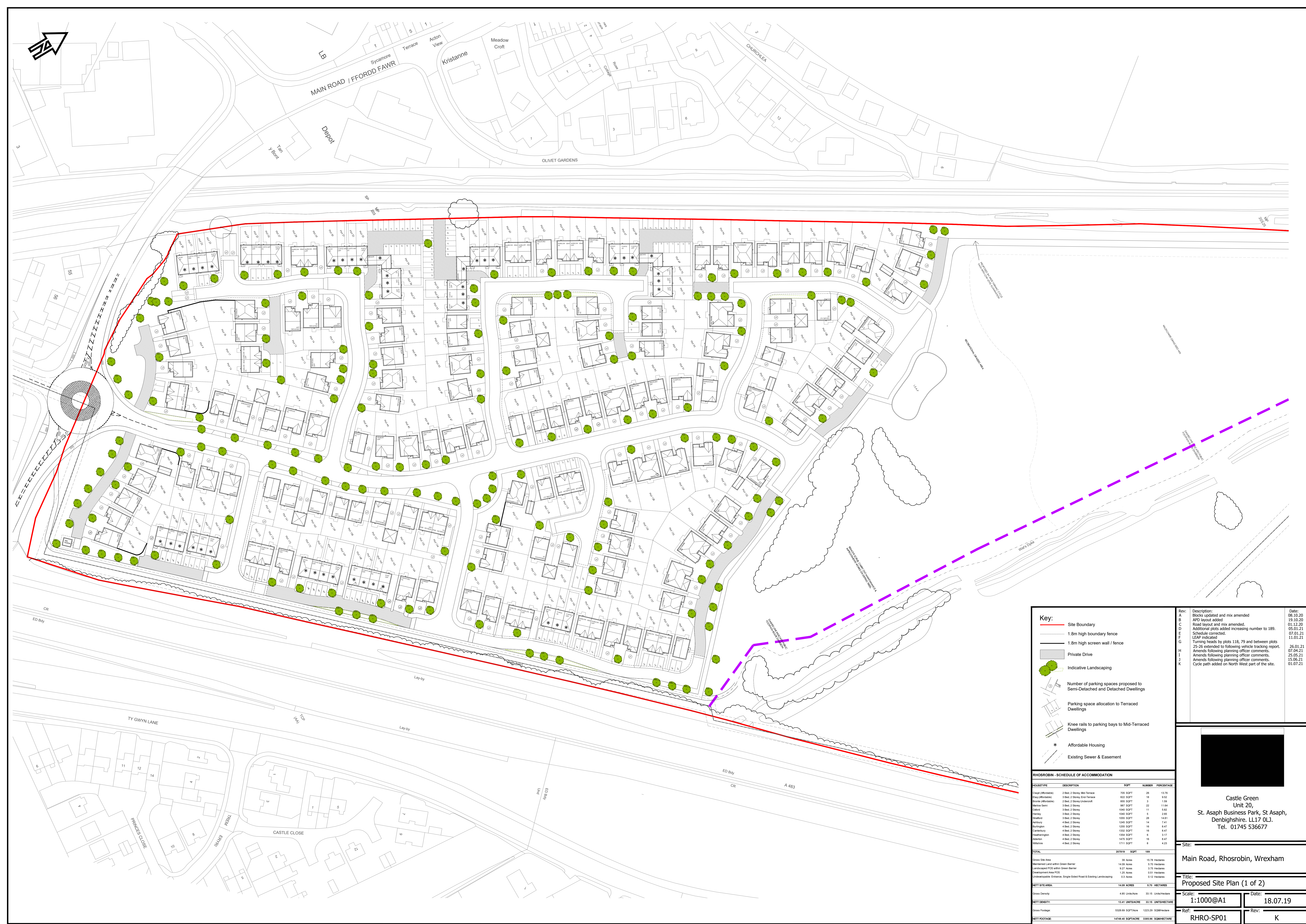




Key:

- 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)	3 Bed 2 Storey End Terrace	823 SQFT	18	9.5%
Grange (Affordable)	2 Bed 2 Storey Undersoil	855 SQFT	3	1.5%
Marlow Farm	3 Bed 2 Storey	987 SQFT	22	11.4%
Colled	3 Bed 2 Storey	1040 SQFT	11	5.8%
Penley	3 Bed 2 Storey	1040 SQFT	5	2.5%
Heathcote	3 Bed 2 Storey	1050 SQFT	28	14.5%
Albury	4 Bed 2 Storey	1245 SQFT	14	7.4%
Burlington	4 Bed 2 Storey	1355 SQFT	16	8.4%
Canterbury	4 Bed 2 Storey	1332 SQFT	16	8.4%
Heathcote	4 Bed 2 Storey	1354 SQFT	6	3.1%
Albion	4 Bed 2 Storey	1425 SQFT	16	8.4%
Walton	4 Bed 2 Storey	1711 SQFT	8	4.2%
TOTAL		207619 SQFT	189	
Gross Site Area	39 Acres	16.79 Hectares		
Matured Land within Green Belt	14.09 Acres	5.70 Hectares		
Landscaped Area within Green Belt	9.27 Acres	3.75 Hectares		
Development Area (PDS)	1.35 Acres	0.51 Hectares		
Undevelopable Area (Entrance, Single-Sided Road & Existing Landscaping)	0.3 Acres	0.12 Hectares		
NETT SITE AREA	14.09 ACRES	5.79 HECTARES		
Gross Density	4.85 UNITS/ACRE	53.15 UNITS/HECTARE		
NETT DENSITY	13.41 UNITS/ACRE	53.15 UNITS/HECTARE		
Gross Footprint	5328.99 SQFT/acre	1223.29 SQM/Hectare		
NETT FOOTPRINT	14749.45 SQFT/ACRE	3386.86 SQM/HECTARE		

Rev: A Description: Blocks updated and mix amended Date: 08.10.20
B APO 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

Castle Green
Unit 20,
St. Asaph Business Park, St Asaph,
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: K