



Playing Field

SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Northfield/Prestal				
DT18	1 Bed Apartment/2 Storey Duplex	951 SQFT	4	5.95
DT19	2 Bed, 2 Storey End & Mid-Terrace	705 SQFT	7	11.48
Appt/End (Affordable)	3 Bed, 2 Storey End-Terrace	831 SQFT	4	6.96
Detrow	3 Bed, 2 Storey Semi-Detached	979 SQFT	4	6.96
Detrow	3 Bed, 2 Storey	1130 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	5	6.96
Detrow	4 Bed, 2 Storey	1472 SQFT	6	8.94
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
Southfield/Prestal				
DT18	1 Bed Apartment/2 Storey Duplex	951 SQFT	4	5.93
DT19	2 Bed, 2 Storey End & Mid-Terrace	705 SQFT	9	15.86
Appt/End (Affordable)	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	1130 SQFT	5	7.50
Detrow	3 Bed, 2 Storey	1245 SQFT	4	5.93
Detrow	4 Bed, 2 Storey	1332 SQFT	6	8.45
Detrow	4 Bed, 2 Storey	1344 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	5.93
Detrow	4 Bed, 2 Storey	1985 SQFT	4	5.93
		Total	8738	71
TOTAL		16742	SQFT	122
Gross Site Area				
Gross Site Area		15.43 Acres	6.34 Hectares	
FCG		2.88 Acres	1.18 Hectares	
Single Sealed Road		0.34 Acres	0.14 Hectares	
On-Route/Service Strip		0.13 Acres	0.05 Hectares	
Undevelopable: Entrances, Exiting, Landscaping, 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	
NETT FOOTAGE:				
		10778.88 SQFT/acre	2692.89 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 LPGN 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 LPGN 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 LPGN 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



Castle Green,
Unit 20,
St. Asaph Business Park,
Ffordd Richard Davies, St Asaph,
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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