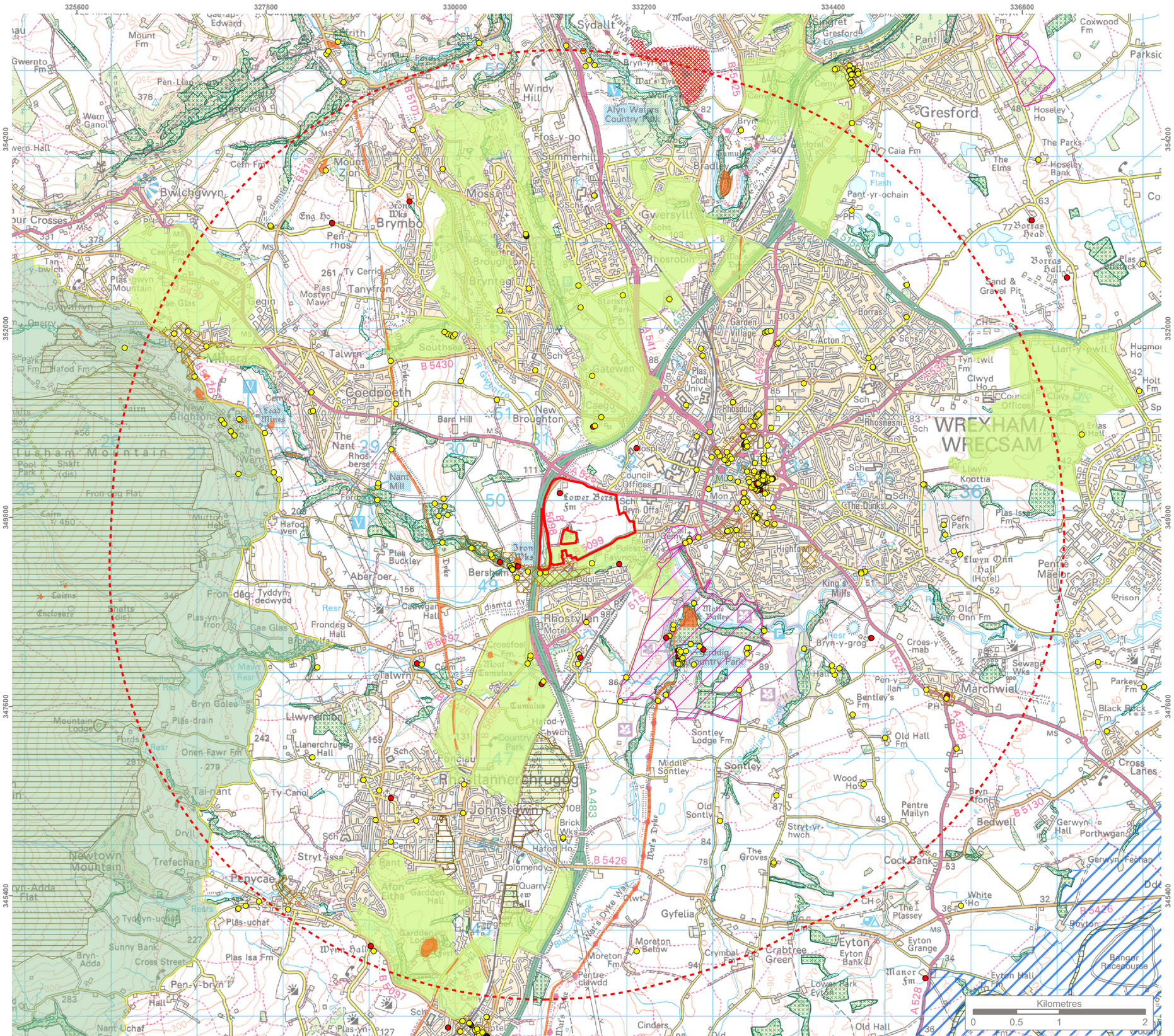
Environmental Statement

Appendix 7.2: LVIA Figures

Land at Lower Berse Farm, Wrexham

On behalf of Redrow Homes Ltd

July 2024



KEY

- Site boundary
- Site boundary - 5km buffer

Landscape Designations

- National Landscape
- Special Landscape Area

Environmental Designations

- Ancient Woodland
- Local Nature Reserve
- Special Areas of Conservation
- Green wedge

Heritage Designations

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Historic Parks and Gardens

Note

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Rev	Description	Drawn	Approved	Date
A	Updated designations	SP	HC	25/06/2024

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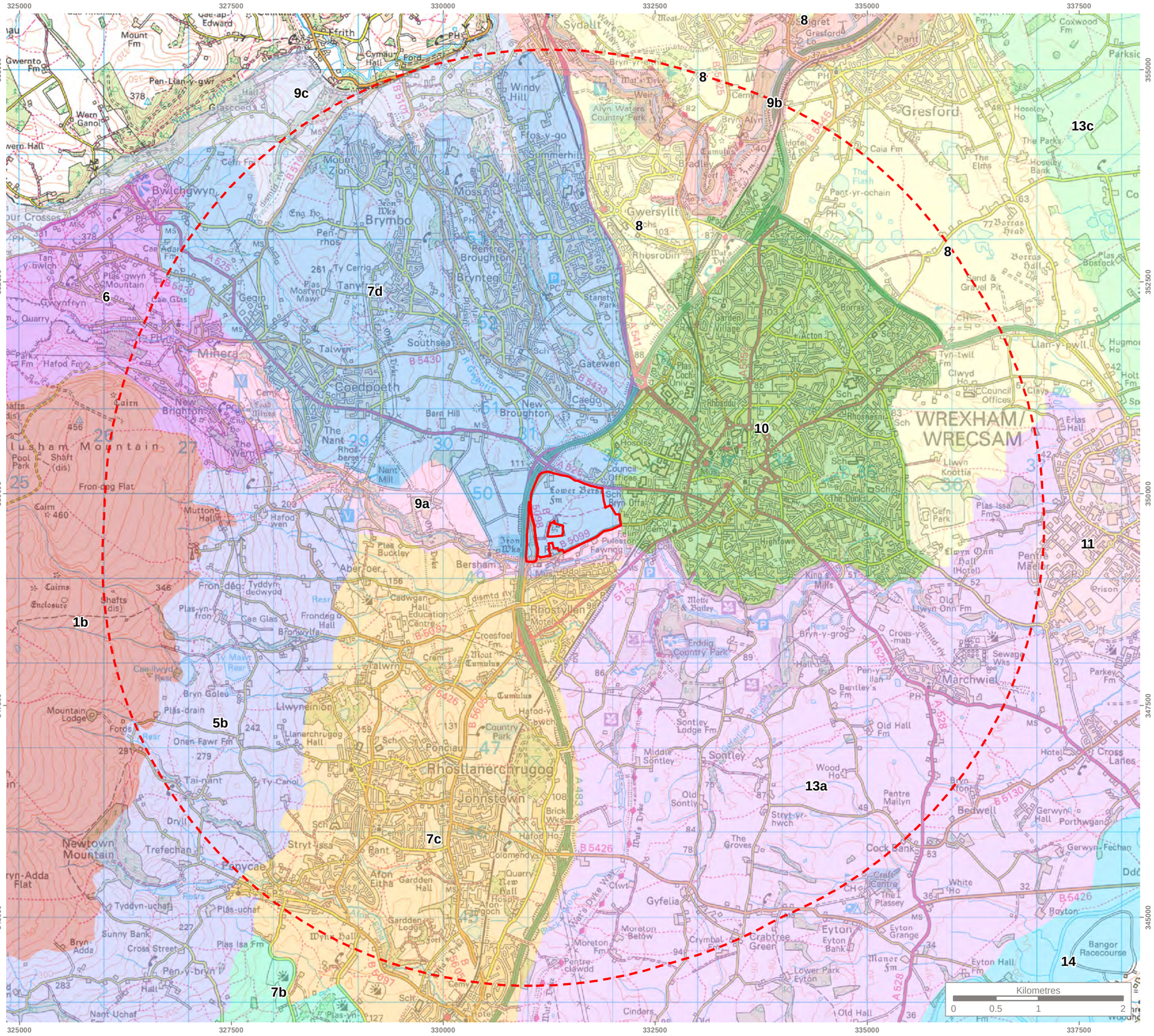
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Ruthin Road, Wrexham

Title
Figure 7.1 - Landscape and Environmental Designations

Drawing Number
G8744.004A

Drawn	Checked	Approved	Scale	Date
SA	CW	LF	1:45,000 @ A3	26/06/2024



KEY

- Site boundary
- Site boundary 5km buffer

Wrexham LANDMAP SPG (2007) Landscape Character Areas

Landscape Character Areas

- 1b - Ruabon and Esclusham Mountain
- 5b - Eastern Slopes of Ruabon Mountain
- 6 - Minera Gwynfryn Bwlchgwyn
- 7c - Rhosllannerchrugog Rhostyllen
- 7b - Cefn Mawr
- 7d - West Wrexham Ridges and Valleys
- 8 - Gwersyllt Llay Gresford Borras
- 9a - Clywedog Valley Plas Power and Bersham
- 9b - River Alyn Valley
- 9c - Ffrith Valley
- 10 - Wrexham Town
- 11 - Wrexham Industrial Estate
- 13a - Welsh Maelor
- 13c - Dee Terraces
- 14 - River Dee Floodplain

Note

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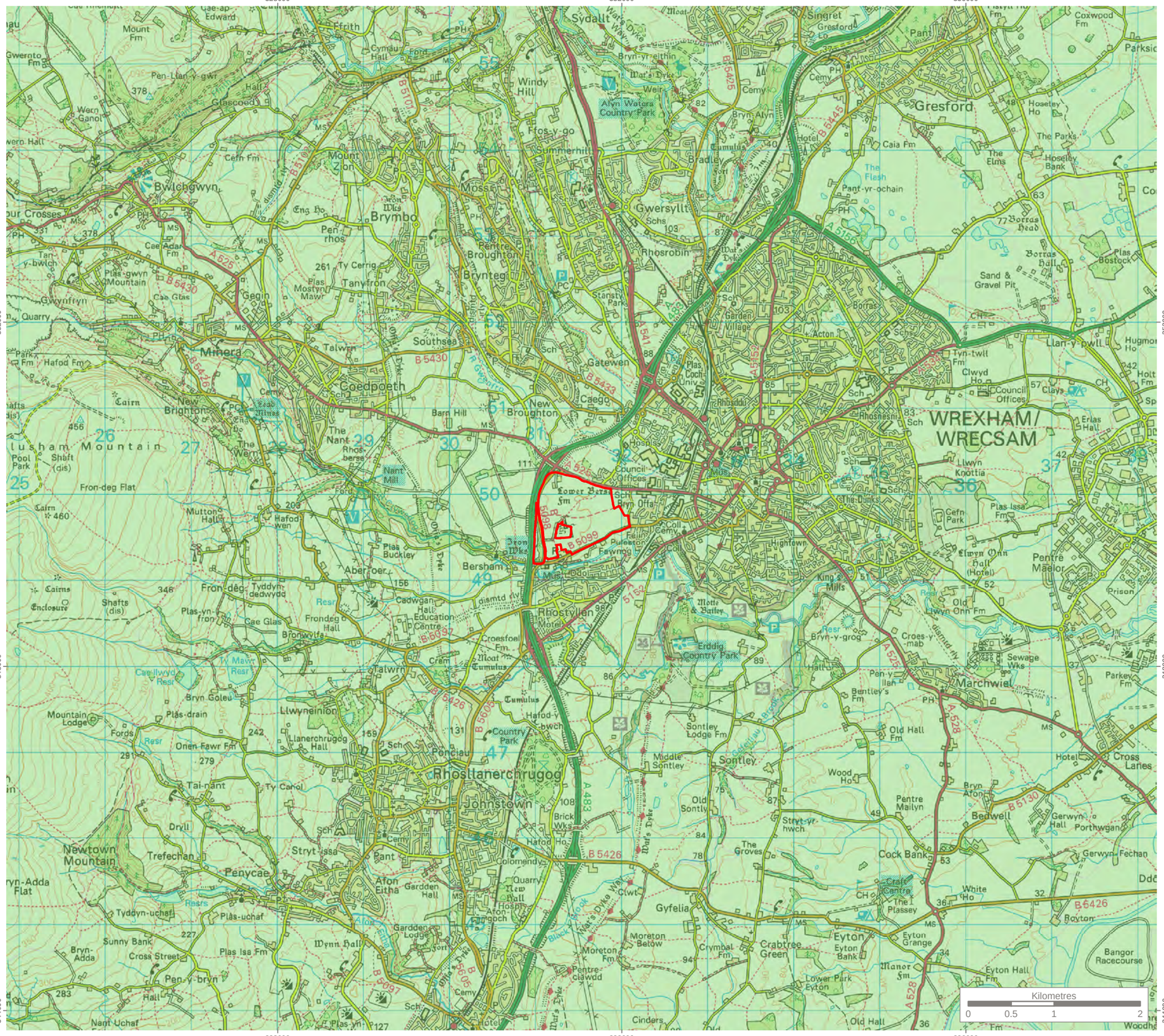
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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Ruthin Road, Wrexham LVIA

Title
Figure 7.2 - Wrexham LANDMAP SPG Landscape Character Areas

Drawing Number
G8744.005

Drawn	Checked	Approved	Scale	Date
SA	CW	LF	1:45,000 @ A3	21/10/2022



KEY

Site boundary

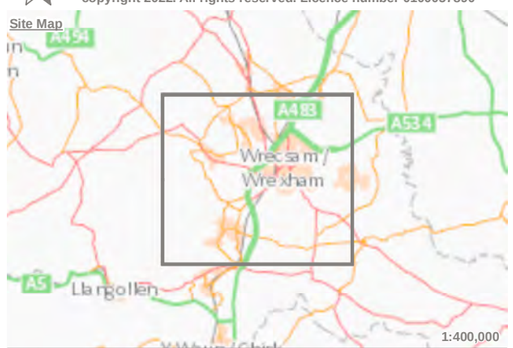
LANDMAP - Landscape Habitats

Dry (Relatively) Terrestrial Habitats

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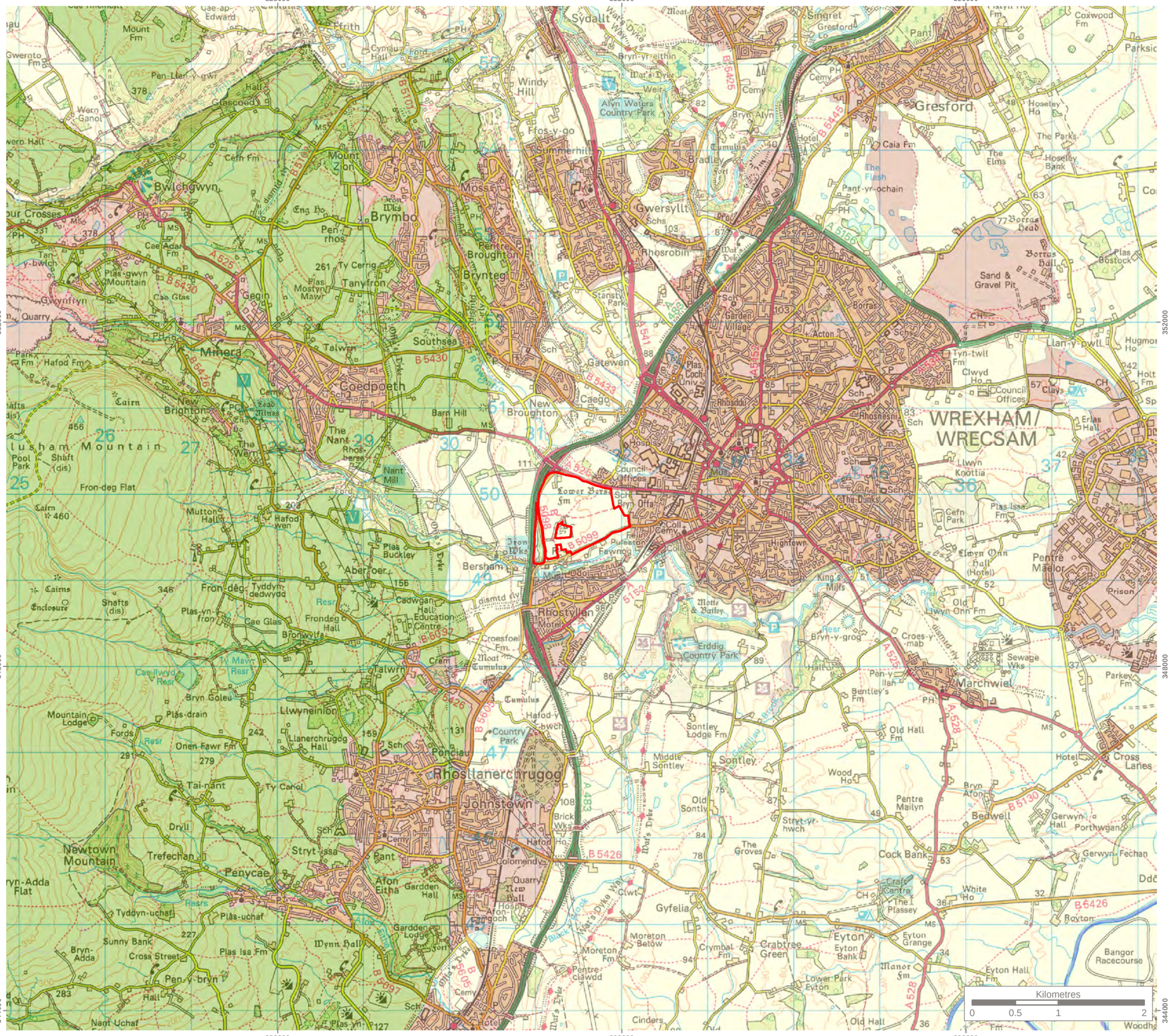
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Project
Ruthin Road, Wrexham

Title
Figure 7.3 - LANDMAP - Landscape Habitats

Drawing Number
G8744.006

Drawn	Checked	Approved	Scale	Date
SA	##	LF	1:45,000 @ A3	20/10/2022



KEY

Site boundary

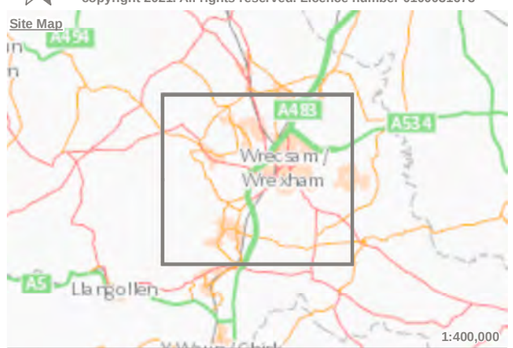
LANDMAP - Visual and Sensory

- Development
- Lowland
- Upland
- Water

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Project
Ruthin Road, Wrexham

Title
Figure 7.4 - LANDMAP - Visual and Sensory

Drawing Number
G8744.007

Drawn	Checked	Approved	Scale	Date
SA	##	LF	1:45,000 @ A3	20/10/2022

328000 332000 336000

352000 348000 344000

KEY

Site boundary

LANDMAP - Geological Landscapes

Karst

Lowland hills and valleys

Man-made

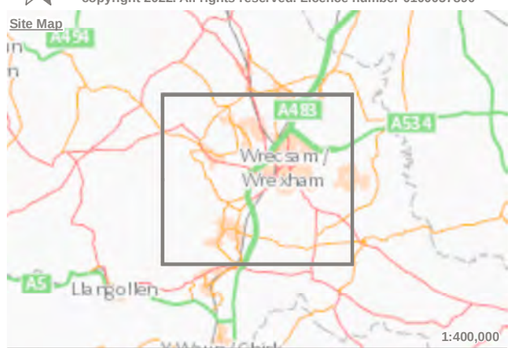
Mountain and upland valley

Kilometres
0 0.5 1 2

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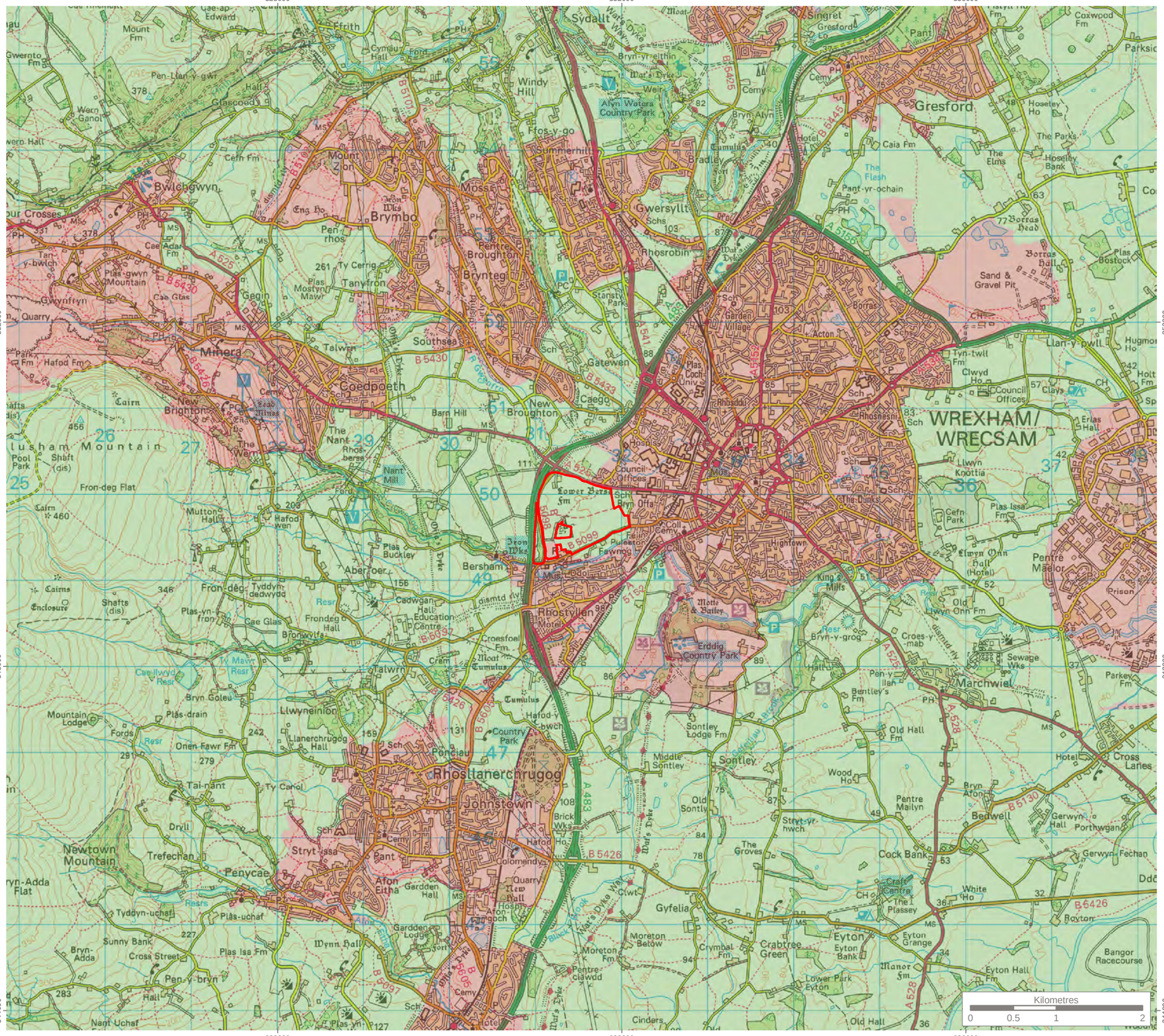
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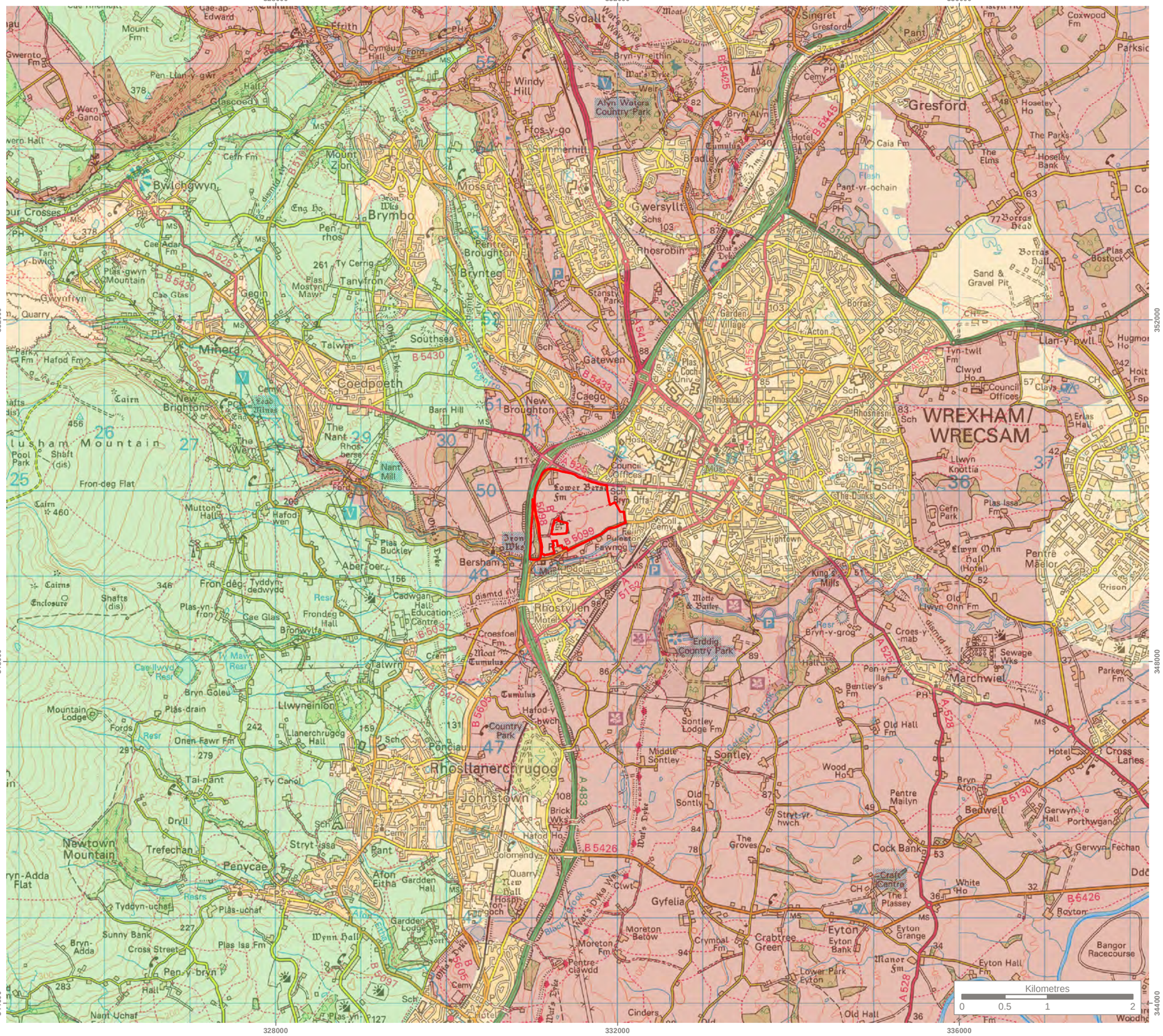
Project
Ruthin Road, Wrexham

Title
Figure 7.5 - LANDMAP - Geological Landscapes

Drawing Number
G8744.008

Drawn	Checked	Approved	Scale	Date
SA	##	LF	1:45,000 @ A3	20/10/2022


328000
332000
336000
352000
348000
344000
Gresford
WREXHAM/
WRECSAM
Bwlchgwyn
Brymbo
Minera
Coedpoeth
Rhosrobin
Gwersyllt
Rhostyllen
Rhosllanerchrugog
Johnstown
Marchwiel
Penycae
Newtown
Mountain
Sydallt
Ffrith
Windy
Hill
Summerhill
Moss
Broughton
Brynteg
Southsea
Talwrn
Gatewen
Caego
New
Broughton
Acton
Borras
Sand &
Gravel Pit
Llan-y-pwll
Rhosddu
Rhosnesni
Offices
Erlas
Hall
Pentre
Maelor
Marchwiel
Bersham
Talwrn
Llwyneinion
Ponciau
Country
Park
Erddig
Country Park
Alyn Waters
Country Park
Gwynfryn
Quarry
Mountain
Lusham Mountain
Fron-deg Flat
Cairn
Shafts
(dis)
Enclosure
Mutton
Hall
Hafod
wen
Plas
Buckley
Aberfoer
Fron-deg
Tyddyn-
dedwydd
Cadwgan
Hall
Education
Centre
Croesfoel
Fm.
Moat
Tumulus
Crem
Plas-yn-
fron
Cae Glas
Bronwylfa
Frondeg
Hall
Mountain
Lodge
Fords
Bryn Goleu
Plas-drain
Onen Fawr Fm
Llanerchrugog
Hall
Tai-nant
Ty Canol
Dryll
Trefechan
Stryt-issa
Afon
Eitha
Garedden
Hall
Colomendy
Quarry
New
Hall
Hosp
Afon-
wgoch
Tyddyn-uchaf
Plas-uchaf
Sunny Bank
Cross Street
Bryn-
Adda
Wynn Hall
Plas Isa Fm
Pen-y-bryn
Nant-Uchaf
Garedden
Lodge
Moreton
Below
Moreton
Fm
Pentre-
clawdd
Cinders
Crymbal
Fm
Crabtree
Green
Eyton
Eyton
Bank
Eyton
Grange
Eyton Hall
Fm
Lower Park
Eyton
Manor
Fm
Bangor
Racecourse
Royton
Cock Bank
The
Groves
Gyfelia
Clwt
Stryt-yr-
hwch
Old
Sontley
Middle
Sontley
Sontley
Lodge Fm
Bentley's
Fm
Pen-y-
llan
Croes-y-
mab
Bryn-y-grog
Old Hall
Fm
Wood
Ho
Pentre
Mailyn
Bryn
Afon
Bedwell
Gerwyn
Hall
Porthwgan
Gerwyn-Fechan
White
Ho
The
Plassey
Craft
Centre
Cross
Lanes
Hotel
Parkey
Fm
Sewage
Wks
Old
Llwyn Onn Fm
Llwyn Onn
Hall
(Hotel)
Prison
Highfown
Coll
Cemy
Fawnog
Pulverbatch
Fm
Lower Berse
Fm
Bryn Offa
Sch
Council
Offices
Hospl
Mus
Ddol
Motte
& Bailey
King's
Mills
The Dunks
Cefn
Park
Plas Issa
Fm
Tyn-twll
Fm
Clwyd
Ho
Council
Offices
Clays
Hugmore
Ho
Holt
Fm
Hoseley
Ho
Hoseley
Bank
The Parks
The
Elms
The
Flash
Pant-yr-ochain
Caia Fm
Borras
Head
Borras
Hall
Plas
Bostock
Pant
Gresford
Lo
Singret
Coxwood
Fm
Parksic
Pant
Fm
Cemy
Bryn-Alyn
Bradley
Cumulus
Bryn-yr-eithin
Mar's Dyke
Weir
Wern
Ganol
Wern Hall
Glascoed
Hall
Pen-Llan-y-gwr
Cefn Fm
Eng Ho
Ty Cerrig
Tanyfron
Plas
Mostyn
Mawr
Pen-
rhos
Penrhe
Broughton
Cae Adar
Fm
Tan-
y-bwlch
Plas-gwyn
Mountain
Cae Glas
Gegin
Hafod Fm
Parke
Fm
Cairn
Barn Hill
The
Nant
Rhos-
berse
Nant
Mill
The
Warren
New
Brighton
Pool
Park
Shaft
(dis)
Ford
Ford
Resr
Resr
Resr



KEY

Site boundary

LANDMAP - Cultural Landscape Services

- Development
- Lowland
- Upland
- Water

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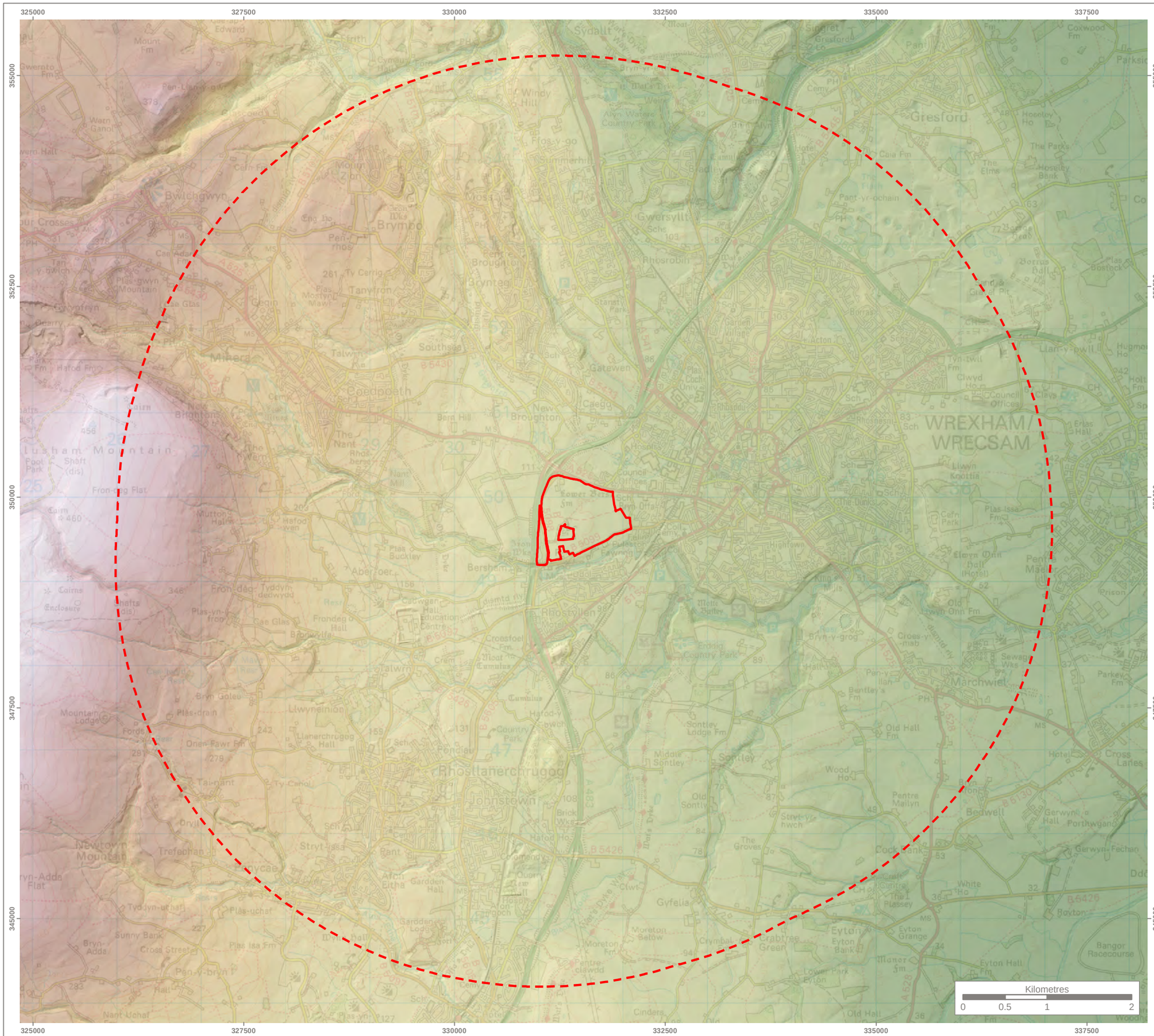
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Project
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Title
Figure 7.7 - LANDMAP - Cultural Landscape Services

Drawing Number
G8744.010

Drawn	Checked	Approved	Scale	Date
SA	##	LF	1:45,000 @ A3	20/10/2022



KEY

Site boundary

Site boundary 5km buffer

Elevation (in metres above OS Datum)

473.53m

12m

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Title
Figure 7.8 - Topography

Drawing Number
G8744.011

Drawn	Checked	Approved	Scale	Date
SA	##	LF	1:45,000 @ A3	20/10/2022



KEY

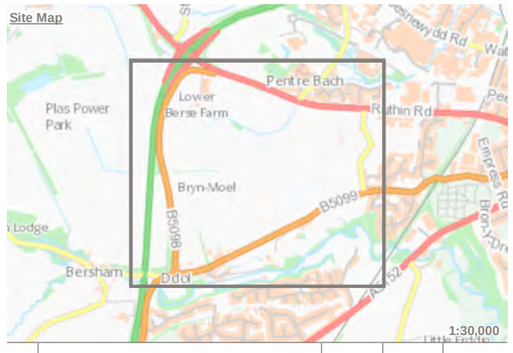
Site boundary

Public Right of Way

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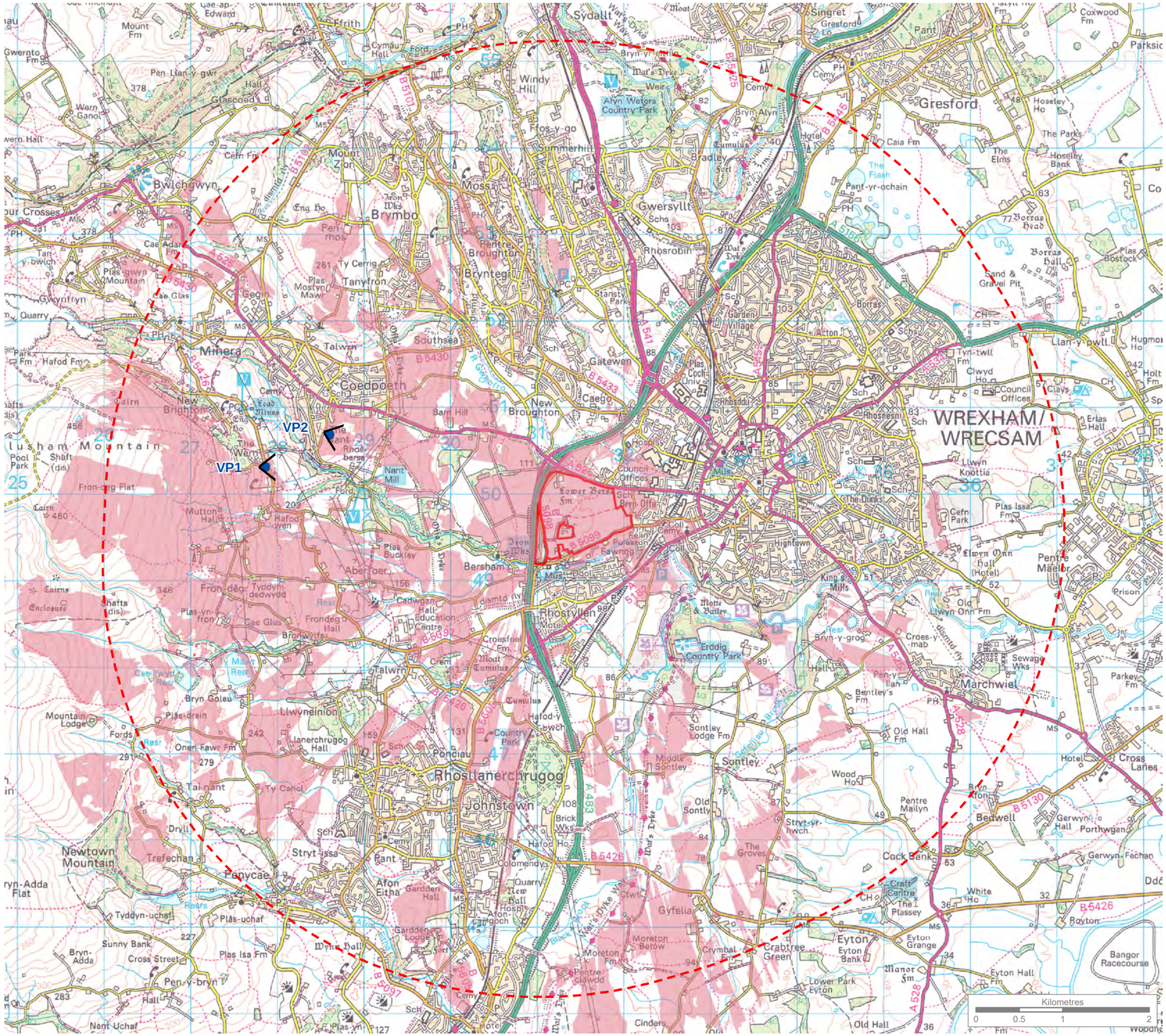
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Title
Figure 7.9 - Landscape Context

Drawing Number
G8744.012

Drawn	Checked	Approved	Scale	Date
SA	CW	LF	1:4,500 @ A3	25/11/2022



KEY

- Site boundary
- Site boundary 5km buffer
- Area from which the proposed development can theoretically be visible
- VP1 — Viewpoint location

Note:

This Zone of Theoretical Visibility (ZTV) has been generated using Esri ArcGIS Spatial Analyst extension. The Digital Terrain Model (DTM) has been derived from OS Terrain 5 dataset with an accuracy in the order of ±2.0m. Earth curvature has been included in the ZTV calculation and refraction of light has been applied using ESRI default settings. The ZTV has been generated from a viewing height of 2m above ground level. This falls within recommendations by "Visual Representation of Windfarms" prepared for Scottish Natural Heritage (SNH) July 2014 - Version 2.2.

The ZTV is based on development in the site boundary up to 10m in height. The ZTV shows the screening effect of features within the landscape such as settlements and woodland blocks using a height value of 8m for buildings and 10m for woodland based on OS Map Local Data (Feburary 2018). The ZTV does not account for the localised screening effects of vegetation (i.e hedgerows, individual trees, small tree groups or shrub) beyond or immediately adjacent to the site.

The ZTV does not show potential visual effects or show likely overall effects. It shows potential theoretical visibility only. The ZTV has been produced for the purpose of informing the selection of assessment viewpoints, and the assessment of effects in conjunction with fieldwork.

Where theoretical visibility is shown, it does not indicate the extent of the development visible. Please refer to page two for further viewpoint locations.

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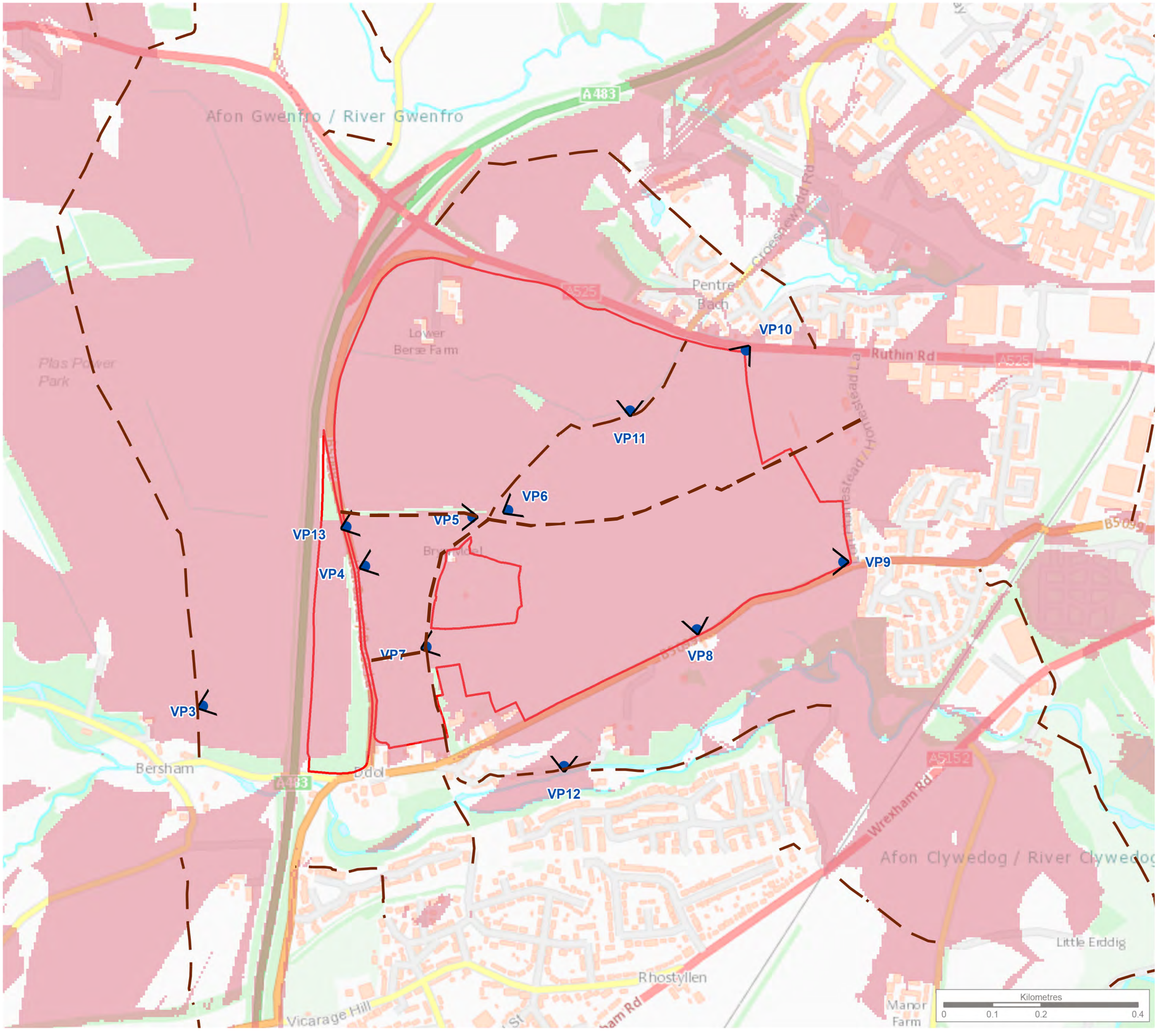
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Project
Ruthin Road, Wrexham LVIA

Title
Figure 7.10 - Zone of Theoretical Visibility and Viewpoint Location

Drawing Number				Sheet 1 of 2
Drawn	Checked	Approved	Scale	Date
SA	CW	LF	1:45,000 @ A3	08/12/2022



KEY

- Site boundary
- Site boundary 5km buffer
- Area from which the proposed development can theoretically be visible
- VP1 — Viewpoint location
- Public Right of Way

Note:

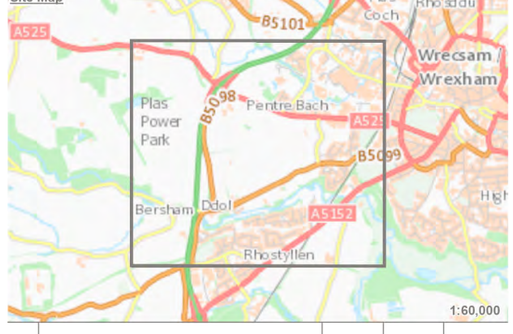
This Zone of Theoretical Visibility (ZTV) has been generated using Esri ArcGIS Spatial Analyst extension. The Digital Terrain Model (DTM) has been derived from OS Terrain 5 dataset with an accuracy in the order of ±2.0m. Earth curvature has been included in the ZTV calculation and refraction of light has been applied using ESRI default settings. The ZTV has been generated from a viewing height of 2m above ground level. This falls within recommendations by "Visual Representation of Windfarms" prepared for Scottish Natural Heritage (SNH) July 2014 - Version 2.2.

The ZTV is based on development in the site boundary up to 10m in height. The ZTV shows the screening effect of features within the landscape such as settlements and woodland blocks using a height value of 8m for buildings and 10m for woodland based on OS Map Local Data (Feburary 2018). The ZTV does not account for the localised screening effects of vegetation (i.e hedgerows, individual trees, small tree groups or shrub) beyond or immediately adjacent to the site.

The ZTV does not show potential visual effects or show likely overall effects. It shows potential theoretical visibility only. The ZTV has been produced for the purpose of informing the selection of assessment viewpoints, and the assessment of effects in conjunction with fieldwork.

Where theoretical visibility is shown, it does not indicate the extent of the development visible. Please refer to page two for further viewpoint locations.

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Project
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Title
Figure 7.10 - Zone of Theoretical Visibility and Viewpoint Location

Drawing Number				Sheet 2 of 2
G8744.013A.2				
Drawn	**Checked**	**Approved**	**Scale**	**Date**
SA	CW	LF	1:8,000 @ A3	08/12/2022



Project :	Ruthin Road, Wrexham	**Visualisation Type :**	Type 1	**Approximate Field of View:**	39.6° x 27°
Figure Number:	7.11 - Viewpoint 1 Winter	**Time and Date:**	30/03/2021 Time:14:05	**Display Size:**	100% @ A3
Drawing Number:	IN8744.001 - Sheet 1 of 23	**Camera and Lens Type:**	Nikon D70, CFS, Nikon lens set to 35mm	**Viewing Distance and Projection:**	Comfortable arms length. Planar.

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Fax 01925 844002

e-mail tep@tep.uk.com



Project :	Ruthin Road, Wrexham	**Visualisation Type :**	Type 1	**Approximate Field of View:**	39.6° x 27°
Figure Number:	7.12 - Viewpoint 1 Summer	**Time and Date:**	13/10/2022 Time: 13:22	**Display Size:**	100% @ A3
Drawing Number:	IN8744.001 - Sheet 2 of 23	**Camera and Lens Type:**	Canon Eos 5D FFS 50mm Prime lens	**Viewing Distance and Projection:**	Comfortable arms length. Planar.

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Project :	Ruthin Road, Wrexham	**Visualisation Type :**	Type 1	**Approximate Field of View:**	39.6° x 27°
Figure Number:	7.13 - Viewpoint 2 Winter	**Time and Date:**	30/03/2021 Time:14:31	**Display Size:**	100% @ A3
Drawing Number:	IN8744.001 - Sheet 3 of 23	**Camera and Lens Type:**	Nikon D70, CFS, Nikon lens set to 35mm	**Viewing Distance and Projection:**	Comfortable arms length. Planar.

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Project :	Ruthin Road, Wrexham	**Visualisation Type :**	Type 1	**Approximate Field of View:**	39.6° x 27°
Figure Number:	7.14 - Viewpoint 2 Summer	**Time and Date:**	13/10/2022 Time: 13:08	**Display Size:**	100% @ A3
Drawing Number:	IN8744.001 - Sheet 4 of 23	**Camera and Lens Type:**	Canon Eos 5D FFS 50mm Prime lens	**Viewing Distance and Projection:**	Comfortable arms length. Planar.

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.15 - Viewpoint 3 Winter
Drawing Number: IN8744.001 - Sheet 5 of 23

Visualisation Type : Type 1
Time and Date: 30/03/2021 Time: 15:18
Camera and Lens Type: Nikon D70, 35mm (equivalent to 50mm on full frame sensor)

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.16 - Viewpoint 3 Summer
Drawing Number: IN8744.001 - Sheet 6 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 14:31
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.17 - Viewpoint 4 Winter
Drawing Number: IN8744.001 - Sheet 7 of 23

Visualisation Type : Type 1
Time and Date: 30/03/2021 Time:11:32
Camera and Lens Type: Nikon D70, 35mm (equivalent to 50mm on full frame sensor)

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.18 - Viewpoint 4 Summer
Drawing Number: IN8744.001 - Sheet 8 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 12:39
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.19 - Viewpoint 5 Winter
Drawing Number: IN8744.001 - Sheet 9 of 23

Visualisation Type : Type 1
Time and Date: 30/03/2021 Time:10:53
Camera and Lens Type: Nikon D70, 35mm (equivalent to 50mm on full frame sensor)

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.20 - Viewpoint 5 Summer
Drawing Number: IN8744.001 - Sheet 10 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 12:22
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection:: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.21 - Viewpoint 6 Winter
Drawing Number: IN8744.001 - Sheet 11 of 23

Visualisation Type : Type 1
Time and Date: 30/03/2021 Time:10:55
Camera and Lens Type: Nikon D70, 35mm (equivalent to 50mm on full frame sensor)

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.22 - Viewpoint 6 Summer
Drawing Number: IN8744.001 - Sheet 12

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 12:23
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.23 - Viewpoint 7 Winter
Drawing Number: IN8744.001 - Sheet 13 of 23

Visualisation Type : Type 1
Time and Date: 30/03/2021 Time: 11:44
Camera and Lens Type: Nikon D70, 35mm (equivalent to 50mm on full frame sensor)

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.24 - Viewpoint 7 Summer
Drawing Number: IN8744.001 - Sheet 14 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 12:14
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.25 - Viewpoint 8 Winter
Drawing Number: IN8744.001 - Sheet 15 of 23

Visualisation Type : Type 1
Time and Date: 30/03/2021 Time: 11:55
Camera and Lens Type: Nikon D70, 35mm (equivalent to 50mm on full frame sensor)

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.26 - Viewpoint 8 Summer
Drawing Number: IN8744.001 - Sheet 16 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 11:42
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.27 - Viewpoint 9 Winter
Drawing Number: IN8744.001 - Sheet 17 of 23

Visualisation Type : Type 1
Time and Date: 30/03/2021 Time: 15:33
Camera and Lens Type: Nikon D70, 35mm (equivalent to 50mm on full frame sensor)

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.28 - Viewpoint 9 Summer
Drawing Number: IN8744.001 - Sheet 18 of 23

Visualisation Type : Type 1
Time and Date: 13/10.2022 Time: 11:27
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.29 - Viewpoint 10 Winter
Drawing Number: IN8744.001 - Sheet 19 of 23

Visualisation Type : Type 1
Time and Date: 30/03/2021 Time: 11:12
Camera and Lens Type: Nikon D70, 35mm (equivalent to 50mm on full frame sensor)

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.30 - Viewpoint 10 Summer
Drawing Number: IN8744.001 - Sheet 20 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 11:09
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.31 - Viewpoint 11 Summer
Drawing Number: IN8744.001 - Sheet 21 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time:
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.32 - Viewpoint 12 Summer
Drawing Number: IN8744.001 - Sheet 22 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 11:09
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : Ruthin Road, Wrexham
Title: Photosheets - Type 1
Figure Number: 7.33 - Viewpoint 13 Summer
Drawing Number: IN8744.001 - Sheet 23 of 23

Visualisation Type : Type 1
Time and Date: 13/10/2022 Time: 11:09
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical

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