



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
Crane (affordable)	2 Bed, 2 Storey, Mid-Terrace	725 SQFT	25	13.23
Crane (affordable)	3 Bed, 2 Storey, End-Terrace	822 SQFT	22	11.64
Marlow	3 Bed, 2 Storey	976 SQFT	4	2.12
Marlow Semi	3 Bed, 2 Storey	876 SQFT	26	13.78
Hurley	3 Bed, 2 Storey	1040 SQFT	8	4.23
Wellfield	3 Bed, 2 Storey	1055 SQFT	30	15.67
Ashbury	4 Bed, 2 Storey	1245 SQFT	27	14.29
Casterbury	4 Bed, 2 Storey	1332 SQFT	21	11.11
Gloucester	4 Bed, 2 Storey	1475 SQFT	18	8.47
Waltham	4 Bed, 2 Storey	1652 SQFT	10	5.29
TOTAL		20466 SQFT	189	
Gross Site Area	39 Acres		15.79 Hectares	
Watermarked Land within Green Belt	14.09 Acres		5.70 Hectares	
Landscaped PCIS within Green Belt	8.27 Acres		3.35 Hectares	
Development Area PCIS	1.25 Acres		0.51 Hectares	
Undevelopable: Entrances, 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		33.15 Units/Hectare	
NETT DENSITY:	13.41 UNITS/ACRE		33.15 UNITS/HECTARE	
Gross Footage	5289.13 SQFT/Acre		1216.60 SQM/Hectare	
NETT FOOTAGE	14867.87 SQFT/ACRE		3387.18 SQM/HECTARE	

Castle Green

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

Rev: Description: Date:
A Blocks updated and mix amended 08.10.20
B APO 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

Castle Green

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Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site:

Main Road, Rhosrobin, Wrexham

Title:

Proposed Site Plan

Scale:

1:1000@A1

Date:

18.07.19

Ref:

RHRO-SP01

Rev:

G