

Rev No.	Date	Rev.	By.	Chk.

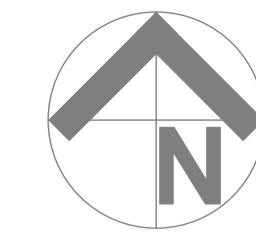
**PLANNING**

Scale.	1:500@A1	Date.	23.07.19	Drawn by.	JS	Chk.	BE
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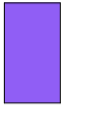
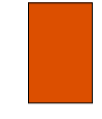


Project Title.	PLAS ANEY, MOLD		
Client.	GOWER HOMES LTD.		
Drawing Title.	<b>EXISTING SITE PLAN</b>		

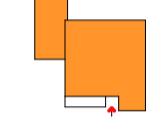
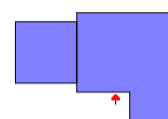
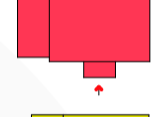
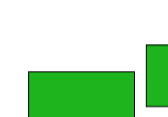
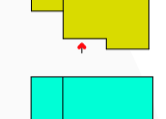
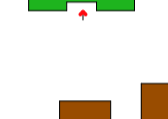
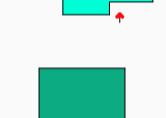
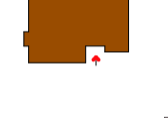
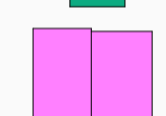
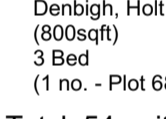
Project No.	BA2090	Drawing No.	PL-002	Revision.	-
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**Accommodation Schedule**





- Affordable Housing Schedule**  
\* Denoted by asterisk
- |   |  |   |
|---|--|---|
|  Penrhyn (549sqft) 1 Bed (8 no.)               |  Kendal (694sqft) 2 bed (6 no.) |  Denbigh, Holt (800sqft) 3 Bed (3 no.) |
|  Ewloe (693sqft-905sqft) 2 bed (6 no.)         |  Flint (647sqft) 3 bed (4 no.)  |  Criollieth (1011sqft) 3 bed (3 no.)   |
|  Comerstone Supported Living (549sqft) (6 no.) |  |   |
- Total: 36 units (40%)

**Open Market Schedule**

- |   |   |
|---|---|
|  Beaumaris (1035sqft) 3 bed (9 no.)                |  Chirk Hybrid (1430sqft) 4 bed (3 no.) |
|  Conwy (1095sqft) 4 bed (6 no.)                    |  Powis (1595sqft) 4 bed (5 no.)        |
|  Rhuddlan (1217sqft) 4 bed (11 no.)                |  Caernarfon (1130sqft) 4 bed (4 no.)   |
|  Harlech (1335sqft) 4 bed (8 no.)                  |  Montgomery (2,000sqft) 4 bed (3 no.)  |
|  Hawarden (910sqft) 3 bed (4 no.)                 |   |
|  Denbigh, Holt (800sqft) 3 Bed (1 no. - Plot 68) |   |
- Total: 54 units (60%)

**Overall Total: 90 units**

Site Boundary = 4.31ha (10.65 acres)  
Development Density = 21no. units/ha

-  Pedestrian link to existing houses
-  Public Open Space 66000sqft (6132m<sup>2</sup>)
-  Required POS (Calculated at 56.65m<sup>2</sup>/unit) = 54879.8sqft (5098.5m<sup>2</sup>)
-  Proposed Landscape Buffer to adjacent land parcel

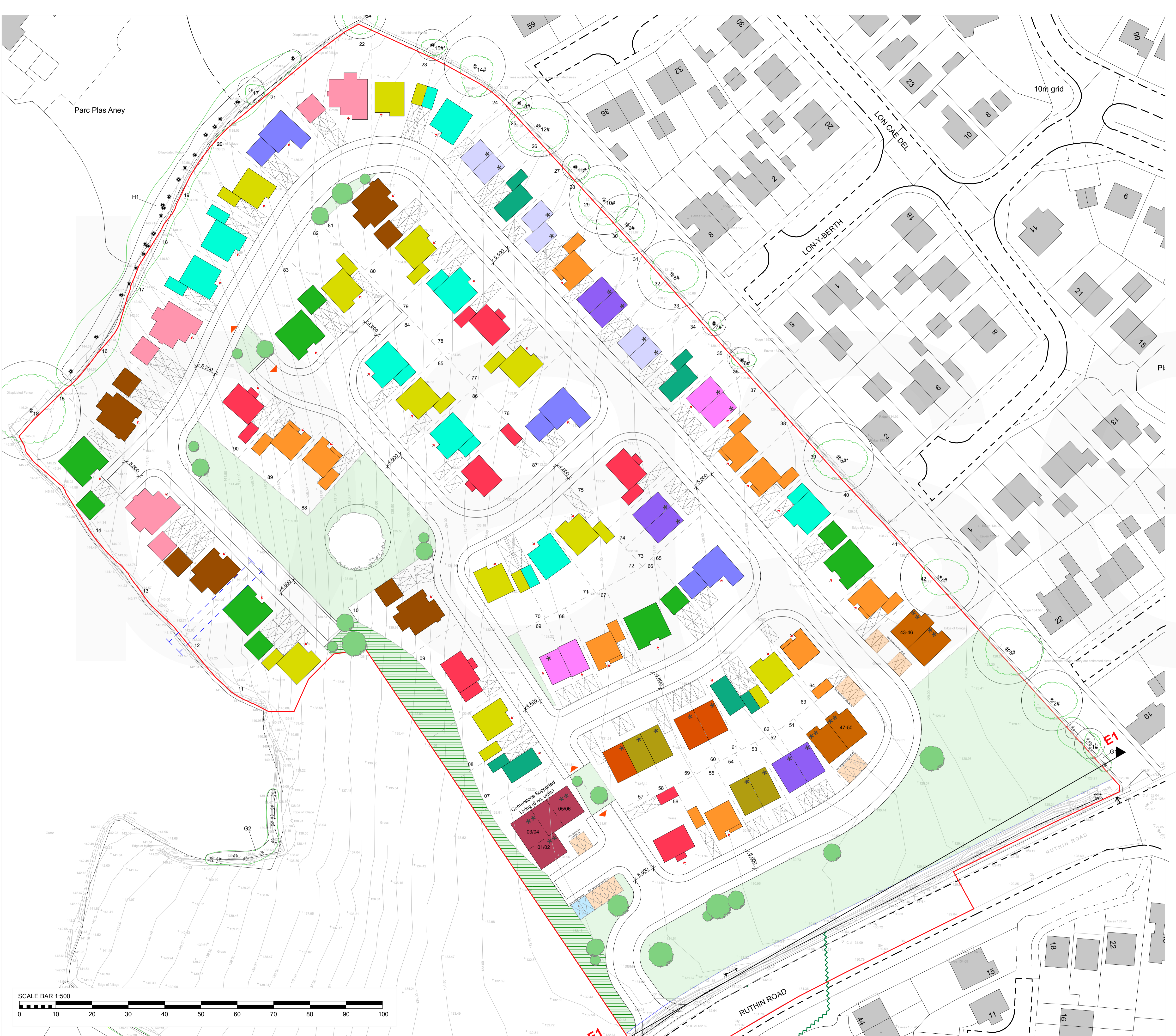
G	23.03.20	ALL INSTANCES OF CHIRK REPLACED WITH CHIRK HYBRID (REVISED) ACCOMMODATION SCHEDULE REVISED TO SHOW 1 NO. OPEN MARKET DENBIGH HOLT	JS	AO
F	28.01.20	UPDATED DISTRIBUTION OF PLOTS 47-56, AMENDED SIZES OF UNIT TYPES IN LINE WITH DOR REQUIREMENTS, UPDATED DETAIL OF PROPOSED AFFORDABLE UNITS	JS	AO
E	21.01.20	UPDATED ACCOMMODATION SCHEDULE WITH AMENDED AFFORDABLE MIX, AMENDED POS REQUIREMENT IN LINE WITH NEW UNITS.	JS	AO
Rev No.	Date	Rev.	By	Chk.

**PLANNING**


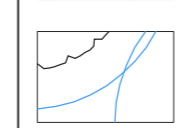
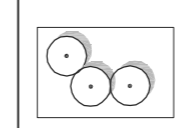
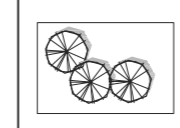
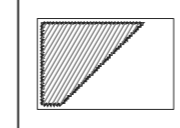
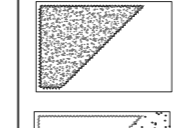
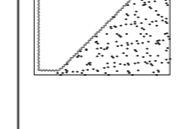
Scale:	1:500@A1	Date:	23.07.19	Drawn by:	JS	Chk.	BE
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Project Title:	LAND AT MOLD		
Client:	GOWER HOMES LTD.		
Drawing Title:	INDICATIVE SITE LAYOUT PLAN		
Project No.	BA2090	Drawing No.	PL-003
		Revision:	G



**KEY**

-  Existing trees and hedges to be retained and protected (refer to arborists report & recommendations)
-  Existing tree and hedge Root Protection Areas (refer to arborists report & recommendations)
-  Proposed Extra Heavy Standard tree planting
-  Proposed informal feathered tree groups
-  Proposed medium / tall hedge and structure planting
-  Proposed medium / low amenity shrub planting
-  Proposed amenity grass areas



revision v1.2 - layout updated (02/2020)  
 revision v1.1 - annotation amended (03/2019)

	<b>The Ark Company Landscape Architects</b> <small>9 The Highway, Hawarden, Flintshire, CH5 3DG Tel: 01244 955978        www.thearkcompany.co.uk info@thearkcompany.co.uk</small>
	<b>Gower Homes Ltd.</b> <b>Land off Ruthin Road - Mold</b>
<b>Proposed residential development</b> <b>Proposed landscape layout</b>	
Dwg.No. 09/101/01	v1.2 A1 @ 1/500 July 2019