

Rhosrobin Scheme (27/10/2021) - OPTION 6

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 92dw dwellings = 7,452 sq.m. minimum area required to comply with W.C.B.C. L.P.G. Note W10.

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 developable housing site area total... = 2,280 acres net. (2,948 Ha. or 29,463 sq.m.)
Play equipped area... = 0.098 acres net. (0.040 Ha. or 400 sq.m.)
Public Footpath & Cycleway (adj. P.O.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 2,948 Ha. net... = 31,228 dwellings per hectare.
= 103,246 total sq.ft. divided by 7,280 acres net... = 14,182 sq.ft. per acre.

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

Private Dwellings:

'He' - 'Henlan': 2-storey, 2 bed semi-detached & terraced house type	770 x 711 sq.ft. each	= 4,977 sq.ft.
'Dy' - 'Deganwy': 2-storey, 3 bed semi-detached house type	490 x 920 sq.ft. each	= 3,680 sq.ft.
'Dy' - 'Deganwy': 2-storey, 3 bed detached house type	390 x 920 sq.ft. each	= 2,760 sq.ft.
'B1' - 'Bodfari 1': 2-storey, 3 bed detached house type	590 x 953 sq.ft. each	= 4,765 sq.ft.
'B2' - 'Bodfari 2': 2-storey, 3 bed detached house type	290 x 953 sq.ft. each	= 1,906 sq.ft.
'B3' - 'Bodfari 3': 2-storey, 3 bed detached house type	290 x 1050 sq.ft. each	= 2,100 sq.ft.
'Ar' - 'Armitage': 2-storey, 3 bed detached house type	590 x 1,140 sq.ft. each	= 5,700 sq.ft.
'Lr' - 'Llanferis': 2.5 storey, 4 bed detached house type	790 x 1,250 sq.ft. each	= 8,750 sq.ft.
'Dy' - 'Deganwy': 2.5 storey, 4 bed detached house type	890 x 1,400 sq.ft. each	= 11,200 sq.ft.
'R1' - 'Richmond 1': 2-storey, 4 bed detached house type	590 x 1,318 sq.ft. each	= 6,590 sq.ft.
'R2' - 'Richmond 2': 2-storey, 4 bed detached house type	990 x 1,433 sq.ft. each	= 12,897 sq.ft.
'Co' - 'Conwy': 2-storey, 4 bed detached house type	690 x 1,672 sq.ft. each	= 10,022 sq.ft.
'Din' - 'Dinas': 2.5-storey, 4 bed detached house type	490 x 2,122 sq.ft. each	= 8,488 sq.ft.
'Br' - 'Bradman': 2.5-storey, 5 bed detached house type	290 x 2,368 sq.ft. each	= 4,736 sq.ft.
Sub Total = 699dw dwellings		= 88,581 sq.ft.

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

'R1' - 'Richmond 1': 2-storey, 1 bed ground floor terraced 'Affordable' apartment type	690 x 473 sq.ft. each	= 2,838 sq.ft.
'R2' - 'Richmond 2': 2-storey, 1 bed first floor terraced 'Affordable' apartment type	690 x 576 sq.ft. each	= 3,456 sq.ft.
'Ha' - 'Henlan': 2-storey, 2 bed terraced 'Affordable' house type	1190 x 761 sq.ft. each	= 8,371 sq.ft.
Sub Total = 23dw 'Affordable' units		= 14,665 sq.ft.
Grand Total = 92dw dwellings		= 103,246 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



Axis Architectural Services Ltd.

Riverdale, Severn Lane, Welshpool, Powys, SY21 7BB.
T: 01938 555318 M: 07790 506633 E: timjones@post.com
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: 6

Scale: Drawing. N°: Revision: Drawn by: Date:
1:500 (A1 size) SGE1.TMJ-05 T.M.J. 27.10.2021.

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