



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SOFT	NUMBER	PERCENTAGE
AP20 (affordable)	2 Bed, 2 Storey, Mix-End-Terrace	885 SQFT	14	20.00
SP30 (affordable)	3 Bed, 2 Storey, End-Terrace	1015 SQFT	0	0.00
SP30 Corner (affordable)	3 Bed, 2 Storey, End-Terrace	1015 SQFT	1	1.43
Midrow Semi	3 Bed, 2 Storey	987 SQFT	6	8.57
Endrow	3 Bed, 2 Storey	1040 SQFT	5	7.14
Herley	3 Bed, 2 Storey	1040 SQFT	7	10.00
Stratford	3 Bed, 2 Storey	1055 SQFT	10	14.29
Beaumont	3 Bed, 2 Storey	1234 SQFT	9	12.86
Darlington	4 Bed, 2 Storey	1355 SQFT	2	2.86
Wentworth	4 Bed, 2 Storey	1344 SQFT	5	7.14
Alston	4 Bed, 2 Storey	1501 SQFT	5	7.14
TOTAL		76428 SQFT	70	
Gross Site Area		10.54 Acres	4.27 Hectares	
PCD		4.11 Acres	1.66 Hectares	
Existing Landscaping & Buffer zone		1.15 Acres	0.47 Hectares	
Site Entrance & Single-Sided Road & Sub Station		0.18 Acres	0.07 Hectares	
NETT SITE AREA		5.1 ACRES	2.06 HECTARES	
Gross Density:		654 Units/Acre	1641 Units/Hectare	
NETT DENSITY:		1373 UNITS/ACRE	3392 UNITS/HECTARE	
Gross Footage:		7261.23 SQFT/Acre	1854.64 SQM/Hectare	
NETT FOOTAGE:		14865.88 SQFT/Acre	3640.25 SQM/Hectare	

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x120m to Site Entrance
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with Flintshire's Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Knee rails to parking bays to terraced Housetypes
- * Affordable Housing
- Existing retained hedges/landscaping
- Existing overhead lines
- Existing Landscaping & Wildlife buffer zone

Rev:	Description:	Date:
A	Mix amended & Sub Station added	04/03/20
B	Amended in line with Pre App Response	07/10/20

Castle Green

Castle Green,
Unit 20,
St. Asaph Business Park,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site: Wrexham Road, Abermorddu	
Title: Site Layout	
Scale: 1:500 at A1	Date: 19/02/2020
Ref: ABMRD-SP.01	Rev: B