



SCHEDULE OF ACCOMMODATION - PARCEL A

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
SP2B (Affordable)	2 Bed, 2 Storey Semi-Detached	885 SQFT	7	12.73
SP3B (Market)	3 Bed, 2 Storey Semi-Detached	1015 SQFT	3	5.45
Herley	3 Bed, 2 Storey	1040 SQFT	3	5.45
Bungalow - Split Level	3 Bed, 2 Storey	938 SQFT	8	14.55
Mbiow - Split Level	3 Bed, 2 Storey	1240 SQFT	17	30.81
Beauumont	4 Bed, 2 Storey	1234 SQFT	5	9.09
Seaworth - Split Level	4 Bed, 2 Storey	1765 SQFT	12	21.82
TOTAL		6872 SQFT	55	
Gross Site Area		0.48 Acres	2.02 Hectares	
PLC's		1.4 Acres	0.34 Hectares	
Unreserved SFR, Site Access & Drain Easement		0.28 Acres	0.11 Hectares	
Existing Landscaping		0.92 Acres	0.37 Hectares	
NETT SITE AREA:		2.66 ACRES	1.07 HECTARES	
Gross Density		8.49 Units/Acre	20.97 Units/Hectare	
NETT DENSITY:		14.18 UNITS/ACRE	35.03 UNITS/HECTARE	
Gross Footage		10951.23 SQFT/acre	9422.21 SQM/Hectare	
NETT FOOTAGE:		17621.65 SQFT/ACRE	4645.33 SQM/HECTARE	

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Feature Junction
- Private Drive
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings
- Parking space allocation to Terraced Dwellings
- Knee rails to parking bays to Mid-Terraced Dwellings
- Existing Sewer & Easement
- Existing Water Main & Easement
- * Affordable Housing

Rev:	Description:	Date:
A	General amendments to suit topography	10/01/20
B	Additional Land included	07/07/22
C	Amended following technical review	16/08/22
D	Amended following technical review	16/09/22



Castle Green

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Parking requirements in accordance with CCBC LDP2 parking Standards Appendix 6.

Site Scores in Sustainability Criteria as follows -

Local Facilities	Distance	Points
School, Health Facility & Food store	400m	6
Public Transport	Distance	Points
Bus	300m	3
Cycle Route	Distance	Points
Cycle Route	Adjacent	1
Frequency of Public Transport	Frequency	Points
	20mins.	2
Total		12

A score of 12 points results in the potential reduction of 2 spaces per dwelling. This Layout has only reduced the parking to some dwellings by one space.

Site: **Penmaenmawr Road, Llanfairfechan**

Title: **Proposed Site Plan**

Scale: 1:500@A1	Date: 29.05.19
Ref: PRL-SP-01	Rev: D