Scale 1:500

0 10 20 50

STANSTY LODGE LANE

STANSTY CHAIN ROAD

MOLD ROAD

Hatched area indicates an area within the application boundary where no works are proposed as part of this application.

Stansty Lodge

Cattle Grid

Oakhurst

The Hawthorns

Drainage Basin

L.E.A.P

P.O.S

VIL

Dwr y Felin Comprehensive School

A483

SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION:	SQFT	NUMBER	PERCENTAGE
2F1B (Affordable)	1 Bed, Walk up flat - Ground Floor	571 SQFT	2	1.11
2F1B (Affordable)	1 Bed, Walk up flat - First Floor	661 SQFT	2	1.11
Cult (Affordable)	2 Bed, 2 Storey, Undercroft	549 SQFT	2	1.11
4P2B (Affordable)	2 Bed, 2 Storey, Mid Terrace	679 SQFT	15	8.33
4P2B (Affordable)	2 Bed, 2 Storey, End Terrace	684 SQFT	11	6.11
5P3B (Affordable)	3 Bed, 2 Storey, End Terrace	1004 SQFT	11	6.11
6P4B (Affordable)	4 Bed, 2 Storey, Semi Detached	1196 SQFT	2	1.11
Eaton	2 Bed, Semi Detached	771 SQFT	14	7.78
Highfield	3 Bed, 2 Storey, End Terrace	911 SQFT	16	8.89
Oxford	3 Bed, 2 Storey	962 SQFT	9	5.00
Shelford	3 Bed, 2 Storey	1079 SQFT	28	15.56
Henley	3 Bed, 2 Storey	1116 SQFT	15	8.33
Beaumont	4 Bed, 2 Storey	1202 SQFT	28	15.56
Wentworth	4 Bed, 2 Storey	1383 SQFT	25	13.89
TOTAL		**180098 SQFT**	**180**	**100.00**

Gross Site Area	16.36 Acres	6.62 Hectares
Are of Site outside of development	0.29 Acres	0.11 Hectares
POS	2.97 Acres	1.20 Hectares
Existing Landscaping & Buffer	0.22 Acres	0.09 Hectares
Undevelopable: Sub Station & SSR	0.46 Acres	0.19 Hectares
NETT SITE AREA:	**12.41 ACRES**	**5.03 HECTARES**
Gross Density:	11.00 Units/Acre	27.19 Units/Hectare
NETT DENSITY:	**14.50 UNITS/ACRE**	**36.84 UNITS/HECTARE**
Gross Footage:	114974.43 SQFT/Acre	26394.42 SQM/Hectare
NETT FOOTAGE:	**10156.97 SQFT/ACRE**	**3479.83 SQM/HECTARE**

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4 x 60 & 88m to Site Entrances off Stansty Chain Road
- 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
F	11/05/26	Amendments to Road pattern
E	27/02/26	Updated in line with Consultation responses
D	19/01/26	Updated in line with Client Comments
C	25/06/25	Attenuation Basin added in Phase 1
B	30/05/25	Footpath connection to Pinot Road added
A	15/05/25	Accommodation Schedule Amended

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: F

This drawing is to be read in conjunction with the relevant Site Specification, Drawings and Standard Details
DO NOT SCALE OFF THIS DRAWING. © Castle Green Homes