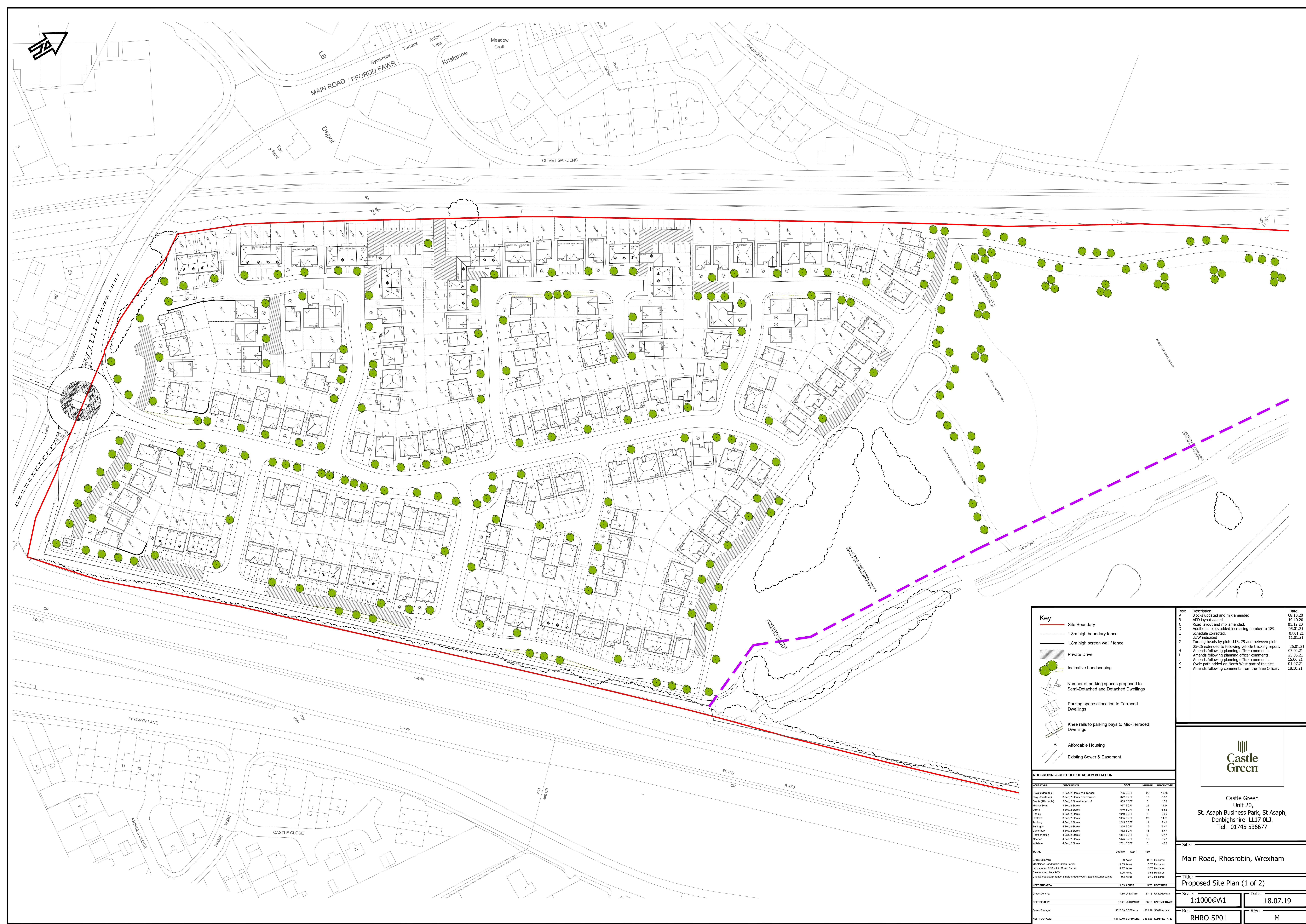




Key:

- 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	13.76
Chapel (Affordable)	3 Bed 2 Storey End Terrace	823 SQFT	19	9.52
Chapel (Affordable)	2 Bed 2 Storey Undercroft	855 SQFT	3	1.59
Marlow Farm	3 Bed 2 Storey	987 SQFT	22	11.64
Colled	3 Bed 2 Storey	1040 SQFT	11	5.82
Penley	3 Bed 2 Storey	1040 SQFT	5	2.55
Heathery	3 Bed 2 Storey	1050 SQFT	28	14.61
Albury	4 Bed 2 Storey	1245 SQFT	14	7.41
Burlington	4 Bed 2 Storey	1355 SQFT	16	8.47
Canterbury	4 Bed 2 Storey	1332 SQFT	16	8.47
Heatherrington	4 Bed 2 Storey	1354 SQFT	6	3.17
Alston	4 Bed 2 Storey	1425 SQFT	16	8.47
Walsine	4 Bed 2 Storey	1711 SQFT	8	4.23
TOTAL		207619	SQFT	189
Gross Site Area		39 Acres	16.79 Hectares	
Matured Land within Green Belt		14.09 Acres	5.70 Hectares	
Landscaped POS within Green Belt		9.27 Acres	3.75 Hectares	
Development Area (POS)		1.35 Acres	0.51 Hectares	
Undevelopable: 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	12.15 UNITS/HECTARE	
NETT DENSITY		13.41 UNITS/ACRE	33.15 UNITS/HECTARE	
Gross Footprint		5328.99 SQFT/acre	1223.29 SQM/Hectare	
NETT FOOTPRINT		14749.45 SQFT/ACRE	3386.86 SQM/HECTARE	

Rev:	Description:	Date:
A	Blocks updated and mix amended	08.10.20
B	APD 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
M	Amends following comments from the Tree Officer.	18.10.21



Castle Green
Unit 20,
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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: M