


# KEY

## Accommodation & Parking Schedule.

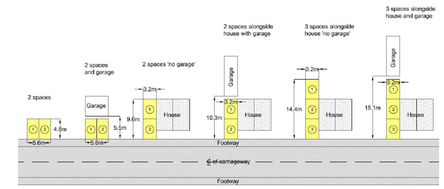
| REF | BEDS | SQ FT | QTY | TOTAL | TYPE | PARKING SPACES / TYPE | TOTAL SPACES |
|---|---|---|---|---|---|---|---|
| A | 2 | 780 | 17 | 13260 | 2 BED SEMI | 2 | 34 |
| B | 3 | 935 | 11 | 10285 | 3 BED SEMI | 3 | 33 |
| C | 3 | 1040 | 5 | 5200 | 4 BED DETACHED | 3 | 15 |
| D | 4 | 1175 | 3 | 3525 | 4 BED DETACHED | 3 | 9 |
| E | 4 | 1315 | 2 | 2630 | 4 BED DETACHED | 3 | 6 |
| F | 4 | 1340 | 1 | 1340 | 4 BED DETACHED | 3 | 3 |
| | | TOTAL | 39 | 36240 | | | 100 |

| | |
|---|---|
| Units / Net/ Hectare / Acre | 31 / 12 |
| Gross area | 1.72 hectares / 4.26 acres |
| POS area | 0.41 hectares / 1.01 acres |
| Undevelopable area | 0.06 hectares / 0.15 acres |
| Net area | 1.24 hectares / 3.10 acres |

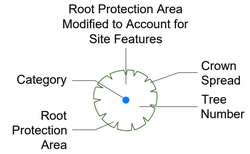
## Adopted Highway & Greenspace

- Carriageway & Junction- 5.5m wide
- Verges & Park min 0.3m width
- Suds
- Pavement - 2m wide
- Dwelling
- Affordable dwelling
- Shared Pedestrian & Cycleway - 3m wide
- Bin Collection Point
- Acoustic Fence
- Private Driveway

## Wrexham Council Parking & Driveway Requirements

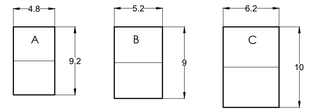



## Tree Survey Legend.




- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Position Approximate (not shown on original survey)
- Tree Proposed for Removal

## Typical Property Sizes.




2 Bed | 3 Bed | 4 Bed

* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX
(9.7m GROUND TO RIDGE LEVEL)
DIMENSIONS SHOWN HAVE A DEVIATION OF +/- 3m

NEW PARKING PROVISION 88 SPACES MIN 2 & 3 BED
PROPERTIES 2 SPACES 4 BED PROPERTIES 3 SPACES

CYCLE PARKING WITHIN GARAGES & DWELLINGS

Parkinson Inc.
Urban design & masterplanning

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PROJECT
LAND OFF WREXHAM ROAD, HOLT

CLIENT
PRIDDING FARMING PARTNERSHIP

DRAWING TITLE
SITE PLAN

| | | |
|---|---|---|
| SCALE | 1:500 @ A1 | PROJECT REF: Plnc 100/83 Holt Pridding |
| DATE | 07:05:2026 | DRAWING REF: Plnc 100_82_SP 01C |
| CHECKED | IP | |