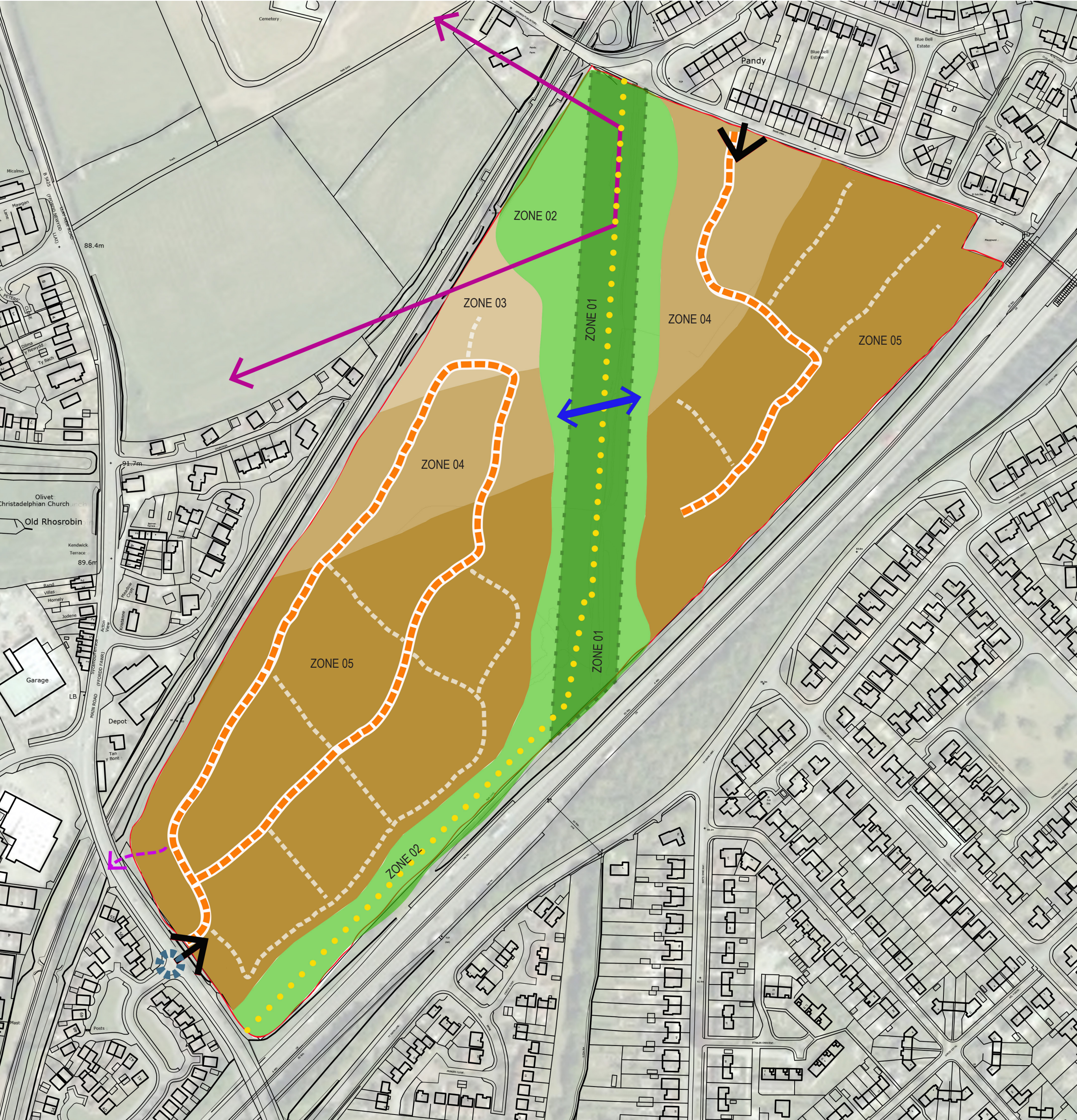


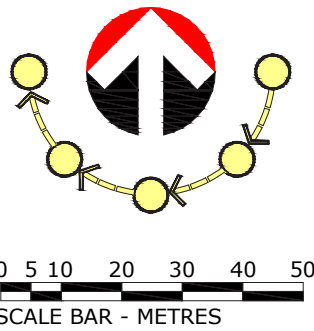


KEY

- SITE BOUNDARY; 15.78ha (39acres)
- MAIN ACCESS / VEHICLE ACCESS
- ACCESS IMPROVEMENT TO EXISTING HIGHWAY
- PUBLIC RIGHT OF WAY
- PEDESTRIAN LINK PATH ACROSS DYKE
- EMERGENCY ACCESS ROAD
- PRINCIPAL MAIN STREET
- SECONDARY / SHARED SURFACE STREET
- KEY SETTING - LONG DISTANCE VIEWS TO HORIZON
- ZONE 1**
NO BUILD BUFFER ZONE FOR SCHEDULED ANCIENT MONUMENT
POS AREA; 16,734sqm (1.67ha)
- ZONE 2**
LANDSCAPING
POS AREA; 23,239sqm (2.32ha)
- ZONE 3**
LOW LEVEL DENSITY; 20no. Units pha
2 STOREY HEIGHT
DEVELOPMENT AREA; 4,484sqm (0.45ha)
UPTO. 9NO. DWELLINGS
- ZONE 4**
MEDIUM LEVEL DENSITY; 25no. Units pha
2 - 2.5 STOREY HEIGHT
NORTH DEVELOPMENT AREA; 10,179sqm (1.02ha)
UPTO 26NO. DWELLINGS
SOUTH DEVELOPMENT AREA; 11,277sqm (1.13ha)
UPTO 28NO. DWELLINGS
- ZONE 5**
HIGHER LEVEL DENSITY; 30no. Units pha
2 - 2.5 STOREY HEIGHT
NORTH DEVELOPMENT AREA; 28,966sqm (2.90ha)
UPTO 87NO. DWELLINGS
SOUTH DEVELOPMENT AREA; 62,837sqm (6.29ha)
UPTO 188NO. DWELLINGS
- TOTAL DEVELOPMENT AREA; 21,456sqm (2.15ha)
TOTAL UPTO. 54NO. DWELLINGS
- TOTAL DEVELOPMENT AREA; 91,803sqm (9.18ha)
TOTAL UPTO. 275NO. DWELLINGS

REFER LP ARCHAEOLOGY HERITAGE STATEMENT FOR FURTHER DETAILS

TOTAL UPTO 338NO. DWELLINGS



NEW ROAD - RHOSROBIN, WREXHAM
INDICATIVE MASTERPLAN / DEVELOPMENT FRAMEWORK

C3429 - P01A
SCALE - 1:2000 @ A2

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