



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

**RANDALL
THORP**

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Key:

- Site boundary
- Open space
- Undevelopable sloping land
- Potential residential development
- Primary access point (as per CBO Site Access plan ref CBO-0322-011)
- Potential secondary link
- Strategic link road
- Primary roads
- Secondary roads
- Tertiary roads
- Footpaths
- Strategic cycle link
- Existing pedestrian and cycle routes
- Existing vegetation
- Existing pond to be retained
- Proposed woodland
- Proposed trees
- Play area
- Indicative SuDs attenuation areas (if required)

**BARRATT
HOMES**
built around you

BLOOR HOMES
*The Trustees of The
Wrexham (Parochial)
Education Foundation*

**Land South of Holt Road,
Wrexham**

Draft Illustrative Concept Layout

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Scale: 1:2500 @ A3

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Issue

Illustrative Land Use Summary:

Site area:	28.52 ha
Residential development:	15.55 ha
Visually prominent land:	1.99 ha
Undevelopable land (open space):	3.28 ha
SuDS ponds:	0.65 ha
Woodland buffers:	1.35 ha
Other informal open space:	5.70 ha