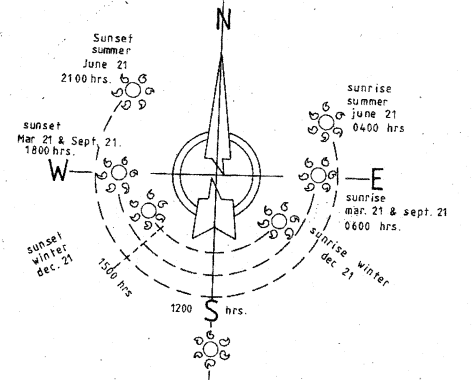




Key:

- Visitor car lay-by parking space x 36. N°.
- Affordable Dwelling.
- Car-port.
- Proposed hedgerow.
- Proposed screen wall.
- Proposed screen fence.
- Proposed trees.
- Existing trees.
- Existing hedgerow.
- Proposed grassed areas.
- Proposed car space.
- Proposed public footpath.
- Proposed grassed service strip.
- Proposed plot number.
- Proposed house type.
- Turning head.



Rhosrobin Scheme 8

House Mix Schedule of Accommodation: Plots 1 to 117 Inclusive:

Private Dwellings:		
'2BS'	Two Bed. Semi-Detached House Type	7N° x 794 sq.ft. each = 5,558 sq.ft.
'3BS'	Three Bed. Semi-Detached House Type	12N° x 1050 sq.ft. each = 12,600 sq.ft.
'DS'	Three Bed. Semi-Detached House Type	8N° x 920 sq.ft. each = 7,360 sq.ft.
'D'	'Deganwy' Three Bed. Detached House Type	10N° x 920 sq.ft. each = 9,200 sq.ft.
'T'	'Brenig' Three Bed. Detached House Type	10N° x 975 sq.ft. each = 9,750 sq.ft.
'R1'	'Richmond 1' Four Bed. Detached House Type	15N° x 1,318 sq.ft. each = 19,770 sq.ft.
'W'	'Wilmslow' Four Bed. Detached House Type	13N° x 1,418 sq.ft. each = 18,434 sq.ft.
'C'	'Conway' Four Bed. Detached House Type	13N° x 1,472 sq.ft. each = 21,736 sq.ft.
Sub Total = 88 N° dwellings.		Sub Total = 104,408 sq.ft.

Affordable Dwellings: (Full Provision - 25% of Grand Total of Dwellings).

'F'	One Bed. Terraced Apartment 'Affordable' Unit Type	16N° x 488 sq.ft. each = 7,808 sq.ft.
'2BS'	Two Bed. Semi & Terraced 'Affordable' House Type	10N° x 794 sq.ft. each = 7,940 sq.ft.
'3BS'	Three Bed. Semi & Terraced 'Affordable' House Type	3N° x 1050 sq.ft. each = 3,150 sq.ft.
Sub Total = 29N° Affordable		Sub Total = 18,898 sq.ft.
Grand Total = 117 N° dwellings		Grand Total = 123,306 sq.ft.

Public Open Space (P.O.S.):
0.4 HA. (1 acre or 4050 sq.m.) minimum of P.O.S. per 50 dwellings required.
4050 sq.m. divided by 50 dwellings = 81 sq.m. minimum of P.O.S. required per dwelling multiplied by 117N° units = 9,477 sq.m. required to comply with W.C.B.C. L.P.G. Note 10.
Public Open Space (P.O.S.) Site Area total = 2,343 acres (0.948 HA. or 9,485 sq.m.) = Full P.O.S. provision.

Gross Site Area Total..... = 11.714 acres (4.740 HA. or 47,409 sq.m.)
Net Developable Site Area total..... = 9.371 acres net. (3.792 HA. or 37,924 sq.m.)
Average Density..... = 117 total dwellings divided by 9.371 acres net..... = 12.485 dwellings per acre.
= 117 total dwellings divided by 3.792 HA net..... = 30.854 dwellings per hectare.
= 123,306 total sq.ft. divided by 9.371 acres net..... = 13,223 sq.ft. per acre.

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Location:
Land at: Llay New Road, Rhosrobin, Wrexham, LL11 2UB.
Job/Project:
Proposed Residential Development.
Client:
Castlemead Group Limited.
Drawing Title:
Site Plan as Proposed - Scheme Option No: 8
Scale: Drawing N°: Revision: Date:
1:1250 (A3 size) CGL1/TMJ-04 'E': Oct. 14 June 2014.

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