



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
2P1B - Affordable	1 Bed, Walk up flat - Ground Floor	562 SQFT	4	4.82
2P1B - Affordable	1 Bed, Walk up flat - First Floor	652 SQFT	4	4.82
4P2B - Affordable	3 Bed, 2 Storey, Semi Detached	884 SQFT	7	8.43
5P3B - Affordable	3 Bed, 2 Storey, Semi Detached	1004 SQFT	4	4.82
5P3B CT - Affordable	3 Bed, 2 Storey, Corner Turner	1004 SQFT	1	1.20
6P4B - Affordable	4 Bed, 2 Storey	1197 SQFT	1	1.20
2P1B	1 Bed, Walk up flat - Ground Floor	562 SQFT	2	2.41
2P1B	1 Bed, Walk up flat - First Floor	652 SQFT	2	2.41
2B Bungalow	2 Bed, 1 Storey, Semi-Detached	627 SQFT	2	2.41
4P2B	2 Bed, 2 Storey, Semi Detached	884 SQFT	30	36.14
5P3B	3 Bed, 2 Storey, Semi Detached	1004 SQFT	10	12.05
5P3B CT	3 Bed, 2 Storey, Corner Turner	1004 SQFT	7	8.43
6P4B - Semi Detached	4 Bed, 2 Storey, Semi Detached	1186 SQFT	4	4.82
6P4B	4 Bed, 2 Storey	1197 SQFT	5	6.02
TOTAL		75260 SQFT	83	100.00
Gross Site Area		7.73 Acres	3.13 Hectares	
GCN Mitigation area		1.45 Acres	0.59 Hectares	
POS / Pump Station / Sub-station		1.09 Acres	0.44 Hectares	
Existing Landscaping & Buffer zone		0.21 Acres	0.08 Hectares	
Site Entrance & Single-Sided Road		0.045 Acres	0.02 Hectares	
NETT SITE AREA:		4.935 ACRES	2.00 HECTARES	
Gross Density:		10.74 Units/Acre	26.53 Units/Hectare	
NETT DENSITY:		16.82 UNITS/ACRE	41.56 UNITS/HECTARE	
Gross Footage:		9736.09 SQFT/Acre	2235.08 SQM/Hectare	
NETT FOOTAGE:		15259.25 SQFT/ACRE	3590.84 SQM/HECTARE	

Key:

Site Boundary

1.8m high boundary fence

1.8m high screen wall / fence

Private Drive

Visibility Displays -
4.5x120m to Site Entrance
2.4x25m to all internal estate road junctions and private drives, as shown. Private vehicle entrances to have visibility splay of 2.4x2.4m onto footways (not shown) to ensure pedestrian/ cyclist safety.

Indicative Landscaping

Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGN 16 this does not include parking within a garage. All garage internal dimensions, both detached and integral, to be in excess of 2.7x5.5m. All driveways to be minimum width of 3.2m (single drives) and 5.6m (double drives), and a minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGN 16 minimum standards.

Parking space allocation to Dwellings in leu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGN 16.

Knee rails to parking bays to terraced Housetypes

Affordable Housing to WCBC Policy

Existing retained landscaping

Rev:	Description:	Date:
A	Layout revised, latest product added.	02.03.22
B	Sub station added, Pump station added, affordable units mixed up.	06.04.22
C	Pump Station adjusted to suit vehicle tracking.	26.04.22
D	Mixed amended, numbers increased from 90 to 96	11.10.22
E	Amends following planning officer comments	17.11.22
F	Amends following meeting with Local Authority re: GCN	01.10.24
G	Mix changed and numbers increased from 72 to 85	18.02.25
H	S106 affordable plots indicated	02.04.25
I	Design amendments in line with Planning Officer	27.06.25
J	Plots 7 & 68 roof design changed to hip.	15.07.25
K	Build frontages & orientations amended in line with Planning Officer	08.09.25



Castle Green
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Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site:

Mold Road, Gwersyllt

Title:

Site Layout

Scale:

1:500 at A1

Date:

26/02/2020

Ref:

MRGWR-SP.01

Rev:

K