



Playing Field

SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Northfield/Prestal				
DT1B	1 Bed Apartment/2 Storey Duplex	951 SQFT	4	5.5%
DT1B	2 Bed 2 Storey End & Mid-Terrace	705 SQFT	7	11.4%
Appt/End (Midterrace)	3 Bed 2 Storey End-Terrace	831 SQFT	4	6.5%
Detached	3 Bed 2 Storey Semi-Detached	979 SQFT	4	6.5%
Detached	3 Bed 2 Storey	1135 SQFT	2	3.2%
Detached	3 Bed 2 Storey	1245 SQFT	3	4.0%
Detached	4 Bed 2 Storey	1332 SQFT	3	4.0%
Detached	4 Bed 2 Storey	1344 SQFT	4	5.5%
Detached	4 Bed 2 Storey	1472 SQFT	6	9.4%
Detached	4 Bed 2 Storey	1570 SQFT	7	11.4%
Detached	4 Bed 2 Storey	1678 SQFT	3	4.0%
Detached	4 Bed 2 Storey	1711 SQFT	7	11.4%
Detached	4 Bed 2 Storey	1872 SQFT	2	3.2%
Detached	4 Bed 2 Storey	1985 SQFT	5	8.2%
Total		8808	51	158.8%
Southfield/Prestal				
DT1B	1 Bed Apartment/2 Storey Duplex	951 SQFT	4	5.5%
DT1B	2 Bed 2 Storey End & Mid-Terrace	705 SQFT	9	15.8%
Appt/End (Midterrace)	3 Bed 2 Storey End-Terrace	821 SQFT	4	5.9%
Appt/End (Midterrace)	3 Bed 2 Storey End-Terrace	821 SQFT	1	1.4%
Detached	3 Bed 2 Storey Semi-Detached	979 SQFT	8	11.2%
Detached	3 Bed 2 Storey	1135 SQFT	5	7.5%
Detached	3 Bed 2 Storey	1245 SQFT	4	5.9%
Detached	3 Bed 2 Storey	1344 SQFT	6	8.4%
Detached	4 Bed 2 Storey	1332 SQFT	4	5.9%
Detached	4 Bed 2 Storey	1472 SQFT	5	7.0%
Detached	4 Bed 2 Storey	1570 SQFT	2	2.8%
Detached	4 Bed 2 Storey	1678 SQFT	1	1.4%
Detached	4 Bed 2 Storey	1711 SQFT	5	7.0%
Detached	4 Bed 2 Storey	1872 SQFT	4	5.9%
Detached	4 Bed 2 Storey	1985 SQFT	4	5.9%
Total		8738	71	178.7%
TOTAL		16742	122	
NETT SITE AREA:				
Gross Site Area		15.43 Acres	6.24 Hectares	
FCG		2.88 Acres	1.18 Hectares	
Single Sided Road		0.34 Acres	0.14 Hectares	
On-Access Road		0.13 Acres	0.05 Hectares	
Undevelopable: Entrance, Entry, L'velling, Car Park, Pump Station		0.77 Acres	0.31 Hectares	
NETT SITE AREA:		11.53 ACRES	4.68 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 L'PGN 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 L'PGN 16 minimum standards.
 - Parking space allocation to Dwellings in leu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC L'PGN 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,
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Tel. 01745 536677

Site:
Rossett Road, Rossett

Title:
Site Layout

Scale: 1:500@A0 Date: 21/07/2020

Ref: ROSSRD-SL.01 Rev: H