

Land south of Holt Road, Wrexham

Landscape and Visual Impact Assessment

Appendix A

Figures 1-15

December 2018

Prepared for:



John Raymond Jones

Trustees of The Wrexham (Parochial) Education Foundation

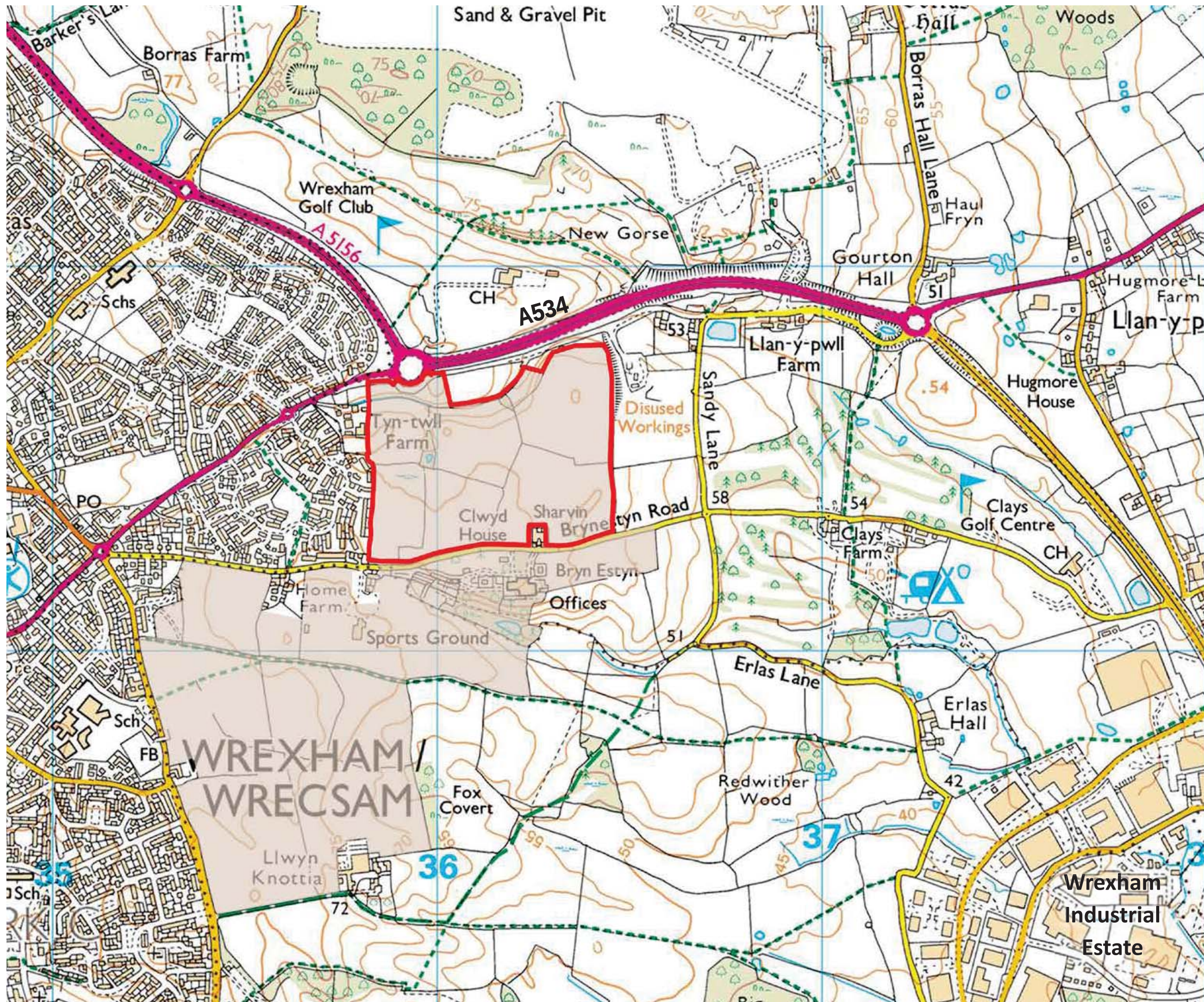




Canada House
3 Chepstow Street
Manchester
M1 5FW

T: 0161 228 7721
E: mail@randallthorp.co.uk
www.randallthorp.co.uk

Project/ doc reference	661B
Document date	2018-12-19
Author	MP
Checker	JF
QM Status	checked
Product Status	Final



KEY:

- Site Boundary
- Key strategic site 2 Boundary

BLOOR HOMES



**BARRATT
HOMES**
built around you

Land South of Holt Road, Wrexham

Figure 1
Study Area

Drwg No: 661B-06
Drawn by: MP

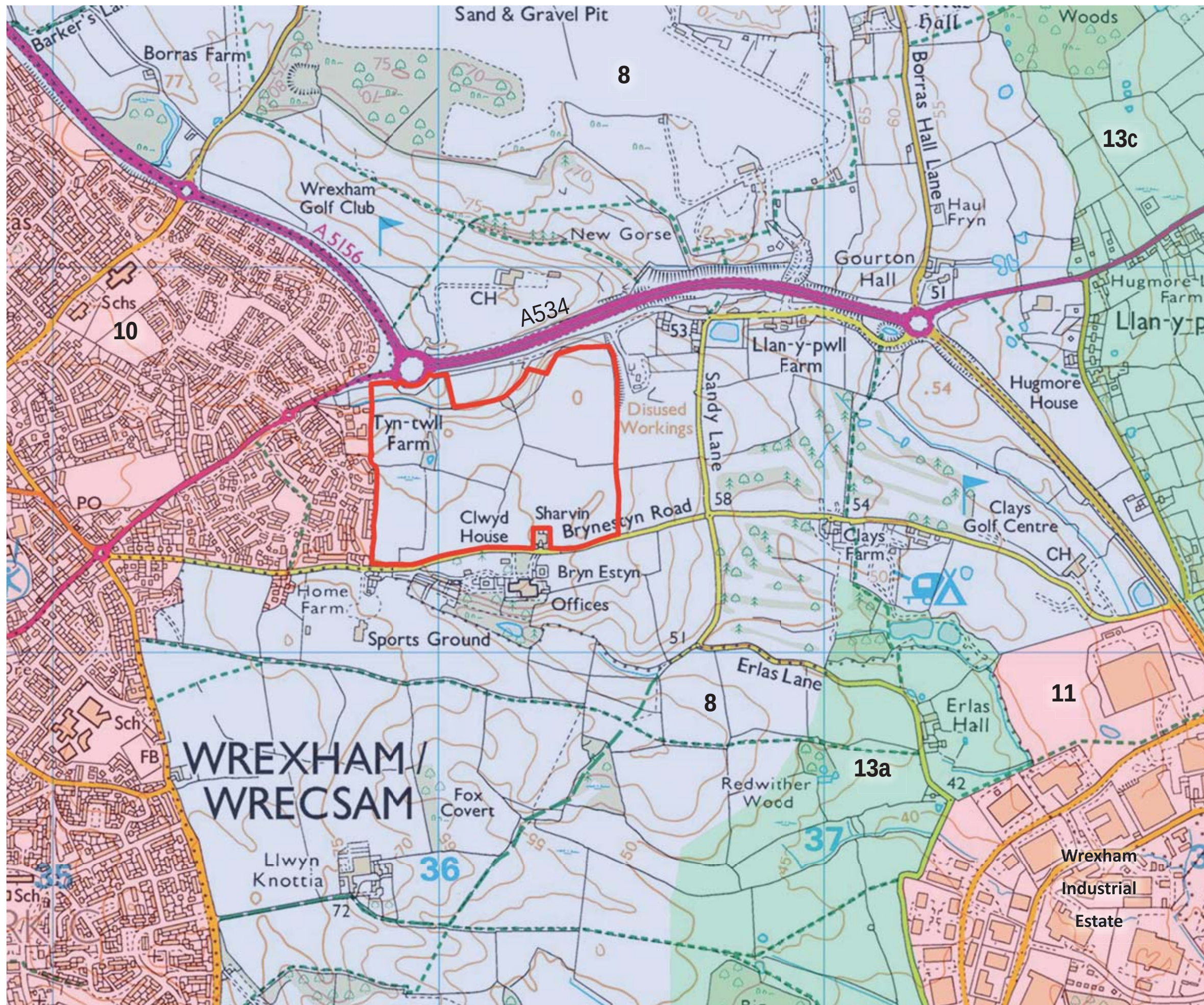
Date: 26.06.2017
Checker: JF

QM Status: Checked
Scale: 1: 10000 @ A3

Product Status:
Issue

Scale 1:10,000





KEY:



Site Boundary

LANDMAP Character Areas:

- 8-Gwersyllt, Llay, Gresford, Borras
- 10-WrexhamTown
- 11-Wrexham Industrial Estate
- 13a-Welsh Maelor
- 13c-Dee Terraces

BLOOR HOMES



**BARRATT
HOMES**
built around you

Land South of Holt Road, Wrexham

Figure 2
Landscape Character Areas

Drwg No: 661B-07
Drawn by: MP

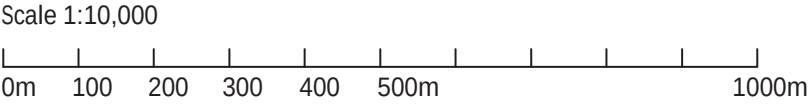
Date: 26.06.2017
Checker: JF

QM Status: Checked
Scale: 1: 10000 @ A3

Product Status:
Issue

Scale 1:10,000





LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

**RANDALL
THORP**

Canada House, 3 Chepstow Street, Manchester M1 5FW
0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

KEY:

-  Site Boundary
-  Alignment of the A534 Link Road

BLOOR HOMES



Land South of Holt Road, Wrexham

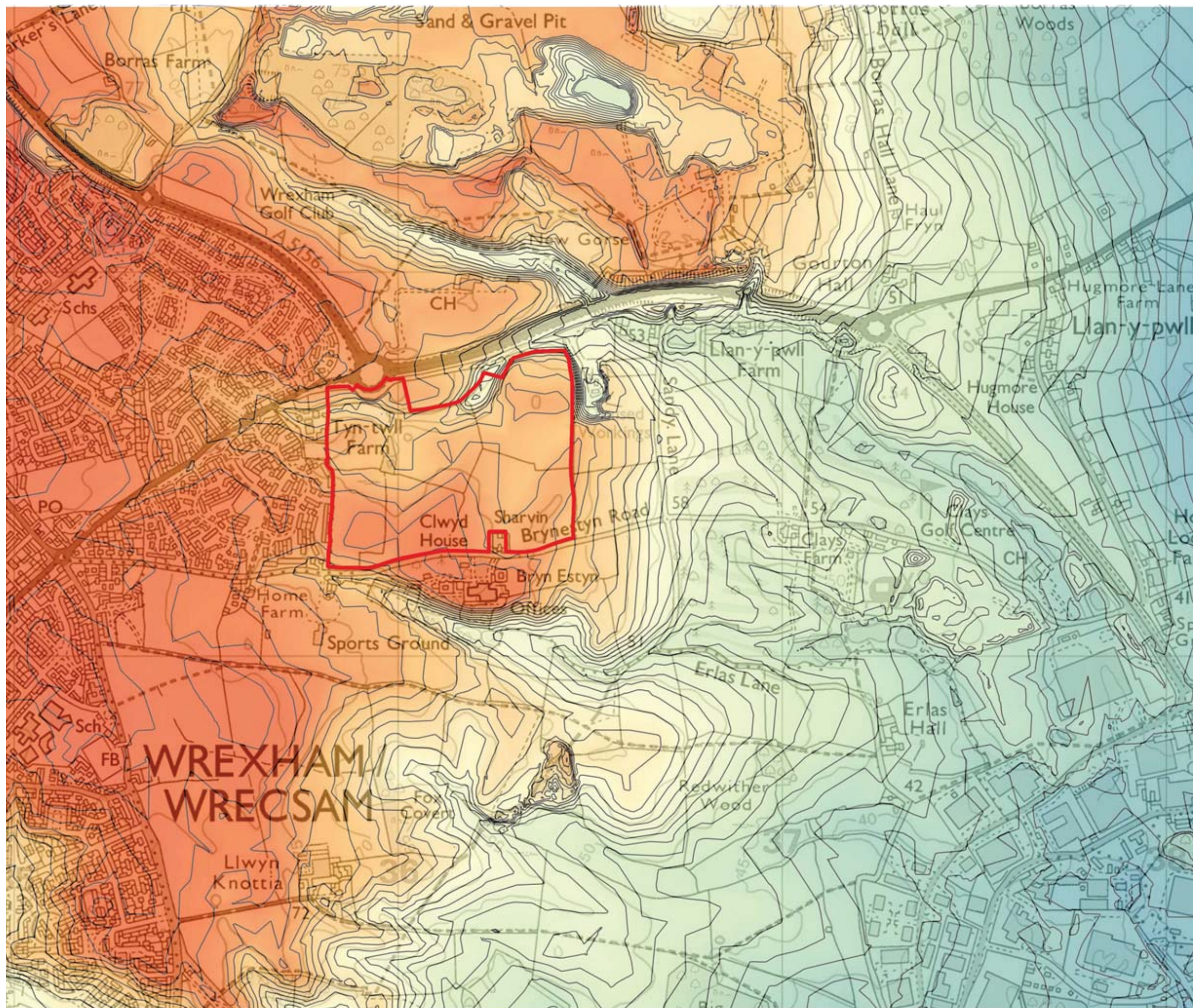
Figure 3
Site Context

Drwg No: 661B-08
Drawn by: MP

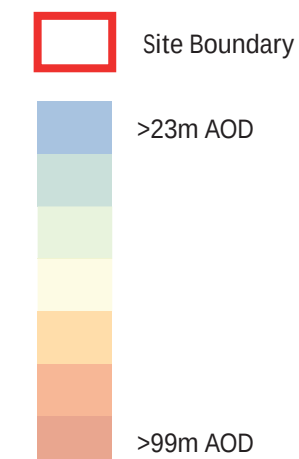
QM Status: Checked
Scale: 1: 10000 @ A3

Date: 26.06.2017
Checker: JF

Product Status:
Issue



KEY:



BLOOR HOMES



**BARRATT
HOMES**
built around you

Land South of Holt Road, Wrexham

Figure 4
Topography

Drwg No: 661B-09
Drawn by: MF

Date: 27.06.2017
Checker: JF

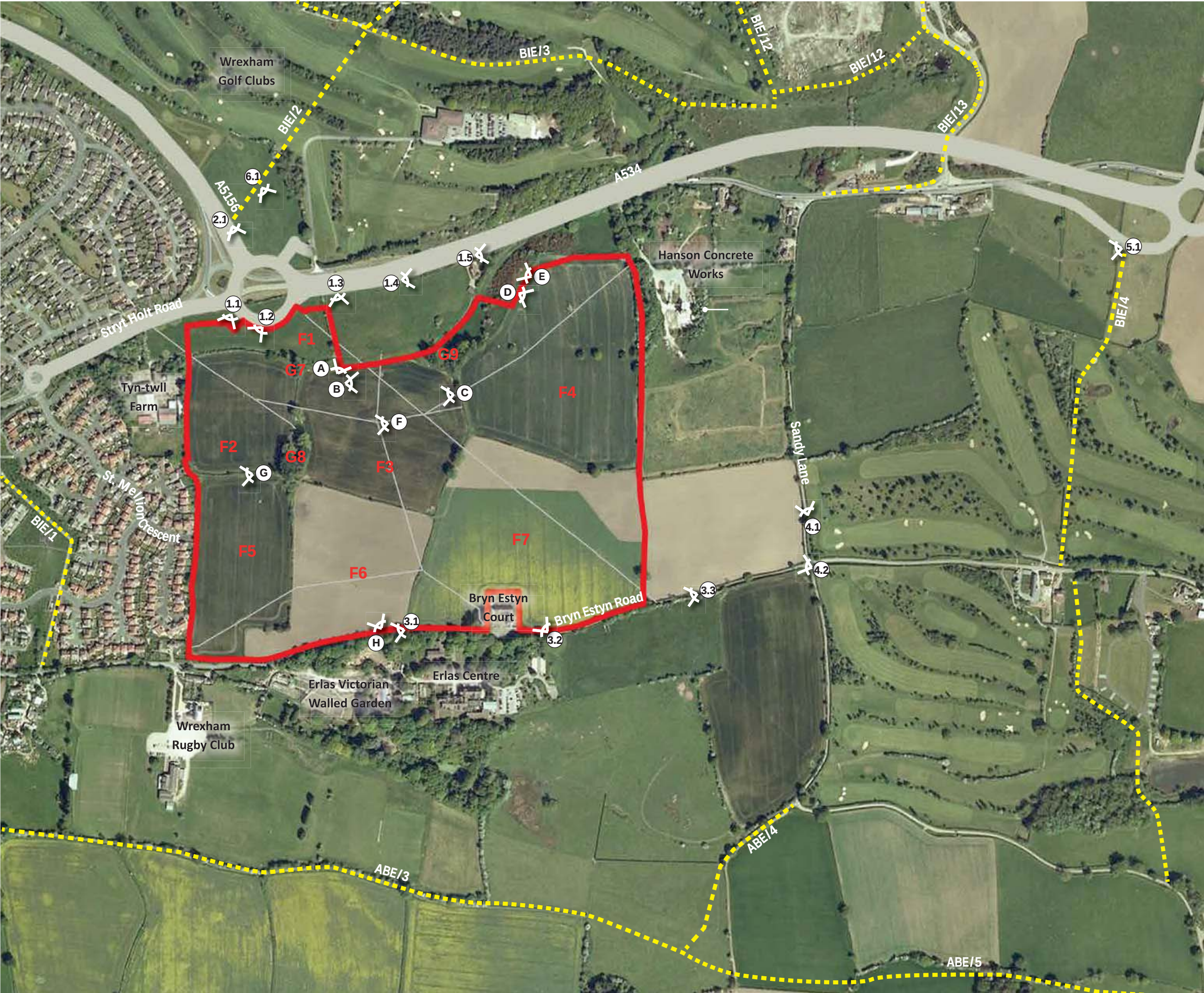
QM Status: Checked
Scale: 1:1000 @ A3

Product Status:
Issue



Scale 1:10,000





KEY:

- Site Boundary
- Alignment of the A534 Link Road
- Photograph Viewpoint locations
- F1** Fields
- G7** Tree groups (taken from Tyler Grange Tree Constraints Plan)
- Existing Public Right of Way
- Existing overhead cables
- Existing water mains

View A-H - Site Photographs	
Visual Receptors	Photo
1. A534 - Motorists / Pedestrians	1.1 - 1.5
2. A5156 - Motorists	2.1
3. Bryn Estyn Road - Motorists / Pedestrians	3.1 - 3.3
4. Sandy Lane - Motorists	4.1 - 4.2
5. PRoW BIE/4 - Pedestrians	5.1
6. PRoW BIE/2 - Pedestrians	6.1



Land South of Holt Road,
Wrexham

Figure 5
Site Character and Viewpoints

Drwg No: 661B-10
Drawn by: MP

Date: 26.06.2017
Checker: JF

QM Status: Checked
Scale: NTS @ A3

Product Status:
Issue



Photo A - View from the northern boundary of the site looking north towards the A534 and Wrexham Golf Club.

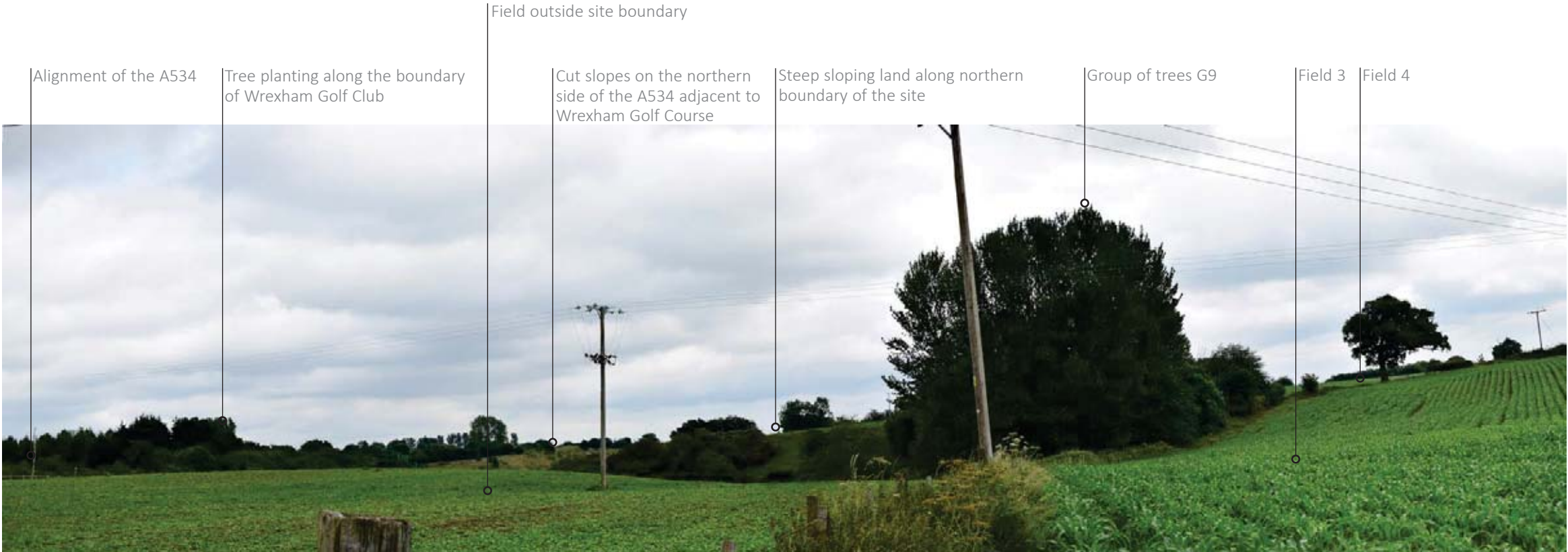


Photo B - View from the northern boundary of the site looking east



Land South of Holt Road,
Wrexham

Figure 6
Photographs A - B

Drwg No: 661B-11	Date: 28.06.2017
Drawn by: MP	Checker: JF
QM Status: Checked	Product Status: Issue
Scale: NTS @ A3	

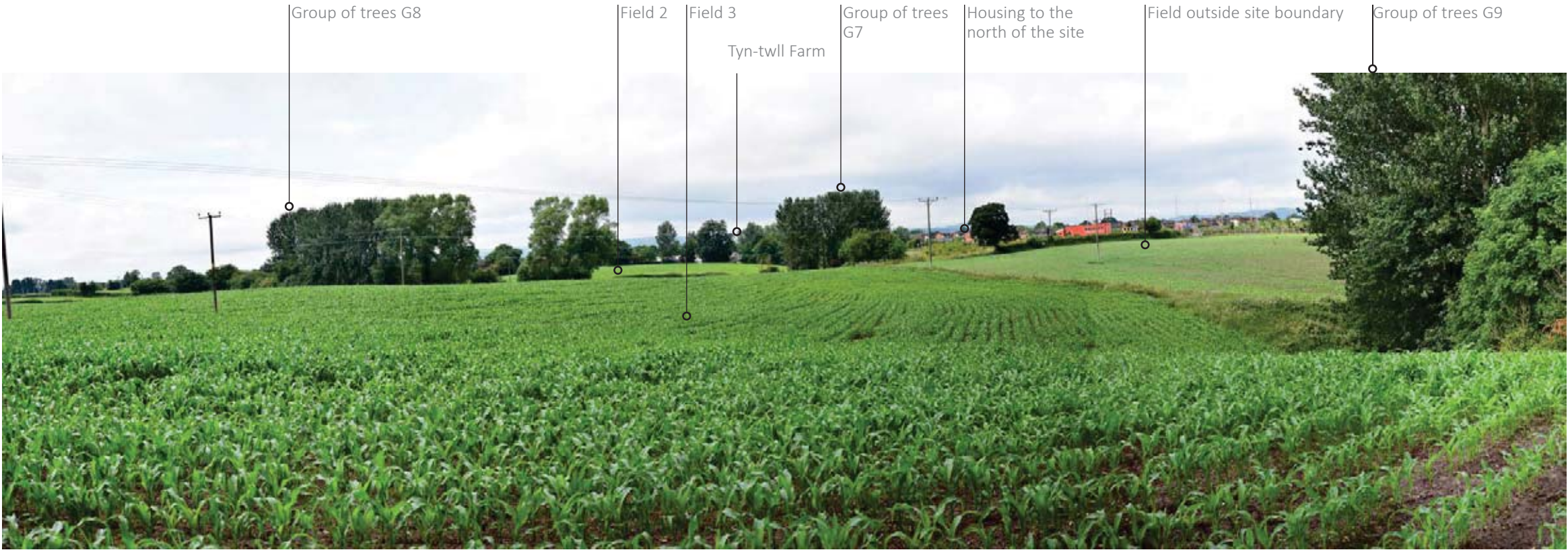


Photo C - View from the boundary of Field 3 looking west.



Photo D - View from the northern boundary of the Field 4 looking east.



Land South of Holt Road,
Wrexham

Figure 7
Photographs C - D

Drwg No: 661B-12	Date: 28.06.2017
Drawn by: MP	Checker: JF
QM Status: Checked	Product Status: Issue
Scale: NTS @ A3	

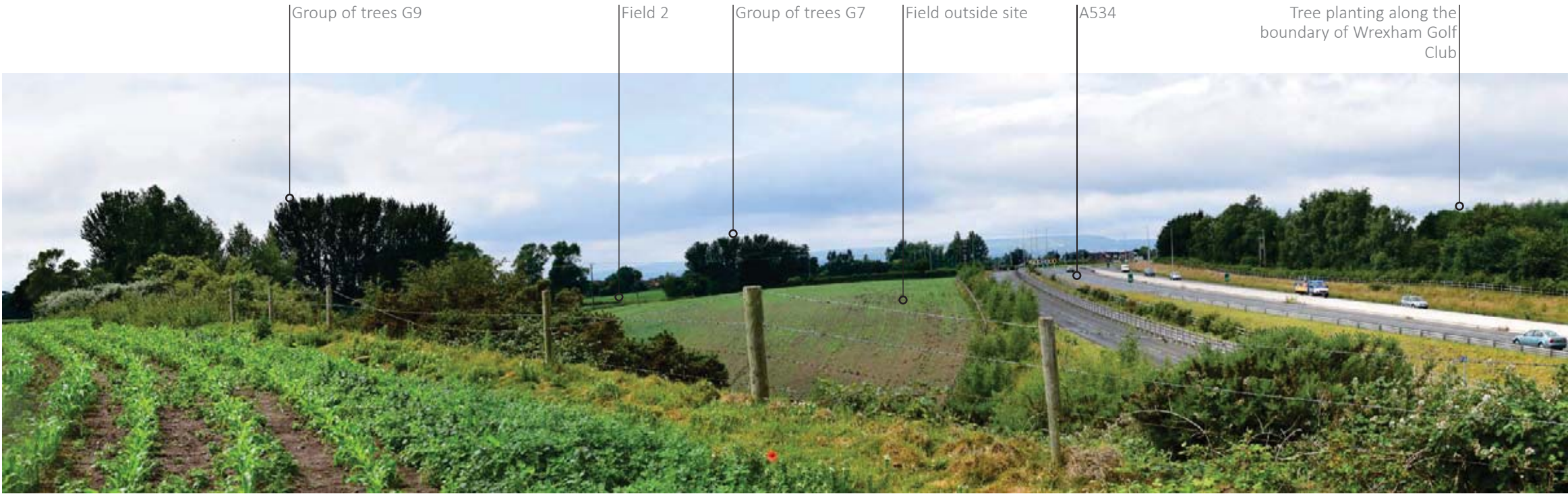


Photo E - View from the northern boundary of Field 4 looking north west.



Photo F - View from Field 3 looking west.



Land South of Holt Road,
Wrexham

Figure 8
Photographs E - F

Drwg No: 661B-13	Date: 28.06.2017
Drawn by: MP	Checker: JF
QM Status: Checked	Product Status: Issue
Scale: NTS @ A3	



Photo G - View from the boundary between Field 2 and Field 5 looking east.



Photo H - View from the southern boundary looking north.



Land South of Holt Road,
Wrexham

Figure 9
Photographs G - H

Drwg No: 661B-14	Date: 28.06.2017
Drawn by: MP	Checker: JF
QM Status: Checked	Product Status: Issue
Scale: NTS @ A3	



Photo 1.1 - View from footpath on Stryt Holt Road near to the roundabout looking west.



Photo 1.2 - View from the footpath on the roundabout looking south west.



Land South of Holt Road,
Wrexham

Figure 10
Photographs 1.1 - 1.2

Drwg No: 661B-15	Date: 28.06.2017
Drawn by: MP	Checker: JF
QM Status: Checked	Product Status: Issue
Scale: NTS @ A3	



Photo 1.3 - View from the footpath adjacent to the A534 looking South.

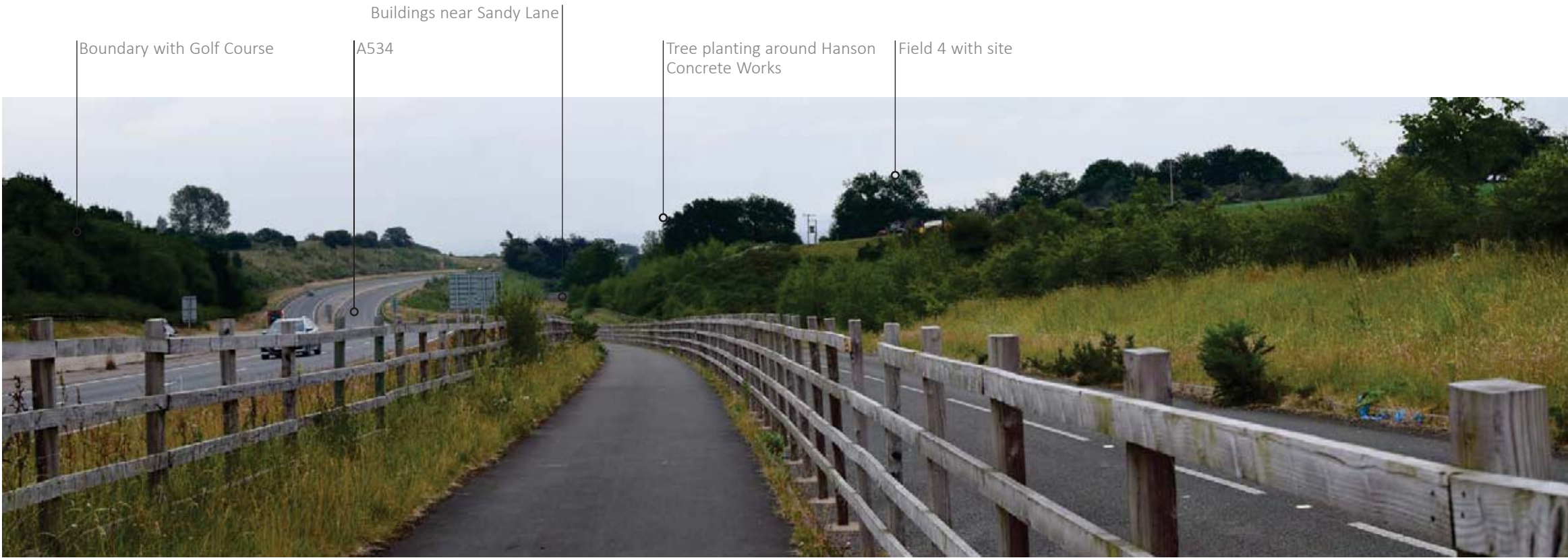


Photo 1.4 - View from the footpath adjacent to the A534 looking east.



Land South of Holt Road,
Wrexham

Figure 11
Photographs 1.3 - 1.4

Drwg No: 661B-16	Date: 28.06.2017
Drawn by: MP	Checker: JF
QM Status:Checked	Product Status: Issue
Scale: NTS @ A3	



Photo 1.5 - View from the footpath along the A534 looking east.



Photo 2.1 - View from the A5156 near to the Public Right of Way.



Land South of Holt Road,
Wrexham

Figure 12
Photographs 1.5 and 2.1

Drwg No: 661B-17
Drawn by: MP

Date: 28.06.2017
Checker: JF

QM Status: Checked
Scale: NTS @ A3

Product Status:
Issue



Photo 3.1 - View from Bryn Estyn Road looking west.



Photo 3.2 - View from Bryn Estyn Road near to Bryn Estyn Court.



Land South of Holt Road,
Wrexham

Figure 13
Photographs 3.1 - 3.2

Drwg No: 661B-18	Date: 28.06.2017
Drawn by: MP	Checker: JF
QM Status: Checked	Product Status: Issue
Scale: NTS @ A3	



Photo 3.3 - View from Bryn Estyn Road looking west.



Photo 4.1 - View from Sandy Lane looking north.

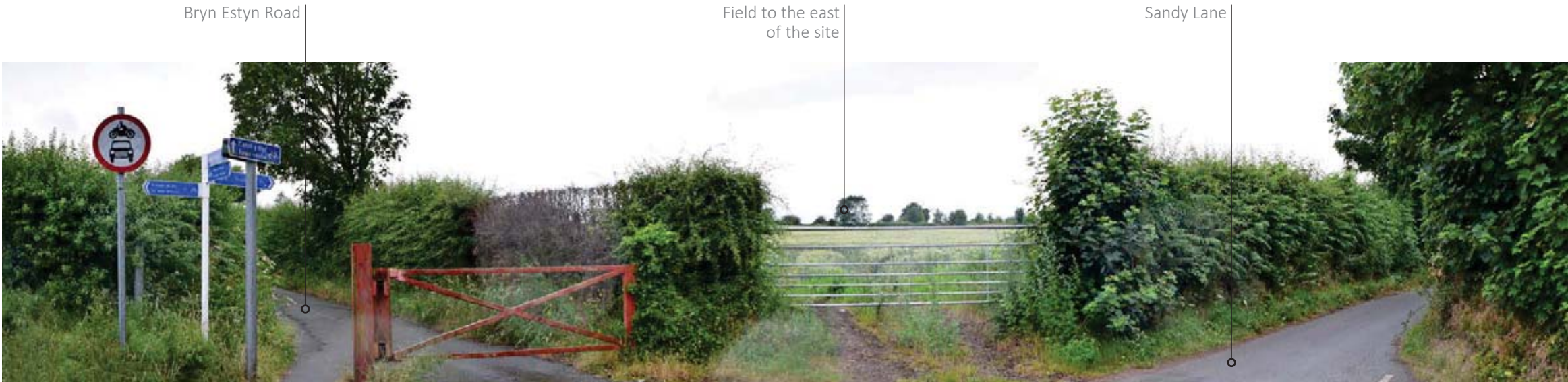


Photo 4.2- View from the corner of Sandy Lane and Bryn Estyn Road looking north west.

BLOOR HOMES



Land South of Holt Road, Wrexham

Figure 14
Photographs 3.3, 4.1 and 4.2

Drwg No: 661B-19
Drawn by: MP

Date: 28.06.2017
Checker: JF

QM Status: Checked
Scale: NTS @ A3

Product Status:
Issue



Photo 5.1- View from Sandy Lane looking west.



Photo 6.1- View from PRoW BIE/2 looking south.



Land South of Holt Road,
Wrexham

Figure 15
Photographs 5.1 and 6.1

Drwg No: 661B-20	Date: 28.06.2017
Drawn by: MP	Checker: JF
QM Status: Checked	Product Status: Issue
Scale: NTS @ A3	



CHARTERED LANDSCAPE ARCHITECTS

www.randallthorp.co.uk

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

