

**Rhosrobin Scheme (13/08/2021) - OPTION 4**

**Site Area Statistics:**

0.4 HA. (1 acre or 4,050 sq.m.) minimum of P.O.S. per 50 dwellings required.  
 4,050 sq.m. divided by 50 dwellings = 81 sq.m. minimum of P.O.S. required per dwelling multiplied by 92# dwellings = 7,452 sq.m. minimum area required to comply with W.C.B.C. L.P.G. Note #10.

Public Open Space (P.O.S.) site area total = 2.625 acres (1.062 Hectares or 10,627 sq.m.) = Full 100% P.O.S. provision.  
 Net developable housing site area total... = 7.280 acres net. (2,946 Ha. or 29,463 sq.m.)  
 Play equipped area... = 0.098 acres net. (0.040 Ha. or 400 sq.m.)  
 Public Footpath & Cycleway (adj. POS.3)... = 0.210 acres net. (0.085 Ha. or 850 sq.m.)  
 Mitigation Land & Wildlife Area... = 1.204 acres net. (0.487 Ha. or 4,875 sq.m.)  
 Pond area... = 0.229 acres net. (0.093 Ha. or 930 sq.m.)  
 Gross full site area total... = 11.649 acres gross (4,714 Ha. or 47,145 sq.m.)

Average Density..... = 92 total dwellings divided by 7.280 acres net... = 12.637 dwellings per acre.  
 = 92 total dwellings divided by 2,946 Ha. net..... = 31.228 dwellings per hectare.  
 = 102,216 total sq.ft. divided by 7.280 acres net..... = 14,040 sq.ft. per acre.

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**House Mix Schedule of Accommodation: Plots 1 to 92 inclusive:**

Private Dwellings:			
'He' - 'Henlian': 2-storey, 2 bed semi-detached & terraced house type.....	7#0 x 711 sq.ft. each	=	4,977 sq.ft.
'Dy' - 'Deganwy': 2-storey, 3 bed semi-detached house type.....	4#0 x 920 sq.ft. each	=	3,680 sq.ft.
'B1' - 'Bodfari 1': 2-storey, 3 bed detached house type.....	3#0 x 920 sq.ft. each	=	2,760 sq.ft.
'B2' - 'Bodfari 2': 2-storey, 3 bed detached house type.....	5#0 x 953 sq.ft. each	=	4,765 sq.ft.
'3bs' - : 2.5-storey, 3 bed semi-detached house type.....	3#0 x 953 sq.ft. each	=	2,859 sq.ft.
'Ar' - 'Armitage': 2-storey, 3 bed detached house type.....	2#0 x 1050 sq.ft. each	=	2,100 sq.ft.
'L' - 'Llanferris': 2-storey, 4 bed detached house type.....	5#0 x 1,140 sq.ft. each	=	5,700 sq.ft.
'D' - 'Derwen': 2.5 storey, 4 bed detached house type.....	7#0 x 1,250 sq.ft. each	=	8,750 sq.ft.
'R1' - 'Richmond 1': 2-storey, 4 bed detached house type.....	8#0 x 1,400 sq.ft. each	=	11,200 sq.ft.
'R2' - 'Richmond 2': 2-storey, 4 bed detached house type.....	5#0 x 1,318 sq.ft. each	=	6,590 sq.ft.
'Co' - 'Conway': 2-storey, 4 bed detached house type.....	8#0 x 1,433 sq.ft. each	=	11,464 sq.ft.
'Din' - 'Dinas': 2.5-storey, 4 bed detached house type.....	6#0 x 1,672 sq.ft. each	=	10,032 sq.ft.
'Br' - 'Bradman': 2.5-storey, 5 bed detached house type.....	4#0 x 2,122 sq.ft. each	=	8,488 sq.ft.
	2#0 x 2,368 sq.ft. each	=	4,736 sq.ft.
	Sub Total = 69#0 dwellings @		= 88,101 sq.ft.

**Affordable Dwellings: (Full Provision @ 25% of 92 No. Grand Total of Dwellings = 23#0).**

\* 'FG' - : 2-storey, 1 bed ground floor terraced 'Affordable' apartment type..... = 6#0 x 473 sq.ft. each = 2,838 sq.ft.  
 \* 'FF' - : 2-storey, 1 bed first floor terraced 'Affordable' apartment type..... = 6#0 x 576 sq.ft. each = 3,456 sq.ft.  
 \* 'He' - 'Henlian': 2-storey, 2 bed terraced 'Affordable' house type..... = 11#0 x 711 sq.ft. each = 7,821 sq.ft.

Sub Total = 23#0 'Affordable' units = 14,115 sq.ft.  
 Grand Total = 92#0 dwellings @ = 102,216 sq.ft.

- Key:**
- visitor car lay-by parking space
  - \* = Affordable Dwelling.
  - Proposed hedgerow.
  - Proposed screen wall.
  - Proposed screen fence.
  - Proposed trees.
  - Existing trees.
  - Existing hedgerow.
  - Proposed grassed areas.
  - Proposed car space.
  - Proposed public footpath.
  - Proposed grassed service strip.
  - 27. Proposed plot number.
  - R2 Proposed house type.
  - G4 Proposed garage type



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 Location:  
 Land at: Llay New Road, Rhosrobin, Wrexham, LL11 2UB.  
 Job/Project:  
 Proposed Residential Development.  
 Client:  
 SG Estates.  
 Drawing Title:  
 Site Plan as Proposed - Scheme Option No: 4  
 Scale: Drawing No: Revision: Drawn by: Date:  
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