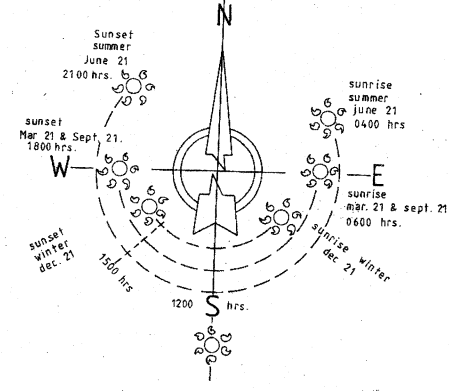




Key:

- visitor car lay-by parking space x 35 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'	'Brenin' 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 1,672 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)			
'P'	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 = 39N° 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 No 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 No: Revision: Date:
1:1250 (A3 size) CGL1/TMJ-04 'F': Oct.14 June 2014.