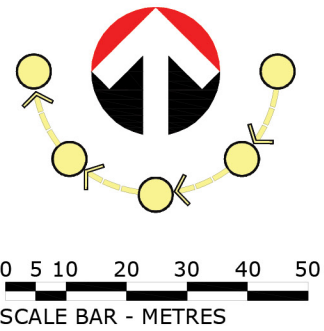




KEY

- SITE BOUNDARY; 157,716sqm (15.78ha)
- ACCESS IMPROVEMENT TO EXISTING HIGHWAY
- MAIN ACCESS / VEHICLE ACCESS
- PEDESTRIAN LINK
- PUBLIC RIGHT OF WAY
- FOCAL POINT
- PRINCIPAL MAIN STREET
- SECONDARY / SHARED SURFACE STREET
- EMERGENCY ACCESS ROAD
- DEVELOPMENT AREA
 - East Site;
Site Area; 60,019sqm (6.0ha)
Development; 45,473sqm (4.5ha) *approx. 113 – 135no. dwellings*
POS; 14,446sqm (1.5ha)
 - West Site;
Site Area; 97,697sqm (9.8ha)
Development; 77,531sqm (7.8ha) *approx. 195 – 234no. dwellings*
POS; 20,166sqm (2.0ha)
 - Total Site;
Site Area; 157,716sqm (15.8ha)
Development; 123,104 (12.3ha)
POS; 34,612sqm (3.5ha)
- Total approx. 308 – 369no. dwellings**
(assumed Development Density = 25 – 30 Units pha)
- INDICATIVE RESIDENTIAL FRONTAGE
- LEAP
- LANDSCAPE BUFFER
- POS; 34,612sqm (3.5ha) 22% of total site area
- WAT'S DYKE BUFFER ZONE



NEW ROAD - RHOSROBIN, WREXHAM
INDICATIVE MASTERPLAN / DEVELOPMENT FRAMEWORK
Cassidy+Ashton
C3429 - P01A
SCALE - 1:2000 @ A2

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