

Date: August 2018

PENLEY HALL DRIVE, PENLEY

LANDSCAPE AND VISUAL IMPACT APPRAISAL

LVIA FIGURES (1 of 2)

The study is intended to accompany an Outline Planning Application to Wrexham County Borough Council for development of residential units on land previously used as WWII United States and Polish Hospital in Penley.

The Study has been prepared and coordinated by Above Zero Landscape Architecture on behalf of Mr K. Barker and Mrs T. Wilson.

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Above Zero Reference:	023_01_Penley Hall- LVIA Figures (1 of 2)
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Issue Version	Status	Prepared by	Checked	Date
Vs1	Issue	ES	TS	22.05.2018
Vs2	Final	ES	TS	29.05.2018
Vs3	Final	ES	TS	07.08.2018
Vs4	Final	ES	TS	10.08.2018
Vs5	Final	ES	TS	04.11.2019

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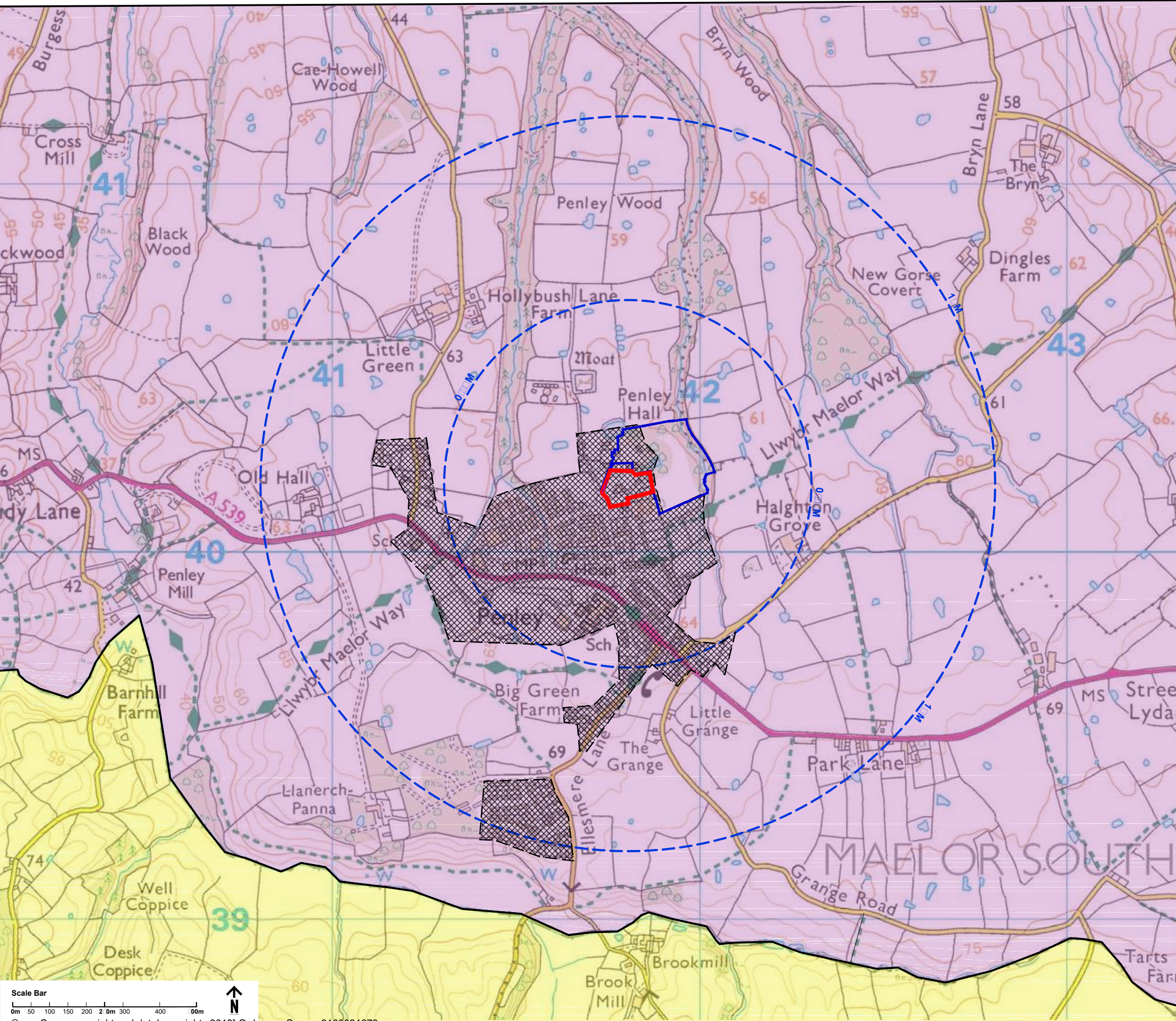
Figures

Site Context and Landscape Character and Views

- Figure 1.1– Site Location Plan (1/10,000)
- Figure 2.1– Landscape Character Areas (1/10,000)
- Figure 3.1– Landscape and Visual Analysis (Topography and Land Cover)
- Figure 4.1– Viewpoint Location and Visual Receptor Plan (1/5,000)
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Landscape Strategy and Layout

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- Figure 6.2- Indicative Site Layout- (McCormick Architecture Limited)



Location and Context

Site Area

Land under control of site land owner

0.5 & 1km offset from site

Approximate Extent of Built up Area of Penley (including Domestic Gardens and Playing Fields)

Landscape Character and Typology Areas

Wrexham County Borough Council
(Landscape Character Area 13b- English Maelor)

Shropshire County Council
(Landscape Typology Area- Wooded Estatelands)

Project:
Penley Hall Drive, Penley,

Drawing Title:
Landscape Character Areas

Scale:
A3:1/10,000 A1: 1/5,000

Date:
22/05/2018

Status:
Planning

Drawn: ES
Checked: TS

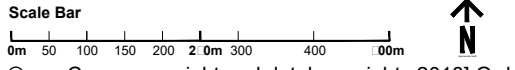
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AZ023.006 (Figure 2.1)

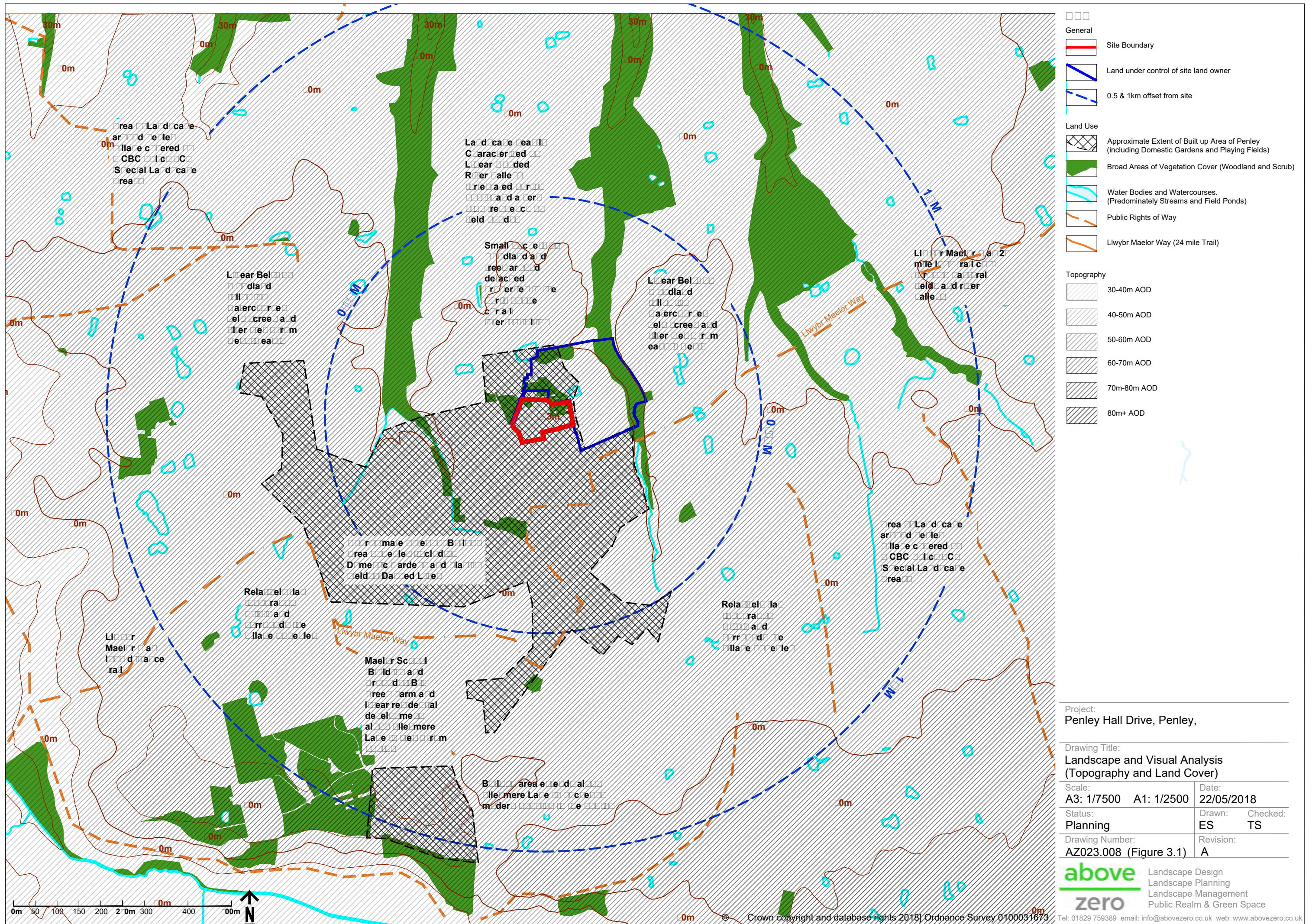
Revision:
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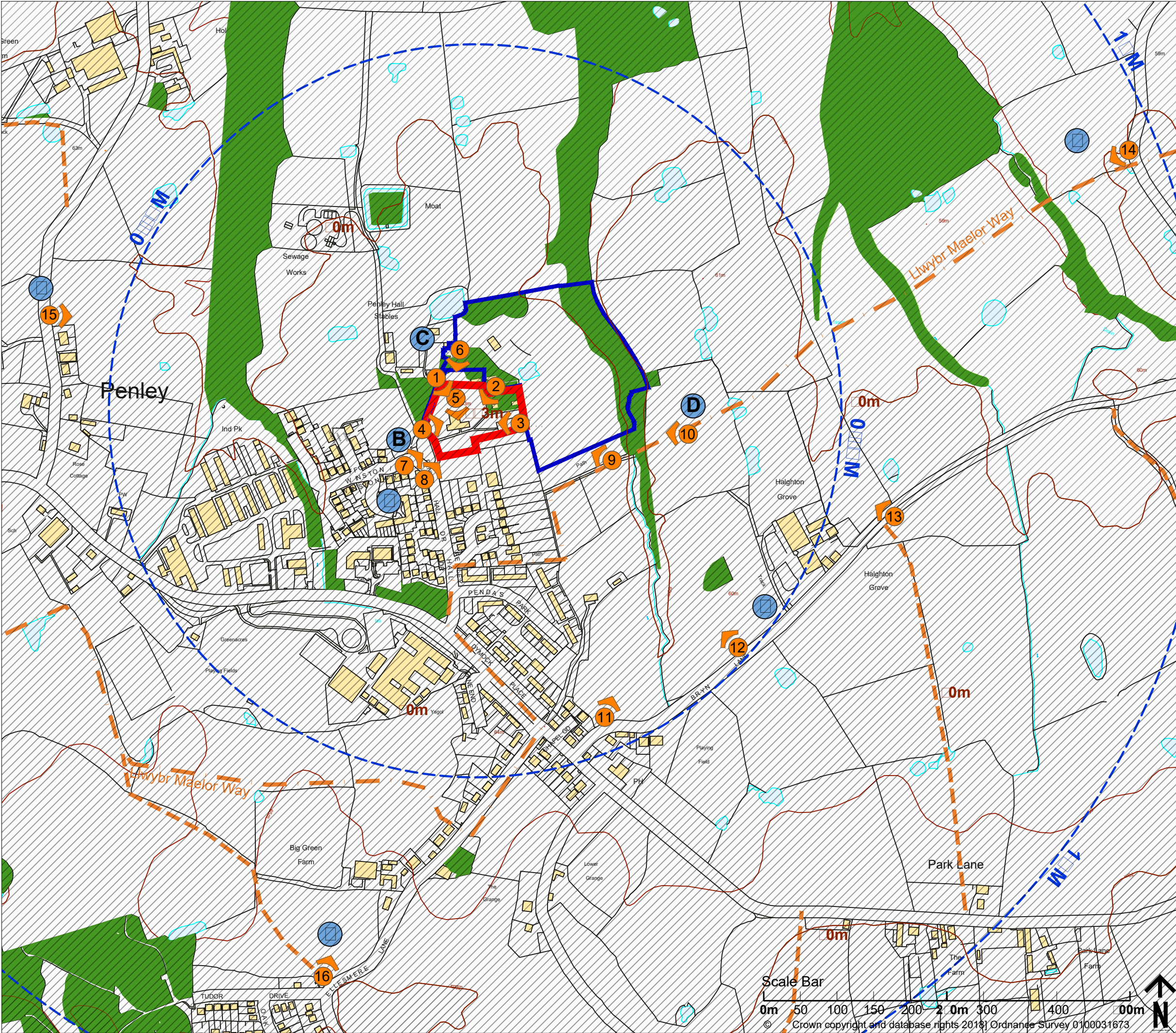
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General

Site Boundary

Land under control of site land owner

0.5 & 1km offset from site

Views

Representative Viewpoint Locations

Groups of Visual Receptors

A

Properties South and South West of the site;

B

People using open spaces and highway (Penley Hall Drive, Winston Way) to the south and west of the site;

C

Properties to the North West of the site (Penley Hall, Stables, The Pigeonaire, Tupa, Workshops)

D

People using the footpath Llwybr Maelor Way (24 miles trail) to the East of the site;

E

People using Public Rights of Way and highways (Bryn Lane) to the South East of the site;

F

People using Public Rights of Way and highway (Bryn Lane) to the North East of the Site;

G

People using Rural Lanes, Public Areas, Public Rights of Way and Properties to the South of the site (Ellesmere Lane). and

H

People using Rural Lanes (Hollybush Lane), Properties situated on Hollybush Lane and Public Rights of Way to the West of the site.

Land Use

Broad Areas of Vegetation Cover (Woodland and Scrub)

Water Bodies and Watercourses.
(Predominately Streams and Field Ponds)

Public Rights of Way

Llwybr Maelor Way (24 mile Trail)

Topography

30-40m AOD

40-50m AOD

50-60m AOD

60-70m AOD

70m-80m AOD

80m+ AOD

Project:

Penley Hall Drive, Penley,

Drawing Title:

Viewpoint Location & Visual Receptors Plan

Scale:

A3: 1/5000 A1: 1/2500

Date:

22/05/2018

Status:

Planning

Drawn:

ES

Checked:

TS

Drawing Number:

AZ023.007 (Figure 4.1)

Revision:

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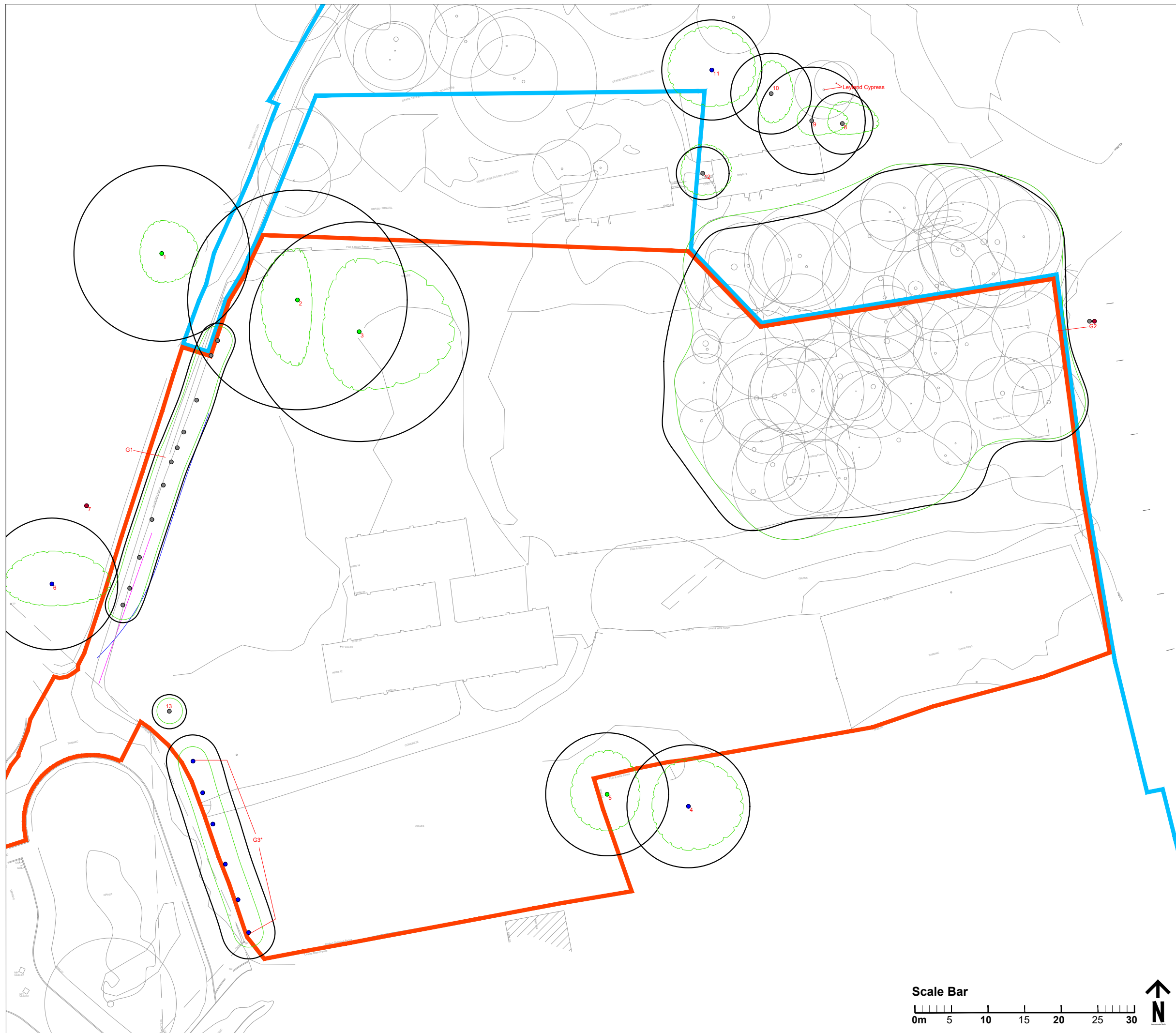
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Scale Bar

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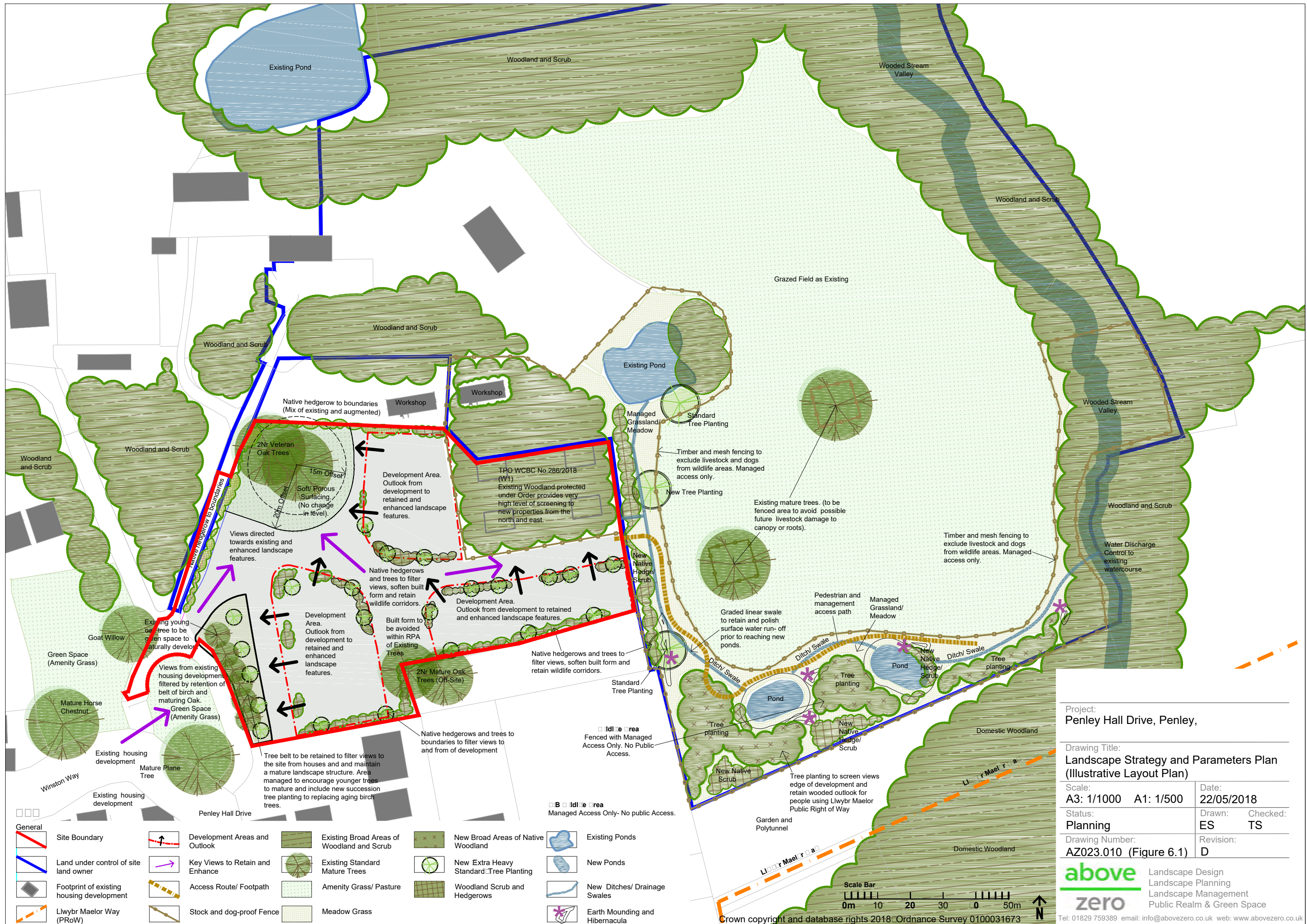


Project:
Penley Hall Drive, Penley,

Drawing Title:
Tree Survey (Tree Solutions Ltd)

Scale:	Date:	
A3: 1/500 A1: 1/250	22/05/2018	
Status:	Drawn:	Checked:
Planning	ES	TS
Drawing Number:	Revision:	
AZ023.009 (Figure 5.1)	B	





Project:
Penley Hall Drive, Penley,

Drawing Title:
Landscape Strategy and Parameters Plan
(Illustrative Layout Plan)

Scale:
A3: 1/1000 A1: 1/500

Status:
Planning

Drawing Number:
AZ023.010 (Figure 6.1)

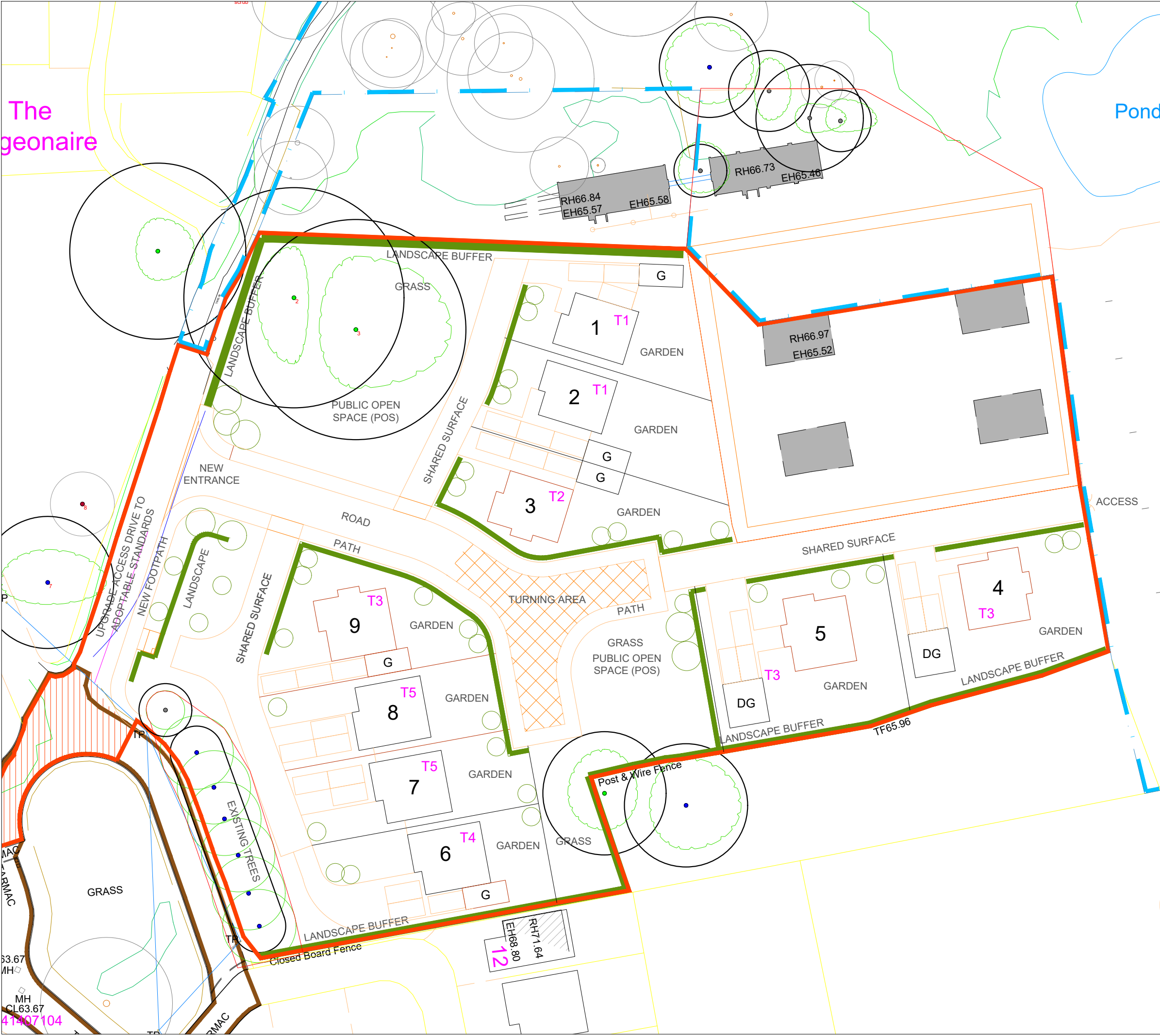
Date:
22/05/2018

Drawn: ES
Checked: TS

Revision:
D

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Pond

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Project: Penley Hall Drive, Penley,		
Drawing Title: Sketch Proposed Site Plan (McCormick Architecture)		
Scale: A3: 1/500 A1: 1/250	Date: 21/05/2018	
Status: Planning	Drawn: ES	Checked: TS
Drawing Number: AZ023.015 (Figure 6.2)	Revision: B	