



Playing Field

SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Northfield/Pond				
DT18	1 Bed Apartment/2 Storey Duplex	951 SQFT	4	5.35
DT19	2 Bed, 2 Storey End & Mid-Terrace	705 SQFT	7	11.48
Appt/End (Midterrace)	3 Bed, 2 Storey End-Terrace	831 SQFT	4	6.56
Detrow	3 Bed, 2 Storey Semi-Detached	979 SQFT	4	6.56
Detrow	3 Bed, 2 Storey	1135 SQFT	2	3.28
Detrow	3 Bed, 2 Storey	1245 SQFT	3	4.92
Detrow	4 Bed, 2 Storey	1332 SQFT	3	4.92
Detrow	4 Bed, 2 Storey	1344 SQFT	4	6.56
Detrow	4 Bed, 2 Storey	1472 SQFT	6	9.84
Detrow	4 Bed, 2 Storey	1570 SQFT	7	11.48
Detrow	4 Bed, 2 Storey	1678 SQFT	3	4.92
Detrow	4 Bed, 2 Storey	1711 SQFT	7	11.48
Detrow	4 Bed, 2 Storey	1872 SQFT	2	3.28
Detrow	4 Bed, 2 Storey	1985 SQFT	5	8.20
Total		8808	51	158.08
Southfield/Pond				
DT18	1 Bed Apartment/2 Storey Duplex	951 SQFT	4	5.63
DT19	2 Bed, 2 Storey End & Mid-Terrace	705 SQFT	9	9.58
Appt/End (Midterrace)	3 Bed, 2 Storey End-Terrace	821 SQFT	4	5.93
Detrow	3 Bed, 2 Storey Semi-Detached	979 SQFT	8	11.27
Detrow	3 Bed, 2 Storey	1135 SQFT	5	7.50
Detrow	3 Bed, 2 Storey	1245 SQFT	6	8.45
Detrow	4 Bed, 2 Storey	1332 SQFT	4	5.93
Detrow	4 Bed, 2 Storey	1472 SQFT	5	7.04
Detrow	4 Bed, 2 Storey	1570 SQFT	2	2.82
Detrow	4 Bed, 2 Storey	1678 SQFT	1	1.41
Detrow	4 Bed, 2 Storey	1711 SQFT	5	7.04
Detrow	4 Bed, 2 Storey	1872 SQFT	4	5.63
Detrow	4 Bed, 2 Storey	1985 SQFT	4	5.63
Total		8738	71	178.72
TOTAL		16742	122	
Gross Site Area	15.43 Acres	6.34 Hectares		
FCG	2.88 Acres	1.18 Hectares		
Single Sided Road	0.34 Acres	0.14 Hectares		
On-Route/Service Stop	0.13 Acres	0.05 Hectares		
Undevelopable: Entrance, Exit, L/Vegetation, Car Park, Pump Station	0.77 Acres	0.31 Hectares		
NETT SITE AREA:		11.33 ACRES	4.58 HECTARES	
Gross Density	8.55 UNITS/ACRE	21.14 UNITS/HECTARE		
NETT DENSITY:		11.65 UNITS/ACRE	28.79 UNITS/HECTARE	
Gross Footage	10850.42 SQFT/ACRE	2492.89 SQM/HECTARE		
NETT FOOTAGE:		14778.88 SQFT/ACRE	3382.27 SQM/HECTARE	

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x70m to Site Entrances
- Indicative Landscaping
- Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGA 16 this does not include parking within a garage. All garage internal dimensions, both detached and integral, to be in excess of 2.7x5.5m. All driveways to be minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGA 16 minimum standards.
- Parking space allocation to Dwellings in lieu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGA 16.
- Knee rails to parking bays to Highfield & Oakley House types
- Affordable Housing
- Existing retained hedges/landscaping
- Refer to Croft designs for Pathway links



Rev:	Description:	Date:
A	Amended in line with Planning Officers comments	11/12/20
B	Sub station added	18/01/21
C	Amends following meeting with Planning Officer	22/03/21
D	Further amends	13/04/21
E	Amends following meeting with Planning Officer	23/04/21
F	Turning heads shown by plots 76 and 96	05/05/21
G	Further amends	12/05/21
H	Pump Station Position amended to accommodate 14m drive.	16/08/21



Castle Green,
Unit 20,
St. Asaph Business Park,
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Denbighshire, LL17 0LJ.
Tel. 01745 536677

Site:

Rossett Road, Rossett

Title:

Site Layout

Scale:

1:500@A0

Date:

21/07/2020

Ref:

ROSSRD-SL.01

Rev:

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