



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
4P/5 (Affordable)	2 Bed, 2 Storey, Semi Detached	595 SQFT	3	6.67
4P/5 (Affordable)	3 Bed, 2 Storey, Semi Detached	1015 SQFT	1	2.22
Chalet	2 Bed, 2.5 Storey, Semi Detached	705 SQFT	4	8.89
Ashdon	2 Bed, 2.5 Storey, Semi Detached	521 SQFT	6	13.33
Mulviu Seira	3 Bed, 2 Storey, Semi Detached	387 SQFT	6	13.33
Menny	3 Bed, 2 Storey	1040 SQFT	2	4.44
Swanwick	3 Bed, 2 Storey	1055 SQFT	8	17.78
Chalfenham	3 Bed, 2 Storey	1234 SQFT	4	8.89
Wentworth	4 Bed, 2 Storey	1345 SQFT	4	8.89
Chatsworth	4 Bed, 2 Storey	1491 SQFT	1	2.22
Widmore	4 Bed, 2 Storey	1223 SQFT	4	8.89
TOTAL		48177 SQFT	45	
Gross Site Area	3.58 Acres	1.45 Hectares		
POS	0.37 Acres	0.15 Hectares		
Undevelopable, Set Backs & SCR	0.1 Acres	0.04 Hectares		
NETT SITE AREA:	3.12 ACRES	1.24 HECTARES		
Gross Density	12.53 Units/Acre	30.97 Units/Hectare		
NETT DENSITY:	14.42 UNITS/ACRE	35.64 UNITS/HECTARE		
Gross Footage	13631.20 SQFT/Ac	3126.31 SQM/Hectare		
NETT FOOTAGE:	15569.65 SQFT/ACRE	3574.24 SQM/HECTARE		

- Key:**
- Site Boundary
 - 1.8m high boundary fence
 - 1.8m high screen wall / fence
 - Private Drive
 - Visibility Splays - 2.4x90m to Site Entrances
 - 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

Rev:	Description:	Date:
A:	Design Update	01/07/22
B:	Blocks updated & Gronant Road widened	20/07/22
C:	Amended in line with Tree Survey	03/11/22



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

Site: **Midnant Farm, Gronant Road, Prestatyn**

Title: **Proposed Site Plan**

Scale: **1:500@A1** Date: **30.03.22**

Ref: **GRON-PRS-SP01** Rev: **C**