



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
2P1B - Affordable	1 Bed, Walk up flat - Ground Floor	562 SQFT	2	2.41
2P1B - Affordable	1 Bed, Walk up flat - First Floor	652 SQFT	2	2.41
4P2B - Affordable	2 Bed, 2 Storey, Semi Detached	884 SQFT	13	15.66
5P3B - Affordable	3 Bed, 2 Storey, Semi Detached	1004 SQFT	2	2.41
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	4	4.82
2P1B	1 Bed, Walk up flat - First Floor	652 SQFT	4	4.82
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	7	8.43
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	3	3.61
6P4B CT	4 Bed, 2 Storey	1197 SQFT	1	1.20
TOTAL		74347 SQFT	83	100.00
Gross Site Area		7.73 Acres	3.13 Hectares	
GCN Mitigation area		1.46 Acres	0.59 Hectares	
POS		1.36 Acres	0.55 Hectares	
Undev. - Site Entrance & SSR, Pump & Sub Stations		0.27 Acres	0.11 Hectares	
NETT SITE AREA:		4.64 ACRES	1.88 HECTARES	
Gross Density:		10.74 Units/Acre	26.53 Units/Hectare	
NETT DENSITY:		17.89 UNITS/ACRE	44.20 UNITS/HECTARE	
Gross Footage:		9617.98 SQFT/Acre	2207.96 SQM/Hectare	
NETT FOOTAGE:		16023.06 SQFT/ACRE	3678.35 SQM/HECTARE	

- Key:
- Site Boundary
 - 1.8m high boundary fence
 - 1.8m high screen wall / fence
 - Private Drive
 - Visibility Splays - 4.5x158m 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 5.0m (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 - 25% to WCBC Policy
 - Affordable Housing - Additional Provision over & above 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	17.11.22
E	Amends following planning officer comments	01.10.24
F	Amends following meeting with Local Authority re: GCN	18.02.25
G	Mix changed and numbers increased from 72 to 85	02.04.25
H	S106 affordable plots indicated	27.06.25
I	Design amendments in line with Planning Officer	15.07.25
J	Plots 7 & 68 roof design changed to hip.	08.09.25
K	Build frontages & orientations amended in line with Planning Officer	08.04.26
L	Amended in line with Highways comments	12.05.26
M	Amended in line with Tree Officer	09.06.26
N	Turning head adj. Plot 32 amended	21.07.26
O	Turning head adj. Plot 74 & Sub Station amended	



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Site:	Mold Road, Gwersyllt
Title:	Site Layout
Scale:	1:500 at A1
Date:	26/02/2020
Ref:	MRGWR-SP.01
Rev:	0