

House Type Schedule		sq ft
House Type Gr 5 bed detached	2126 sq ft	3
House Type Gr 5 bed detached	2126 sq ft	3
House Type BA 5 bed detached	2355 sq ft	5
House Type BA 5 bed detached	2355 sq ft	5
House Type D 5/6 bed detached	2558 sq ft	4
House Type D 5/6 bed detached	2558 sq ft	4
Total	12	36059

Existing hedgerow to be removed and replanted behind visibility splay with Hawthorn, Blackthorn and Holly mixture and the occasional tree Malus or Sorbus

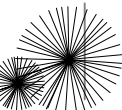
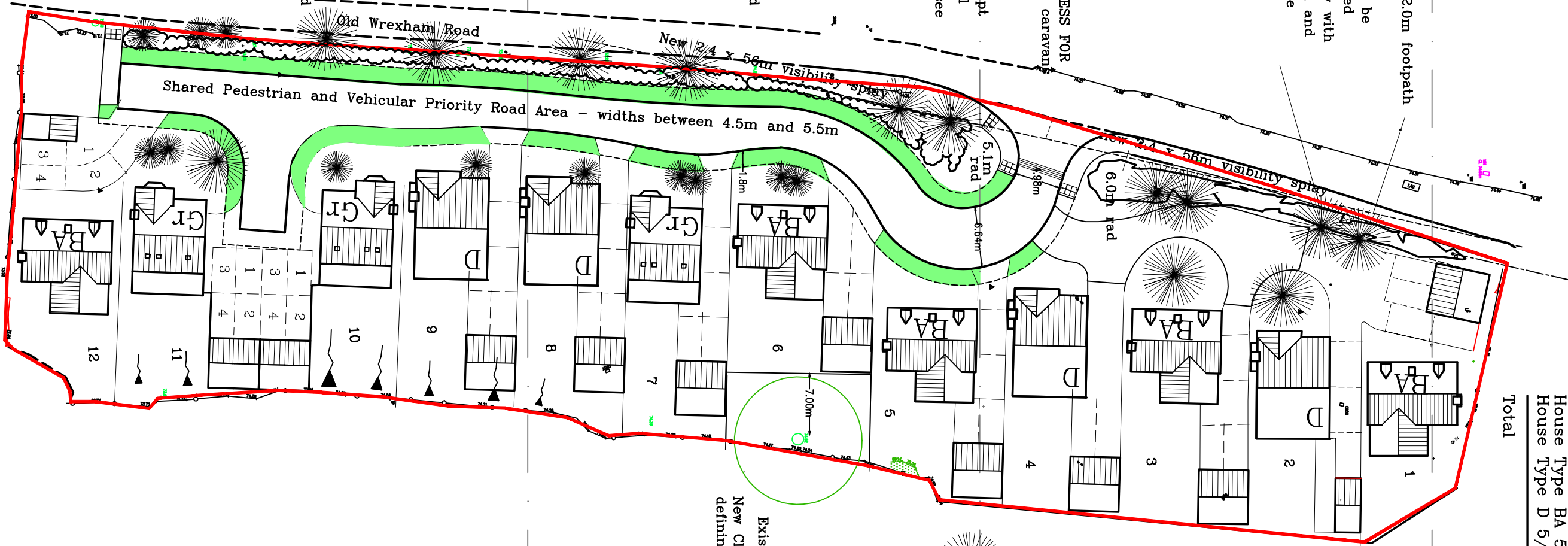
New 2.0m footpath

REUSE OF EXISTING ACCESS FOR 12 UNITS (Previously 24 caravans and a bungalow)

Road widening as per swept path analysis – see detail For construction details see Section 38 agreement

Existing hedgerow to be removed and replanted 1.0m in from boundary Hawthorn, Blackthorn and Holly mixture and the occasional tree Malus or Sorbus

Existing hedgerow to be removed and replanted 1.0m in from boundary Hawthorn, Blackthorn and Holly mixture and the occasional tree Malus or Sorbus



Indicative tree and shrub planting (See Landscape layout)

Total Nett Developable site area 1.35 acres
Total sq ft on site 29681 sqft
Total Nett sq ft per acre 21985.93 sqft/acre

Existing tree retained
New Closed Boarded fencing around tree defining new boundary at rear of plot

Revisions

- Rev A Road and turning head amended
- Minor plot swops
- Rev B Vissplay and entrance amended
- Rev C Hedging to frontage amended
- Rev D Highway alterations added
- Rev E New rear boundary to plot 6 and minor shuffle of house types
- Rev F Swept path analysis access added
- Rev G Informal road indicated with grass verges
- Rev H Highway and parking amended to LA
- Rev J Highway Entrance to new swept path detail

CARTWRIGHT

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CLIENT
M&M JONES DEVELOPMENTS LTD

CONTRACT
Land at The Old Caravan Site
Old Wrexham Road, Gresford

DWG TITLE:

Planning Layout

SCALE: 1:500
DATE: July 2017
DWG No. PL 1 rev J