



Landscape and Visual Impact Assessment

Hanmer Arms, Hanmer Wrexham, Flintshire

for

Carlton Holdings

MAN.244.002.LA.R.001.00

Appendix D -Drawings and Images (Part 2 of 2)

MAN.244.002.L.D.005 - Zone of Theoretical Visibility [ZTV]

MAN.244.002.L.D.006 – Viewpoint Location Plan

MAN.244.002.L.D.007 – Viewpoint 1

MAN.244.002.L.D.008 - Viewpoint 2

MAN.244.002.L.D. 009 - Viewpoint 3

MAN.244.002.L.D.010 - Viewpoint 4

MAN.244.002.L.D.011 - Viewpoint 5

MAN.244.002.L.D.012 - Viewpoint 6

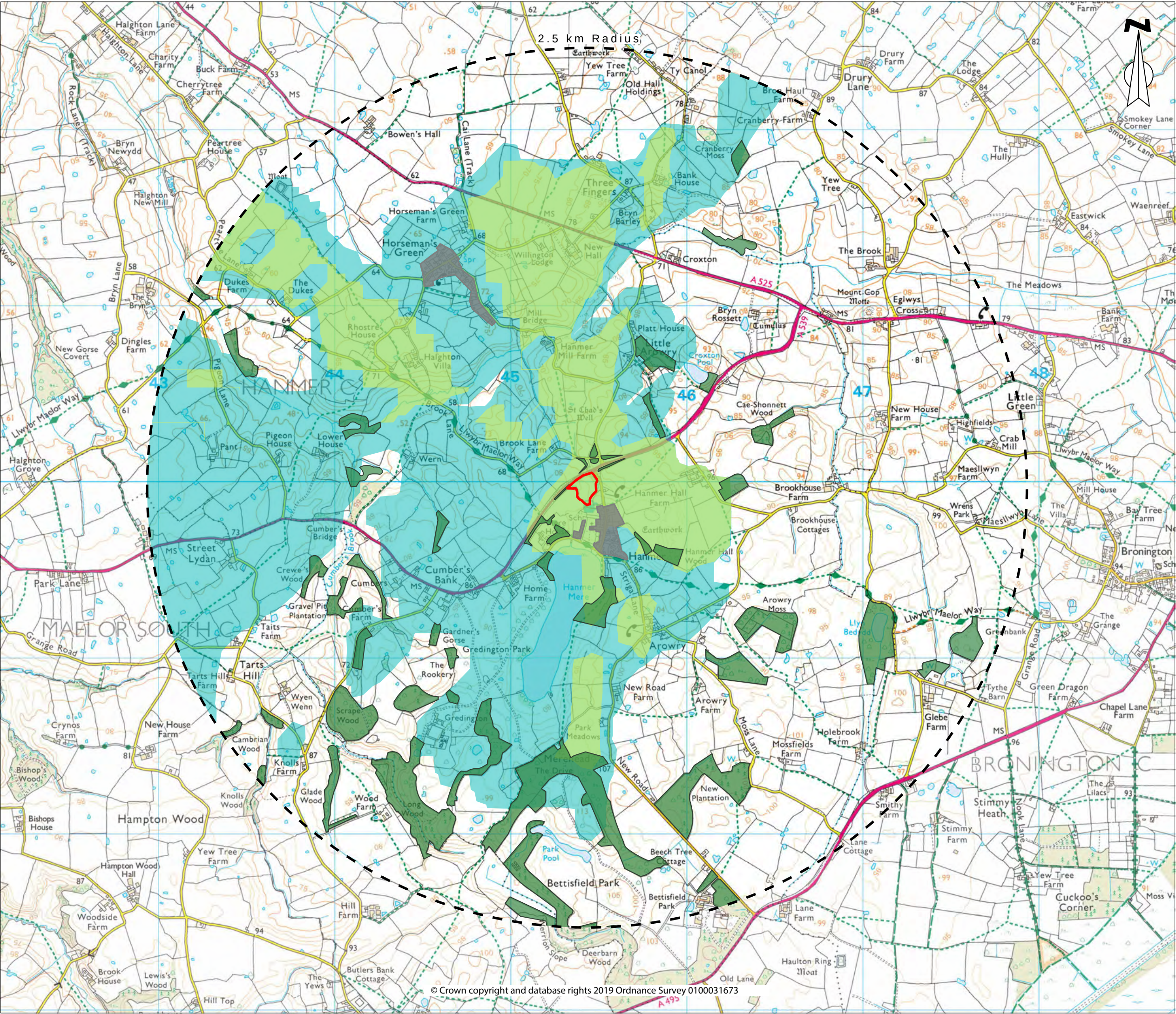
MAN.244.002.L.D.013 - Viewpoint 7

MAN.244.002.L.D.014 - Viewpoint 8

MAN.244.002.L.D.015 - Viewpoint 9

MAN.244.002.L.D.016 - Viewpoint 10

MAN.244.002.L.D.017 - Viewpoint 11



Key

- Approximate Site Boundary
- Radius From Site
- Built-up Areas
- Woodland

Zones of Theoretical Visibility

- Zone of Theoretical Visibility [ZTV] With No Visual Barriers**
Derived from assessment of 3.5m height development. The ZTV represents a 'bare ground' scenario; no visual obstructions (e.g. vegetation and built form) have been compensated for within the study.
- Zone of Theoretical Visibility [ZTV] With Visual Barriers**
Derived from assessment of 3.5m height development. The ZTV takes prominent visual obstructions into consideration (e.g. significant vegetation of 10m height and Built-Up Areas of 9m height), which have been compensated for within the study.

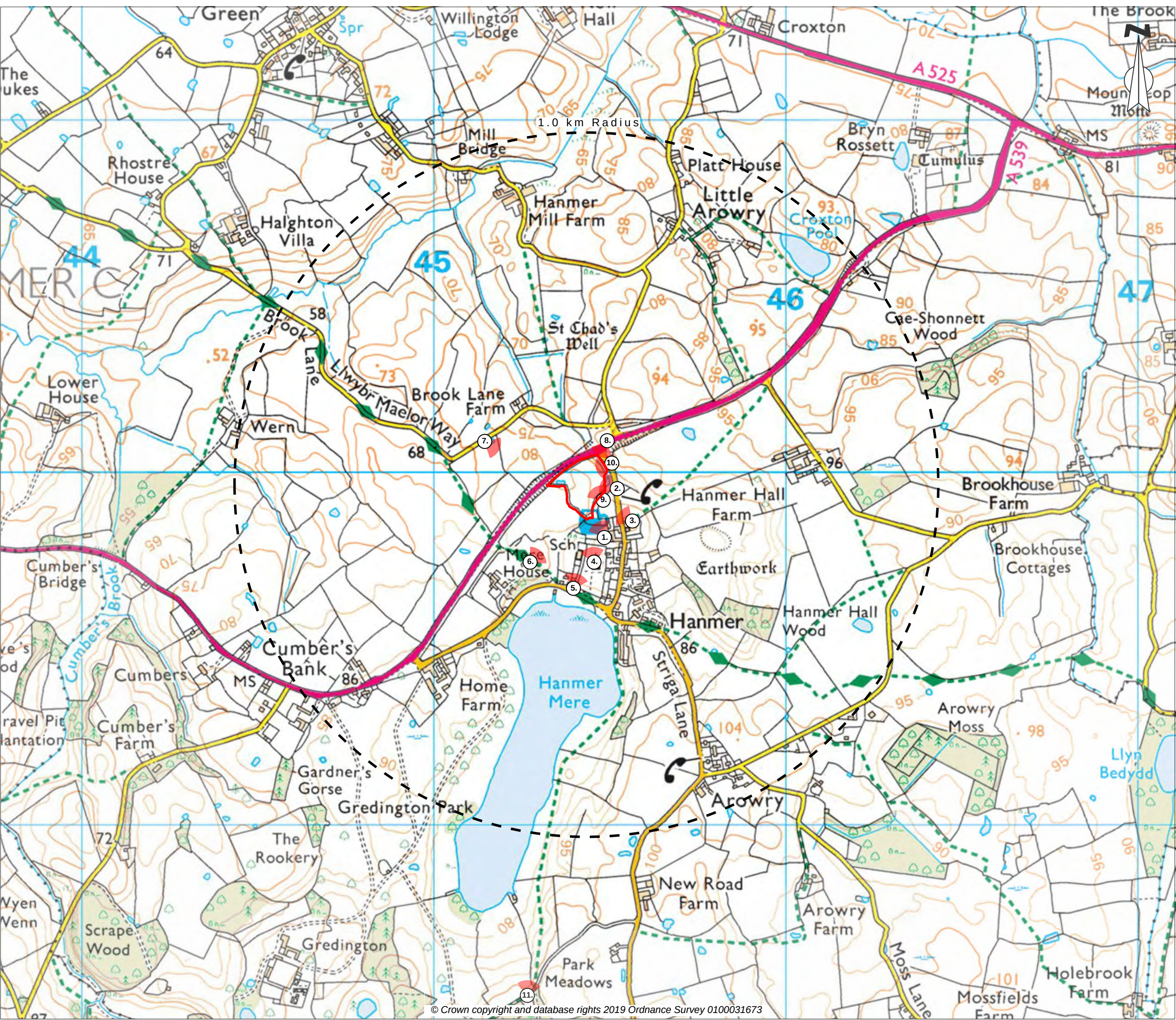
Data sourced from:

- Traced from Ordnance Survey [OS] at 1:25,000 scale
- GB National Forest Inventory, Forestry Commission, 2014
- Woodland traced from google maps & magic maps website (magic.defra.gov.uk)
- Zone of Theoretical Visibility has been created using KTF software (www.ktfsoftware.com)

enzygo
environmental consultants

Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:		Carlton Holding Partnership	
SCALE:	1:20,000@A3	PROJECT REF:	MAN.244.002
DRAWN:	NP	CHECKED:	PB
		DATE:	Aug 2019
		PROJECT:	Hanmer Arms, Wrexham
		TITLE:	ZTV Plan
		DRAWING NO:	MAN.244.002.LA.D.00.005



Key

Approximate Site Boundary

Radius From Site

1.

Viewpoint location and direction
Representative viewpoint number and location,
as shown on Viewpoint Locator Plan.

Viewpoints were determined by the anticipated zone of theoretical visibility, sensitivity of receptors, topography, proximity to site and sought to avoid significant visual obstruction.

Viewpoints with images included within report:

1.

Hanmer Arms Entrance/Car Park

2.

'Little Green Flowers' Florist Shop Car Park

3.

Footpath WCBC HAN/1

4.

St Chads Church Yard [Northern Entrance]

5.

Striga Lane/Hanmer Mere

6.

Footpath WCBC HAN/4

7.

Brook Lane

8.

Junction of Brook Lane and A539 Whitchurch Road

9.

Access road to Hanmer Arms and Bowling Club Car Parks

10.

Striga Lane

11.

Hanmer Estate Road/Footpath WCBC HAN/5

Data sourced from:
- Traced from Ordnance Survey [OS] at 1:25,000 scale

Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:		Carlton Holdings Partnership	
SCALE:	1:10,000@A3	PROJECT REF:	MAN.244.002
DRAWN:	NP	CHECKED:	PB
		DATE:	Aug 2019
PROJECT:		Hanmer Arms, Wrexham	
TITLE:		Location Plan	
DRAWING NO:		MAN.244.002.LA.D.00.006	

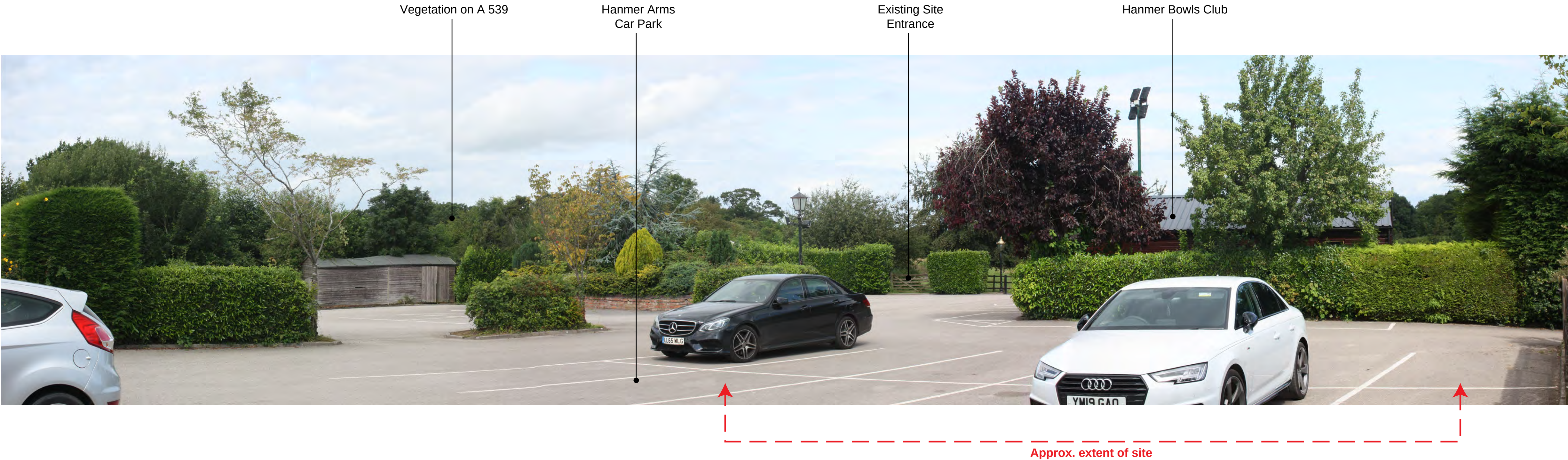
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Viewpoint 1: From Hanmer Arms Entrance/ Car Park

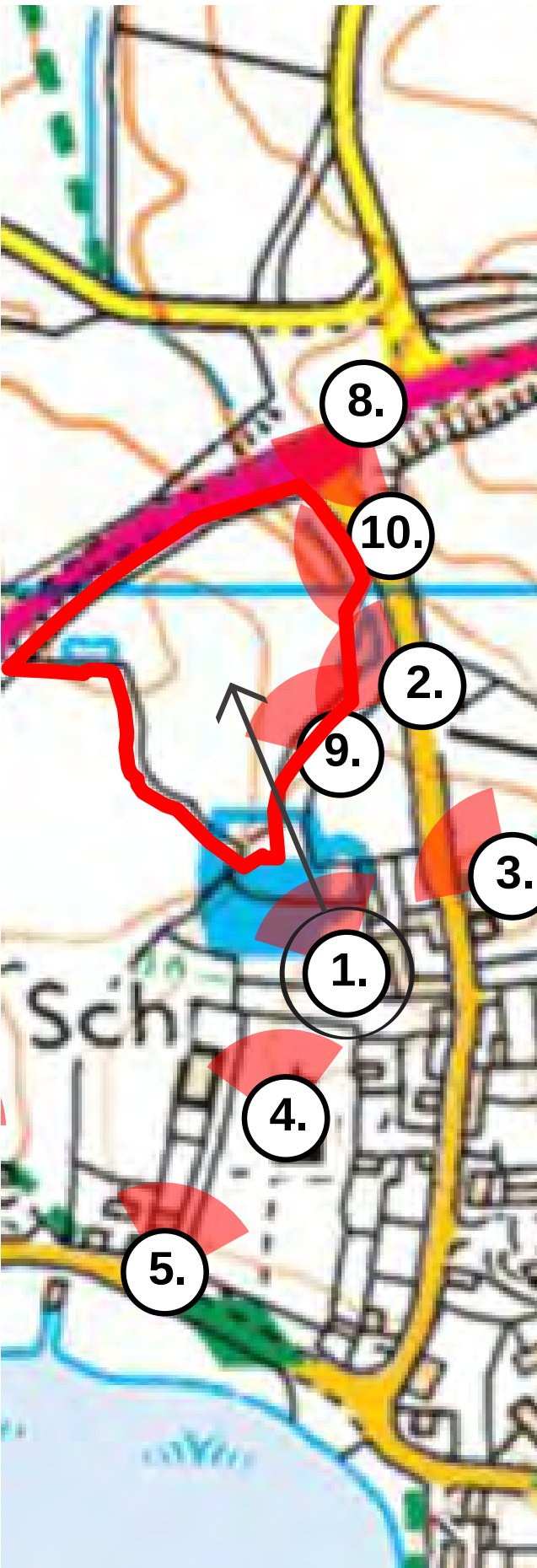
Viewpoint Details:

Viewpoint ID: 1
Map Co-ordinates: SJ 45484 39820
Height at Ground Level: 85m AOD
Approx. Distance to Site: 61m
Direction of Site: south of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Bright
Surveyor: Paul Beswick
Angle of View: 75°
Distance from Viewer: 500mm



Viewpoint Location Plan



Viewpoint 2: From ‘Little Green Flowers’ Florist Shop Car Park

Viewpoint Details:

Viewpoint ID: 2
Map Co-ordinates: SJ 45519 39955
Height at Ground Level: 82m AOD
Approx. Distance to Site: 32m
Direction of Site: east of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Bright
Surveyor: Paul Beswick
Angle of View: 90°
Distance from Viewer: 500mm

Entrance to
Hanmer Bowls Club

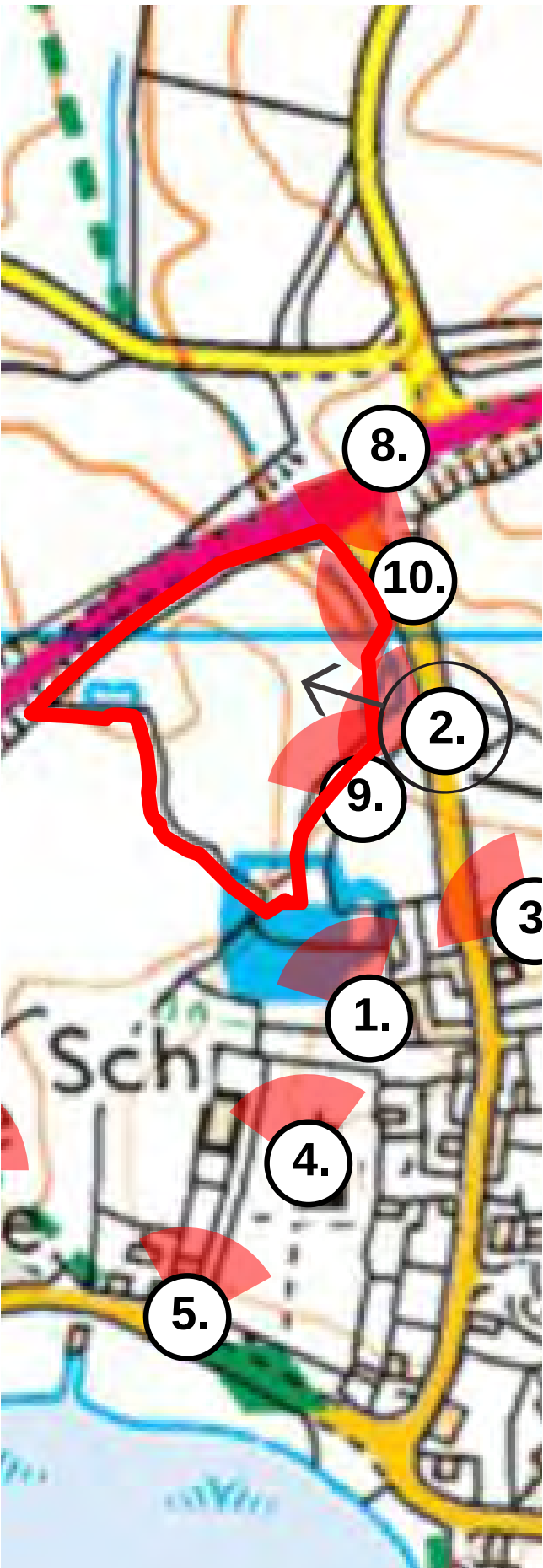
Existing Pond
and Stream

Hanmer
Village Road



Approx. extent of site

Viewpoint Location Plan



Viewpoint 3: From Footpath WCBC HAN/1

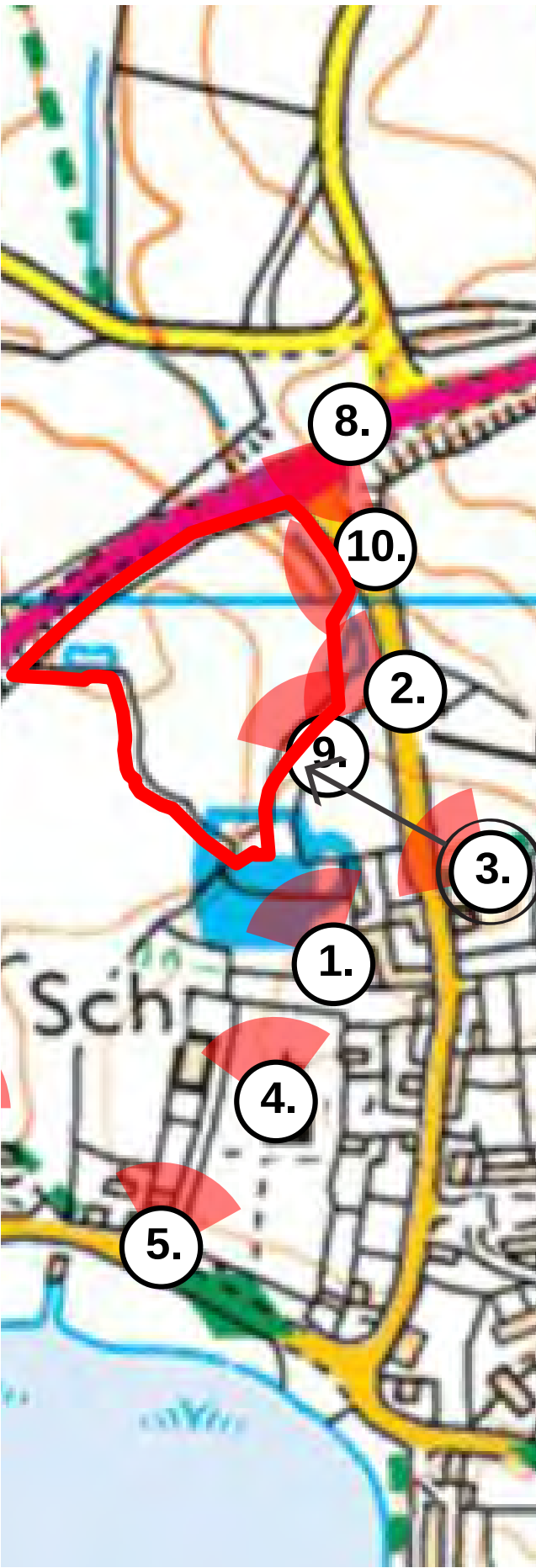
Viewpoint Details:

Viewpoint ID: 3
Map Co-ordinates: SJ 45564 39862
Height at Ground Level: 84m AOD
Approx. Distance to Site: 119m
Direction of Site: south east of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Bright
Surveyor: Paul Beswick
Angle of View: 60°
Distance from Viewer: 500mm



Viewpoint Location Plan



Viewpoint 4: From St Chads Church Yard [Northern Entrance]

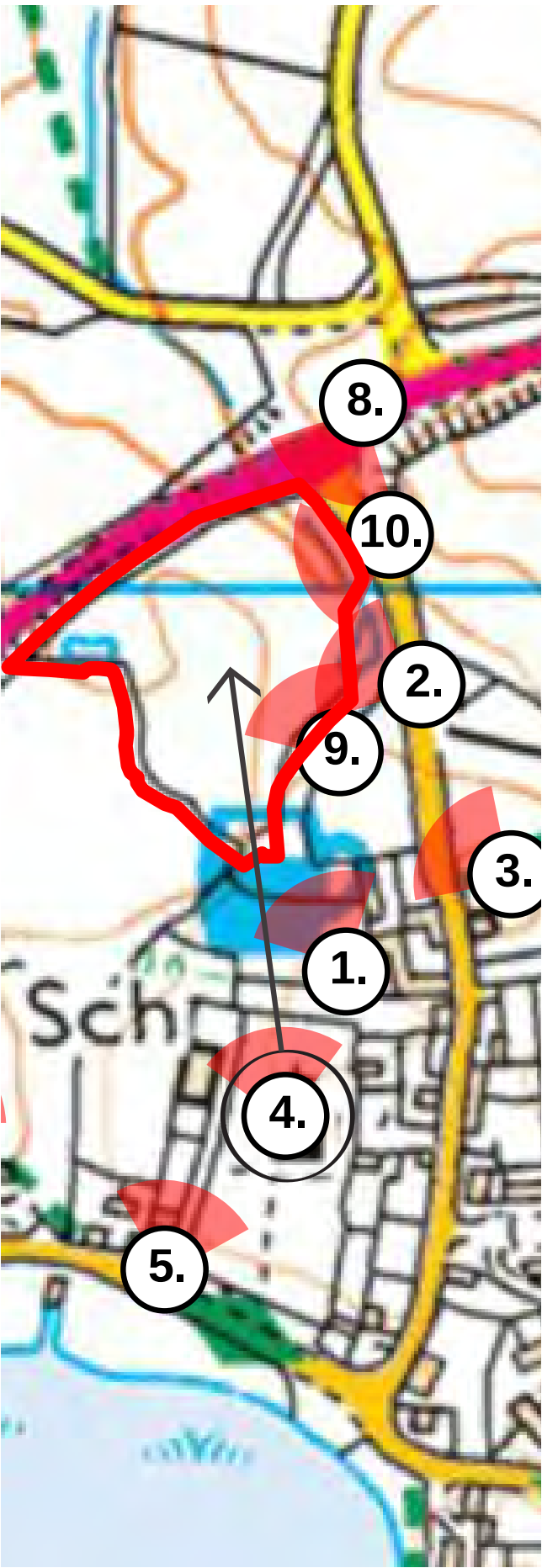


Viewpoint Details:

Viewpoint ID: 4
Map Co-ordinates: SJ 45457 39749
Height at Ground Level: 85m AOD
Approx. Distance to Site: 120m
Direction of Site: south of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Overcast
Surveyor: Paul Beswick
Angle of View: 60°
Distance from Viewer: 500mm

Viewpoint Location Plan



Viewpoint 5: From Striga Lane/Hanmer Mere

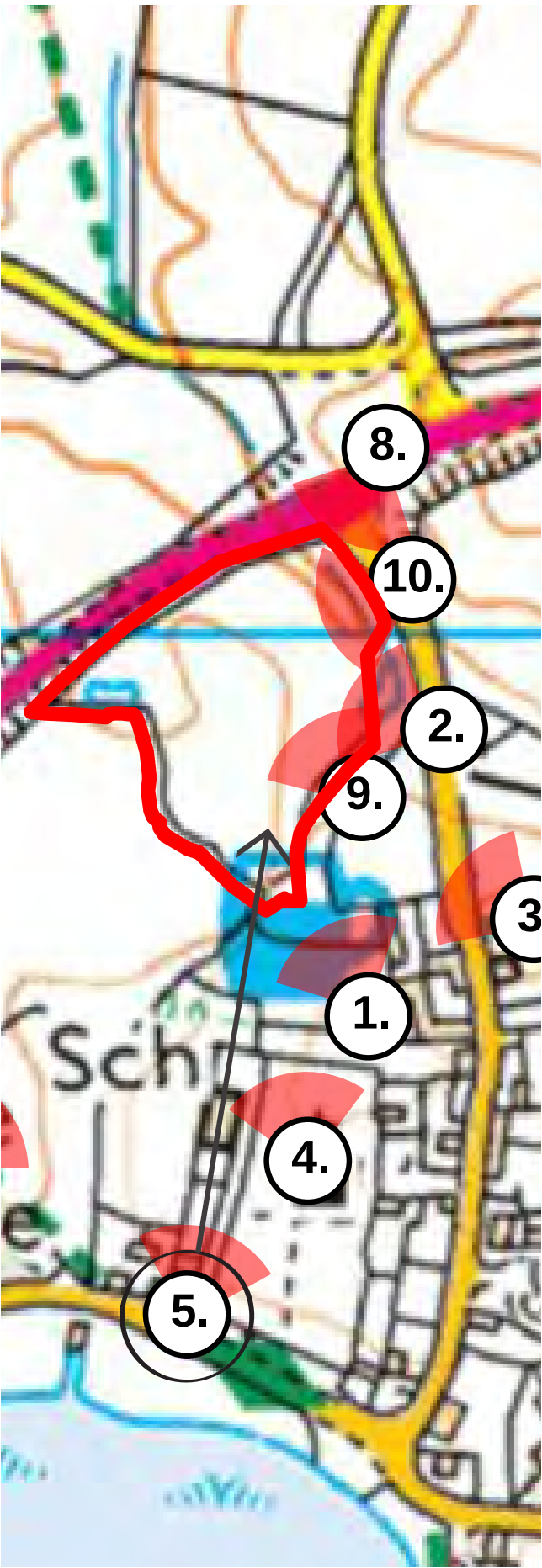


Viewpoint Details:

Viewpoint ID: 5
Map Co-ordinates: SJ 49940 397940
Height at Ground Level: 83m AOD
Approx. Distance to Site: 194m
Direction of Site: south of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Overcast
Surveyor: Paul Beswick
Angle of View: 45°
Distance from Viewer: 500mm

Viewpoint Location Plan



Viewpoint 6: From Footpath WCBC HAN/4

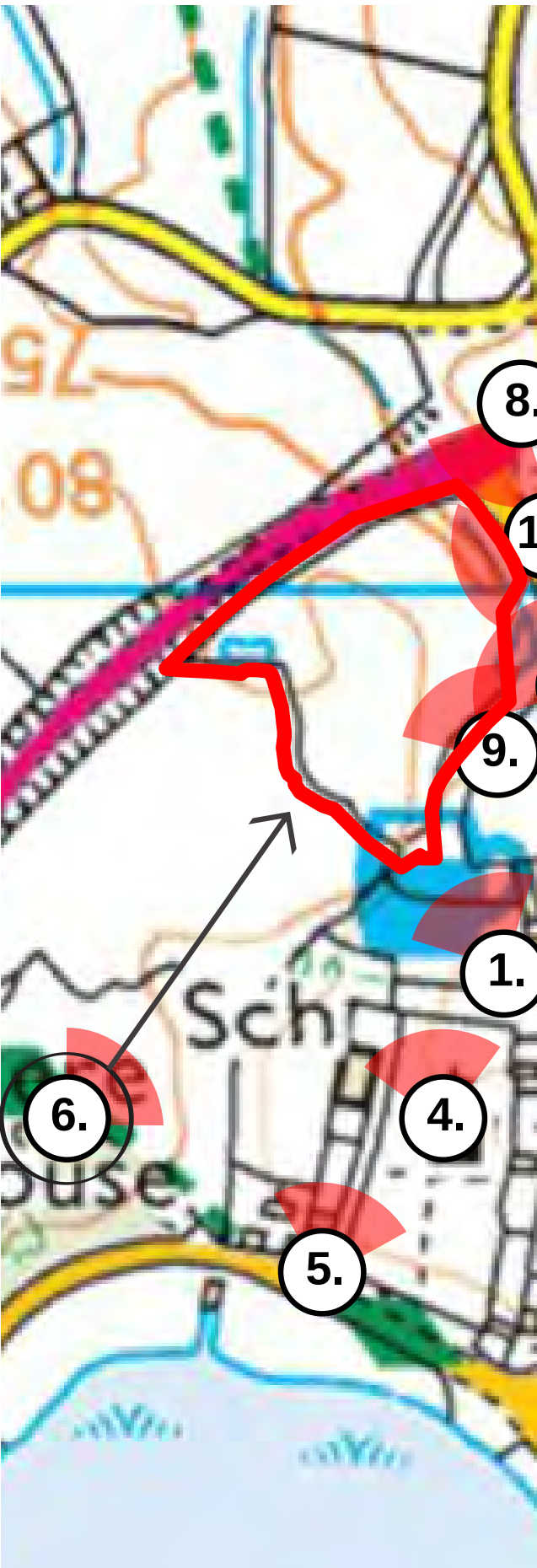


Viewpoint Details:

Viewpoint ID: 6
Map Co-ordinates: SJ 45274 39750
Height at Ground Level: 85m AOD
Approx. Distance to Site: 191m
Direction of Site: south west of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Bright
Surveyor: Paul Beswick
Angle of View: 60°
Distance from Viewer: 500mm

Viewpoint Location Plan



Viewpoint 7: From Brook Lane

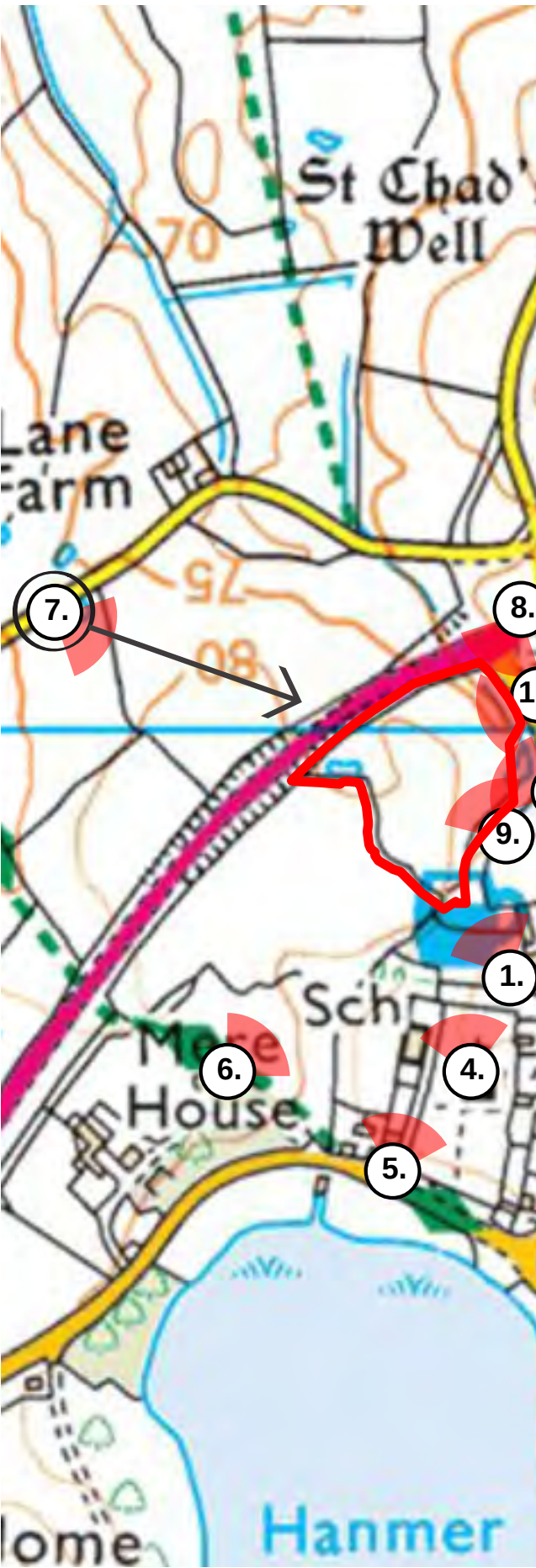


Viewpoint Details:

Viewpoint ID: 7
Map Co-ordinates: SJ 45144 40091
Height at Ground Level: 77m AOD
Approx. Distance to Site: 228m
Direction of Site: north west of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Bright
Surveyor: Paul Beswick
Angle of View: 60°
Distance from Viewer: 500mm

Viewpoint Location Plan



Viewpoint 8: From Junction of Brook Lane and A539 Whitchurch Road

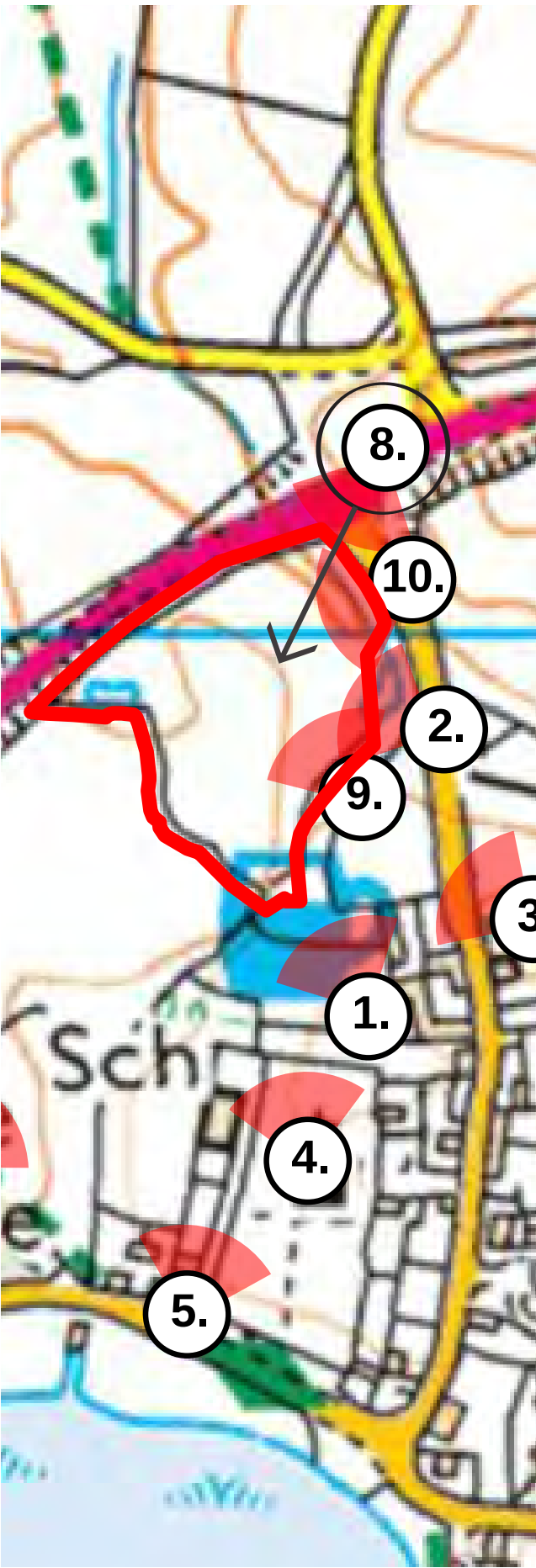
Viewpoint Details:

Viewpoint ID: 8
Map Co-ordinates: SJ 45519 39955
Height at Ground Level: 85m AOD
Approx. Distance to Site: 54m
Direction of Site: north east of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Overcast
Surveyor: Paul Beswick
Angle of View: 75°
Distance from Viewer: 500mm



Viewpoint Location Plan



Viewpoint 9: From access road to Hanmer Arms and Bowling Club Car Parks

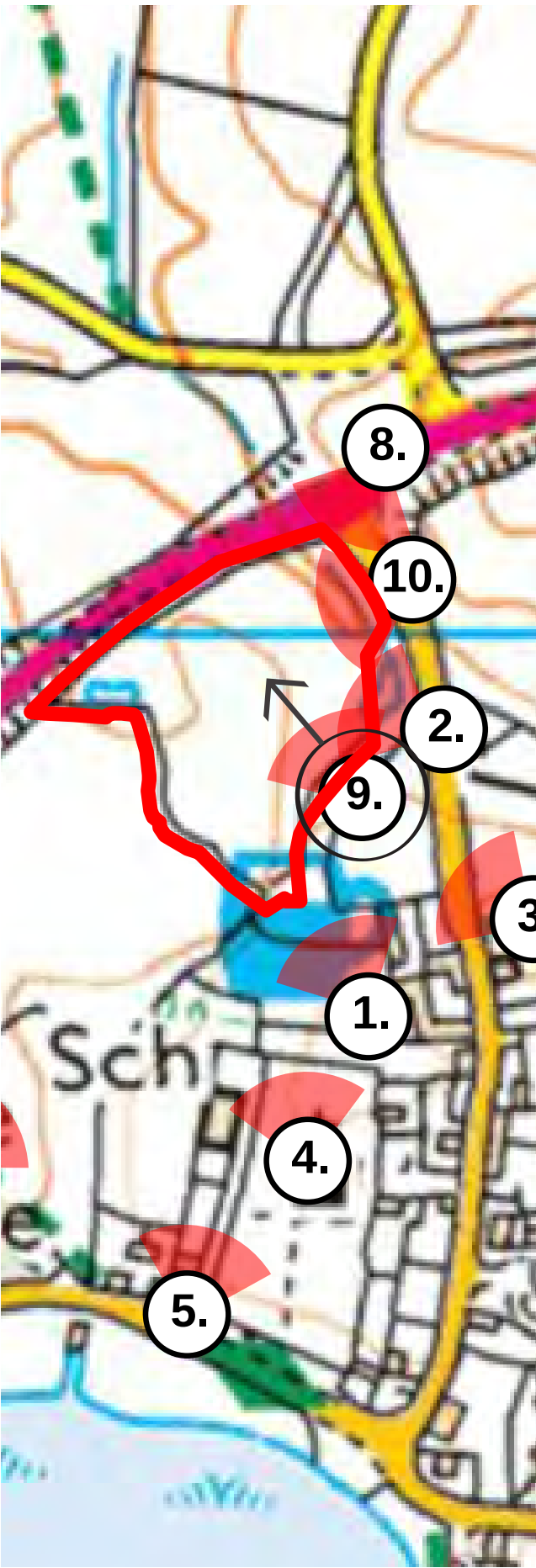
Viewpoint Details:

Viewpoint ID: 9
Map Co-ordinates: SJ 45480 39925
Height at Ground Level: 82m AOD
Approx. Distance to Site: 11m
Direction of Site: south east of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Overcast
Surveyor: Paul Beswick
Angle of View: 75°
Distance from Viewer: 500mm



Viewpoint Location Plan



Viewpoint 10: From Striga Lane

Viewpoint Details:

Viewpoint ID: 10
Map Co-ordinates: SJ 45503 40028
Height at Ground Level: 83m AOD
Approx. Distance to Site: 18m
Direction of Site: south east of site

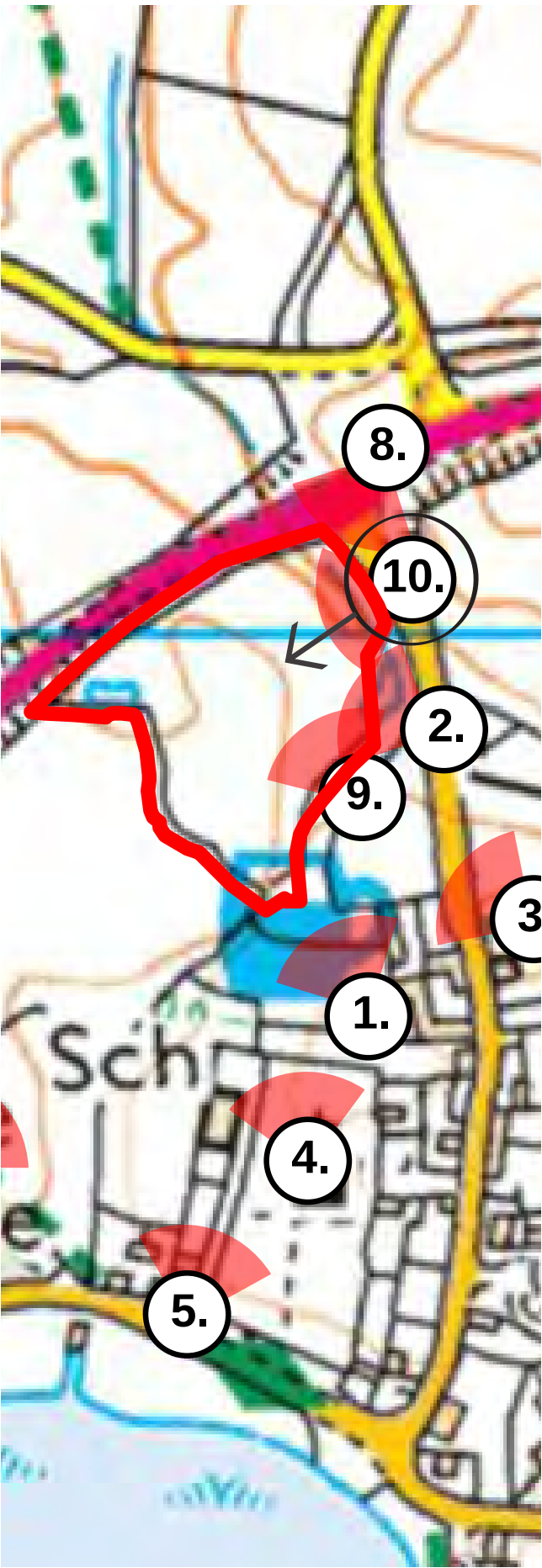
Date of Photo: 6/7/19
Weather Conditions: Sunny/ Overcast
Surveyor: Paul Beswick
Angle of View: 90°
Distance from Viewer: 500mm

Hanmer Village Road
'Striga Lane'

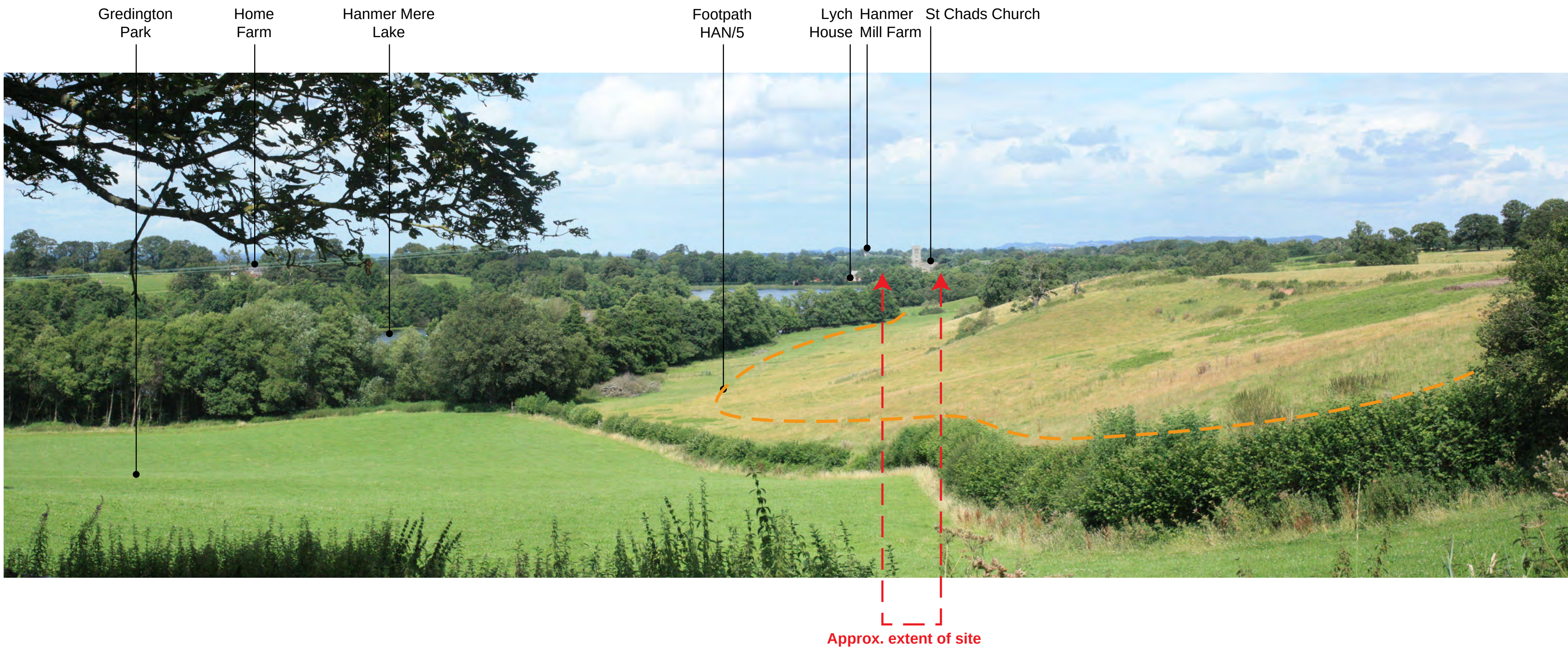


Approx. extent of site

Viewpoint Location Plan



Viewpoint 11: From Hanmer Estate Road/Footpath WCBC HAN/5



Viewpoint Details:

Viewpoint ID: 11
Map Co-ordinates: SJ 45264 38514
Height at Ground Level: 108m AOD
Approx. Distance to Site: 1.36km
Direction of Site: north south of site

Date of Photo: 6/7/19
Weather Conditions: Sunny/ Overcast
Surveyor: Paul Beswick
Angle of View: 60°
Distance from Viewer: 500mm

Viewpoint Location Plan





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