

SCHEDULE OF ACCOMMODATION - PARCEL A				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
4P2B (Affordable)	2 Bed, 2 Storey, Semi-Detached	895 SQFT	7	12.73
SP3B (Affordable)	3 Bed, 2 Storey, Semi-Detached	1015 SQFT	3	5.45
Henley	3 Bed, 2 Storey	1040 SQFT	3	5.45
Bungalow - Split Level	3 Bed, 2 Storey	939 SQFT	8	14.55
Marlow - Split Level	3 Bed, 2 Storey	1240 SQFT	17	30.91
Beaumont	4 Bed, 2 Storey	1234 SQFT	6	9.09
Beaumont - Split Level	4 Bed, 2 Storey	1765 SQFT	12	21.82
TOTAL		68372 SQFT	55	
Gross Site Area	6.48 Acres	2.62 Hectares		
P.O.S	1.4 Acres	0.34 Hectares		
Undevelopable: SBR, Site Access & Drain Easement	0.28 Acres	0.11 Hectares		
Existing Landscaping	0.92 Acres	0.37 Hectares		
NETT SITE AREA:	3.88 ACRES	1.57 HECTARES		
Gross Density	8.49 Units/Acre	20.97 Units/Hectare		
NETT DENSITY:	14.18 UNITS/ACRE	35.03 UNITS/HECTARE		
Gross Footage:	10551.23 SQFT/Acre	2422.21 SQM/Hectare		
NETT FOOTAGE:	17821.65 SQFT/ACRE	4045.33 SQM/HECTARE		

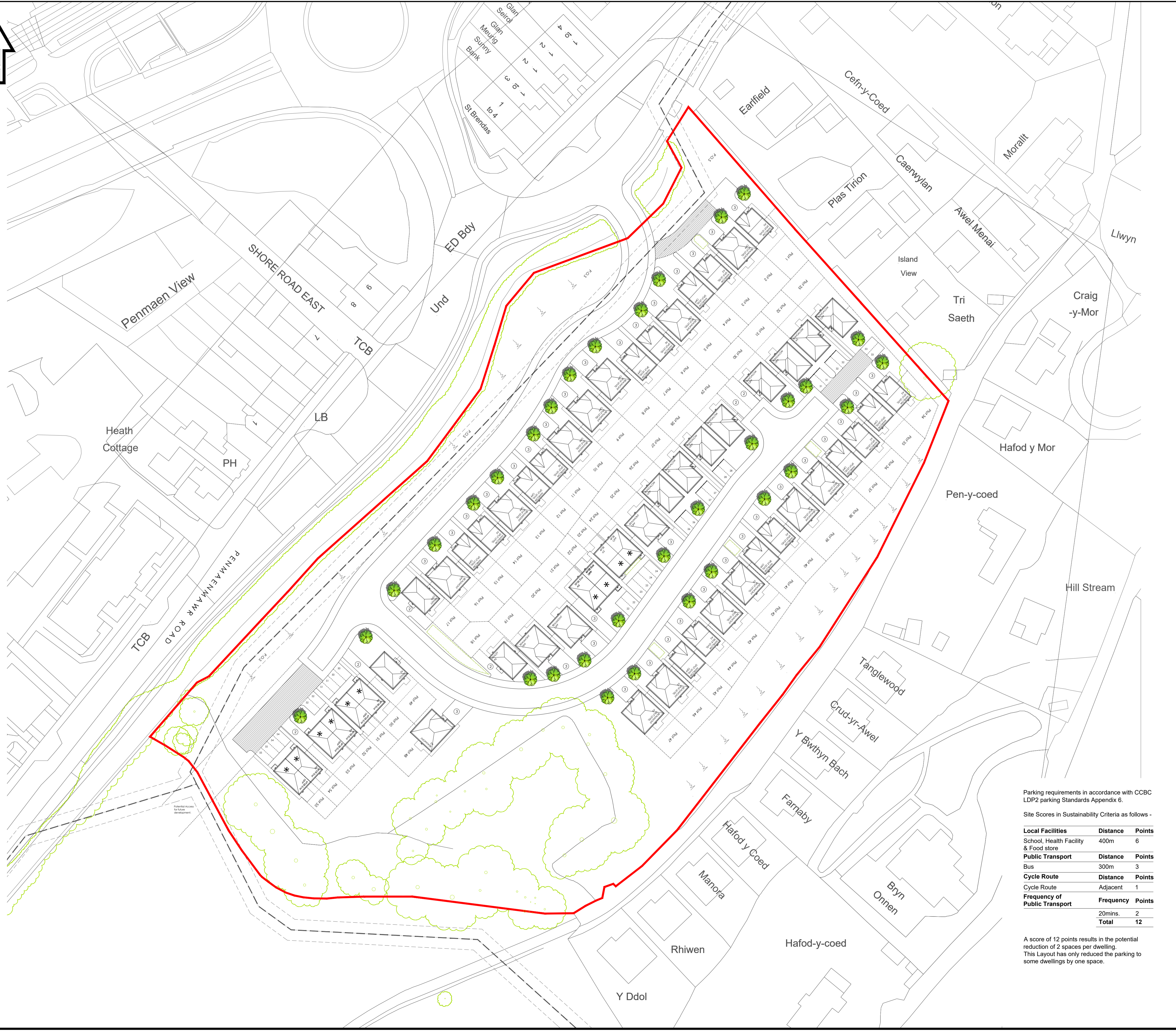
Key:

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

Site:	Penmaenmawr Road, Llanfairfechan		
Title:	Proposed Site Plan		
Scale:	1:500@A1	Date:	29.05.19
Ref:	PRL-SP-01	Rev:	D



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.