gross Site Area	39 Acres	16.79 Hectares		
Maintained Land within Green Barrier	14.09 Acres	6.70 Hectares		
Landscaped Area within Green Barrier	9.27 Acres	4.75 Hectares		
Development Area (PDS)	1.35 Acres	0.61 Hectares		
Undevelopable: Entrance, Single-Sided Road & Existing Landscaping	0.3 Acres	0.12 Hectares		
NETT SITE AREA	14.09 ACRES	6.79 HECTARES		
Gross Density	4.85 UNITS/ACRE	53.15 UNITS/HECTARE		
NETT DENSITY	13.41 UNITS/ACRE	150.87 UNITS/HECTARE		
Gross Footage	5073.49 SQFT/ACRE	1230.87 SQM/HECTARE		
NETT FOOTAGE	14873.39 SQFT/ACRE	3414.63 SQM/HECTARE		

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Description:
Blocks updated and mix amended
APD layout added
Road layout and mix amended.
Additional plots added increasing number to 189.
Schedule corrected.
LEAP indicated
Turning heads by plots 118, 79 and between plots 25-26 extended to following vehicle tracking report.
Amends following planning officer comments.
Amends following planning officer comments.
Cycle path added on North West part of the site.
Plots 1-5 repositioned away from Diverted HV cable.
Amends following comments from the Tree Officer.
Parking indicated for plot 27. Parking numbering corrected for plots 165 - 175.
Amends to plots near site entrance following review of levels. Internal issue.
Plots 44-47, 97, 100, 101, 118, 160, 161 Handled.
Burlington Roof configuration corrected.
Substation and PRI resized.
Amends to area around plots 106-116.

Date:
08.10.20
19.10.20
01.12.20
05.01.21
07.01.21
11.01.21
26.01.21
07.04.21
25.05.21
15.06.21
01.07.21
05.07.21
18.10.21
03.11.21
---11.21
16.02.22
04.05.22
15.06.22

Castle Green
Unit 20,
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Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site:

Main Road, Rhosrobin, Wrexham

Title:

Proposed Site Plan (1 of 2)

Scale:

1:1000@A1

Date:

18.07.19

Ref:

RHRO-SP01

Rev:

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