STANSTY LODGE LANE

STANSTY CHAIN ROAD

MOLD ROAD

Stansty Lodge

Cattle Grid

Oakhurst

The Hawthorns

Drainage Basin

Dwyrd Rhyddid Highway Buffer

A483

P.O.S

L.A.P

SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
2F1B (Affordable)	1 Bed, Walk up flat - Ground Floor	571 SQFT	2	1.02
2F1B (Affordable)	1 Bed, Walk up flat - First Floor	681 SQFT	2	1.02
Cult (Affordable)	3 Bed, 2 Storey, Mid Terrace	549 SQFT	2	1.02
4P2B (Affordable)	2 Bed, 2 Storey, Mid Terrace	879 SQFT	28	14.29
DT3B (Affordable)	3 Bed, 2 Storey, End Terrace	1004 SQFT	13	6.63
6P4B (Affordable)	4 Bed, 2 Storey	1197 SQFT	2	1.02
Oakley	2 Bed, Mid Terrace	703 SQFT	14	7.14
Eaton	2 Bed, Semi Detached	703 SQFT	14	7.14
Highfield	3 Bed, 2 Storey, End Terrace	910 SQFT	14	7.14
Warwick	3 Bed, 2 Storey, Semi Detached	858 SQFT	14	7.14
Hartford	3 Bed, 2 Storey	962 SQFT	11	5.61
Henley	3 Bed, 2 Storey	1034 SQFT	14	7.14
Kingsley	3 Bed, 2 Storey	1023 SQFT	23	11.73
Broadway	4 Bed, 2 Storey	1161 SQFT	18	9.18
Beaumont	4 Bed, 2 Storey	1222 SQFT	25	12.76
TOTAL		187291 SQFT	196	100.00

Gross Site Area	16.39 Acres	6.63 Hectares
POS	2.98 Acres	1.21 Hectares
Existing Landscaping	0.2 Acres	0.08 Hectares
Underenjoyable: Sub Station & SSR	0.4 Acres	0.16 Hectares
NETT SITE AREA:	12.81 ACRES	5.18 HECTARES
Gross Density:	11.96 Units/Acre	29.55 Units/Hectare
NETT DENSITY:	15.30 UNITS/ACRE	37.81 UNITS/HECTARE
Gross Footage:	11427.15 SQFT/Acre	2823.29 SQM/Hectare
NETT FOOTAGE:	14620.89 SQFT/ACRE	3346.41 SQM/HECTARE

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x??m to Site Entrances
- Indicative Landscaping. - refer to landscaping design for exact details
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with LPA Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Existing retained hedges/landscaping
- Proposed Landscape Screen to Southern boundary
- * Affordable Housing (25%)
- Existing Public Right of Way
- 2.4m high Timber Fence - Refer to Standard detail TF-04-114

Rev	Date	Description
D	06/08/25	Fence added to boundary with A483
C	25/06/25	Attenuation Basin added in Phase 2
B	23/06/25	Footpath added to Stansty Lodge Road
A	23/04/25	Access road to Phase 2 amended
Rev	Date	DESCRIPTION

Project Title:
Stansty Chain Road
Wrexham LL11 4YF

Castle Green

Title:
Site Layout - Phase 1

Job No: R1-0000
Ref: STANCHRD-SL-01 - 01
Scale (A0): 1:500
Date: 14/04/2025
Rev: D

This drawing is to be read in conjunction with the relevant Site Specification, Drawings and Standard Details
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