

Affordable Housing Provision

28 No. (25% of 109 No. Residential Units)

Comprising	
1 Bed Apartment	6
2 Bed Apartment	6
2 Bed Semi-Detached House	8
2 Bed Mid-Terrace House	0
3 Bed Mid-Terrace House	1
3 Bed End-Terrace House	2
3 Bed Semi-Detached House	4
4 Bed Detached House	1
5 Bed Detached House	0

Group 1	9 No.	06 07 08 09 10 11 12 13 & 14
Group 2	6 No.	25 26 27 28 29 & 30
Group 3	3 No.	46 47 & 48
Group 4	2 No.	67 & 68
Group 5	2 No.	75 & 76
Group 6	6 No.	90 91 92 93 & 94.

Affordable Housing Units



4 No. Apartments with communal garden space, parking and bin storage.

Existing tree T11 (A), located in garden of plot 88, to be retained.

New hedgerow to be planted along East Boundary.

Existing tree T9 (C), located in garden of plot 83, to be retained.

New planted hedgerow border strip to extend into new hedgerow along North boundary.

Area H. Open green space boundary footpath with planted hedgerow border strip along South and West boundaries.
1106.3m2 0.11063 Hectares

Overall Application Site Area
6.7134 Hectares (67134 m2)

Public Green Space

(Area required 0.4 Hectares per 50 houses)
0.8720 Hectares (8720 m2) Area Required
1.4236 Hectares (14236 m2) Area Provided

Development Land Area

(Area of application site excluding Public Green Space)
5.2898 Hectares (52898 m2)

Housing Density (Houses per Hectare)

109 Houses / Apartments
20.60 Housing Density for Development Site Area
16.23 Housing Density for overall Application Site Area

Area A. Site boundary and Footpath / Emergency Access Route
602.0m2 0.0602 Hectares

Proposed Priority Giveway arrangement with pedestrian crossing, road markings and Signage

2.4x43M Visibility Spay
Line of existing Footpath Kirb Line

New footpath to tie into existing.

3.5m wide emergency access route with bollards

Existing road widened with new road junction for site entrance.
8m wide Carriageway with R10.0m Rad. Kirb
K2.4x43M Visibility Spay to both sides.
For new junction see Engineers drawings for full details of road layout, markings and Signage.

New pavement with R6.0M at corner of Stancliff Avenue and 2.4x43M Visibility Spay with 1m offset into carriageway

Current 'SLOW' road markings in front of Sub Station to be relocated East of proposed access road. see engineers dwg.

Area B. Public green space / site boundary
140.7m2 0.01407 Hectares

Existing Elec. Sub Station with overhead wire in Easement along site boundary.

Existing trees and hedgerow along East boundary to be retained.

Area C. Open Green Space
321.0m2 0.0321 Hectares

Area D. Open Green Space / Footpath
2998.8m2 0.29988 Hectares

Area E. Open Green Space
8088.1m2 0.8088.1 Hectares

Area F. Open Green Space / Perimeter Footpath
541.9m2 0.05419 Hectares

Area G. Open green space boundary footpath with planted hedgerow border strip along South boundary
0.437.9m2 0.04379 Hectares

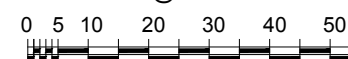
Public green space with public footpath and hedgerow along south boundary.

Public green space with new public footpath link to existing footpath route.

GA SITE PLAN:

Proposed Housing Development Accommodation.

scale 1:1250 @ A3

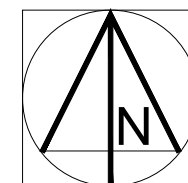


KEY: House Types

6 No.	1 Bed Apartment	Apartment Type 2 - Ground Floor 43.16 m2 (464 sq ft) 1.5 Parking Space per apartment
6 No. 1 Bed	2 Bed Apartment	Apartment Type 3 - First Floor 49.41 m2 (531 sq ft) overall area 47.91 m2 (515 sq ft) First Floor 1.5 Parking Space per apartment
6 No.	2 Bed Mid-Terrace	Apartment Type 1 - Ground Floor 56.87 m2 (612 sq ft) 2 Parking Spaces
1 No.	2 Bed Semi	Apartment Type 4 - First Floor 64.60 m2 (698 sq ft) overall area 61.58 m2 (662 sq ft) First Floor 2 Parking Spaces
14 No.	3 Bed Mid-Terrace	2 Bedroom Mid-Terrace 72.65m2 (781 sq ft) 2 Parking Spaces
21 No. 2 Bed	3 Bed End-Terrace	3 Bedroom End-Terrace 88.68 m2 (954 sq ft) 3 Parking Spaces
1 No.	3 Bed Semi	3 Bedroom Mid-Terrace 93.77 m2 (1009 sq ft) 3 Parking Spaces
4 No.	4 Bed Detached	4 Bedroom - including garage 143.9 m2 (1546 sq ft) 3 Parking Spaces plus integral Garage
18 No.	4 Bed Detached	4 Bedroom End-Terrace 88.68 m2 (954 sq ft) 3 Parking Spaces plus detached Garage
23 No. 3 Bed	5 Bed Detached	5 Bedroom 177 m2 (1905 sq ft) 4 Parking Spaces plus detached Double Garage
10 No.	5 Bed Detached	5 Bedroom 177 m2 (1905 sq ft) 4 Parking Spaces plus detached Double Garage
22 No.	109 No. Residential Total	
32 No. 4 Bed		
27 No.		
27 No. 5 Bed		

Existing trees and bushes, (G6# Arboricultural report) along field boundary, to be retained

Existing trees and hedgerow bushes, along existing field boundary, to be retained



PLANNING DRAWING

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Housing Development
Land off Hillock Lane, Gresford

GA Site Plan
Proposed Housing Development Accommodation

DRAWING NUMBER	REVISION	DATE
4124 / SK 19	-	April 2020
		SCALE 1:1250 @ A3