PRIVATE DWELLINGS - 137 TOTAL

ONE BED

TYPE		AMOUNT
FG FF	GROUND FLOOR FLAT	11
	FIRST FLOOR FLAT	11
	Total 22	

TWO BEDS

TYPE		AMOUNT
Hen2	HENLLAN 2 2 bed terraced & semi detached 2 storey	24
	Total 24	

THREE BEDS

TYPE		AMOUNT
Ki	KINMEL 3 bed semi detached 2 storey	10
Dy	DEGANWY 3 bed detached 2 storey	3
Dys	DEGANWY 3 bed semi detached 2 storey	14
B1	BODFARI 1 3 bed detached, 2 storey	7
B2	BODFARI 2 3 bed detached, 2 storey	3
Te	TENBY 2.5 storey, semi-detached	8
Arm	ARMITAGE 3 bed detached, 2 storey	5
	Total 50	

FOUR BEDS

TYPE		AMOUNT
Cor	CORWEN 4 bed detached, 2 storey	2
Lf	LLANFERRIS 4 bed detached, 2.5 storey	8
R1	RICHMOND 1 4 bed detached, 2 storey	3
De	DERWEN 4 bed detached 2.5 storey	7
R2	RICHMOND 2 4 bed detached, 2-storey	8
Co	CONWAY 4 bed detached, 2-storey	8
	Total 36	

FOUR / FIVE BEDS

TYPE		AMOUNT
Alv1	ALVANLEY 1 4/5 bed detached, 2.5-storey	1
Gr	GRESFORD 4 bed detached 2 storey	4
	Total 5	

CYCLE STAND PROVIDED TO REAR OF EACH HOUSE PROVING SECURE CYCLE FOR 2 BICYCLES

DEDICATED AREA FOR CYCLE STORAGE FOR FLATS INDICATED ON PLAN

V = VISITOR CAR PARKING SPACE

TC = TACTILE CROSSING SUBJECT TO SECTION 38 APPROVAL

VISIBILITY SPLAY

REV.	DESCRIPTION	DATE	BY	CHK
P1	FIRST ISSUE	26/04/2024	SD	DP
P2	UPDATED ISSUE	11/06/2024	TJ	DP
P3	POS4 CELLULAR STORAGE UPDATED	25/09/2024	DP	SD
P4	UPDATES FOLLOWING HIGHWAYS COMMENTS	15/01/2025	SD	DP
P5	UPDATED FOLLOWING HIGHWAYS COMMENTS	14/04/2025	SD	DP
P6	VISIBILITY SPLAY & TURNING CIRCLES ADDED	02/05/2025	SD	DP
P7	PLOTS 151, 217 - 223 SHOWN AS FUTURE DEVELOPMENT	22/05/2025	SD	DP
P8	UPDATED FOLLOWING HIGHWAYS COMMENTS	04/06/2025	SD	DP
P9	VISITOR PARKING UPDATED	30/06/2025	SD	DP
P10	AFFORDABLE HOUSING PROVISION UPDATED	13/08/2025	SD	DP

N 348,700.000 m
E 331,600.000 m

ACCESS ROAD 1
ACCESS ROAD 2
ACCESS ROAD 6
SPINE ROAD 2
5.5m ROAD 8
ROAD 9
4.5m ACCESSWAY
SHARED PRIVATE DRIVE 6
SHARED PRIVATE DRIVE 7
SHARED PRIVATE DRIVE 8
SHARED PRIVATE DRIVE 9
SHARED PRIVATE DRIVE 10
SHARED PRIVATE DRIVE 11
SHARED PRIVATE DRIVE 13
P.O.S. 4
P.O.S. 5
P.O.S. 6
P.O.S. 7
P.O.S. 8
P.O.S. 9
P.O.S. 10
P.O.S.4 CELLULAR STORAGE AREA 2 205 sqm
CELLULAR STORAGE AREA 3 - 700 sqm
PLAY AREA
MEWS COURT 2
MEWS COURT 3
MEWS COURT 5
CAR PARKING COURTYARD 1
CAR PARKING COURTYARD 2
CAR PARKING COURTYARD 5
CAR PARKING COURT 6
CAR PARKING COURT 4
COURT YARD 4
PUMPING STATION
ELEC SUB-STATION
FUTURE DEVELOPMENT
YARD
WREXHAM FURNITURE CENTRE WAREHOUSE
PREVIOUSLY APPROVED APPLICATION
RESTRICTOR TO BE FITTED TO WINDOW
FOOTWAY
RAILWAY LAND
DELIVERIES
Helenfa
CLOSE

0 5 10 15 20 25 30m
1:500 @ A0

saer architects
www.saer.wales | 01492 472478 | studio@saer.wales

THIS DRAWING IS COPYRIGHT OF SAER ARCHITECTS LIMITED. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS FINAL DESIGN TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION.

PROJECT:
WREXHAM ROAD,
RHOSTYLLEN - PHASE 2

CLIENT:
SG ESTATES

DRAWING TITLE:
PROPOSED SITE LAYOUT
PHASES 2B-4

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING No: WR2-SAL-A1-ZZ-DR-A-0607	PROJECT No: P1249
SCALE: 1 : 500@A0	REVISION: P10