
Land East of Tan y Bont, Main Road, Rhosrobin, Wrexham

Outline application for residential development (up to 189 dwellings) with all matters reserved except for access

Landscape and Visual Appendix to Planning Hearing Statement, as prepared by Cassidy + Ashton

Illustrations Only
November 2017

Commissioned by: Liberty Properties, Chester
Produced by: Ryder Landscape Consultants Ltd
Planning Application Reference: P/2016/0189
Planning Appeal Reference: APP/H6955/A/17/3182282

Figure illustrations

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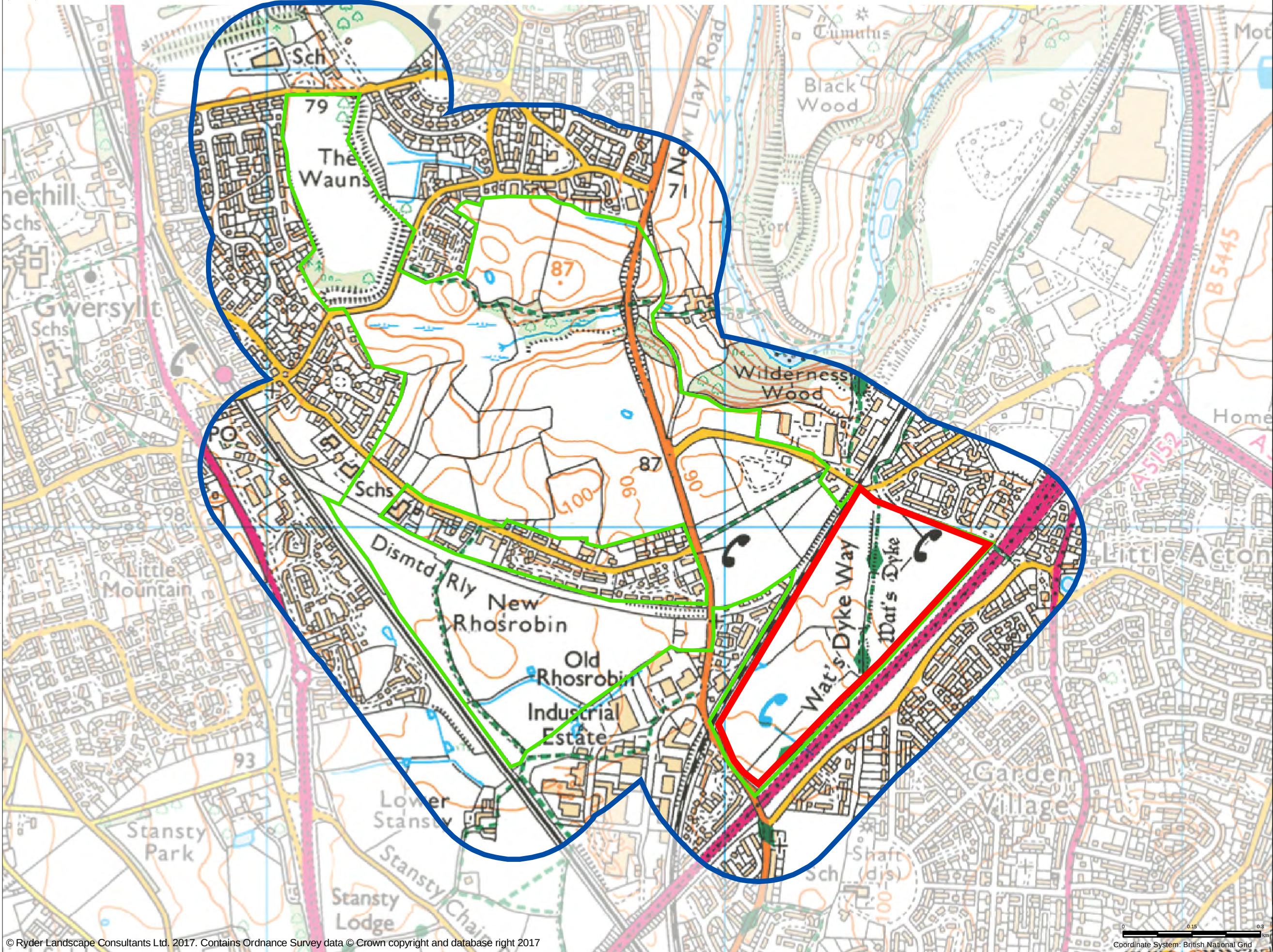
Figure 13- Wat's Dyke relationship in the Green Barrier

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Key

- Green Barrier Boundary
- 200m Buffer to Study Area
- Proposed Site

Rev	Drawn	Checked	Date	Description

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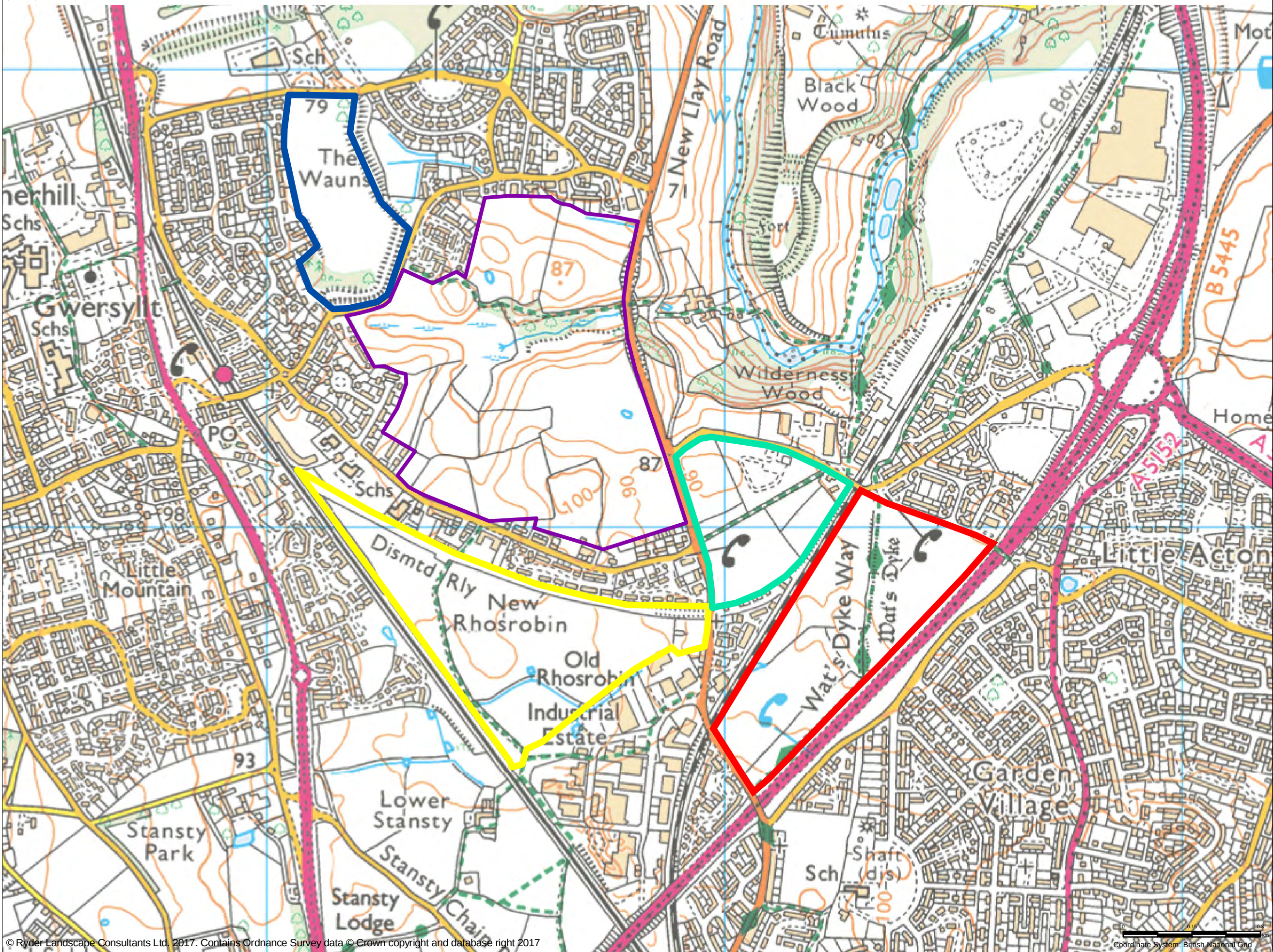
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www.ryderlandscape.co.uk Company Registration no: 6065464

Client **Liberty Properties**

Project **Rhosrobin
Green Barrier Review**

Drawing Title **FIGURE 0
Site Location and Study Area**

Drawn By: JG	Date: 30.11.2017
Checked By: SW	Date: 30.11.2017
Drawing Scale: 1:8,000	Sheet Size: A3
Drawing No. 323-RYD-XX-XX-DR-L-1000	Revision



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Key

- The Wauns
- Central Undulating Fields
- Pandy Fields
- A483 Fields
- New Rhosrobin Fields

Rev	Drawn	Checked	Date	Description

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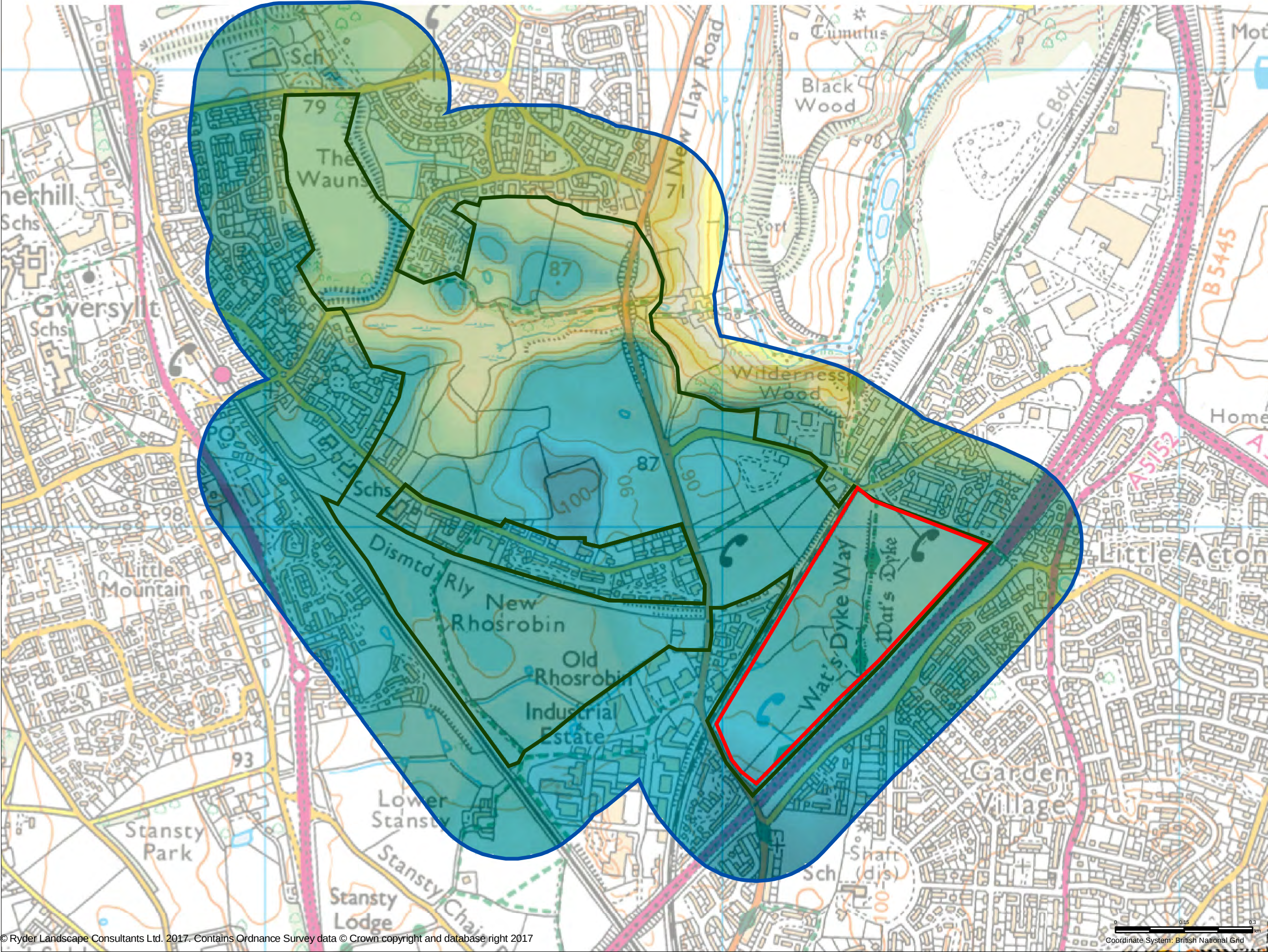
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Drawing Title **FIGURE 1
Landscape Character Areas
in Green Barrier**

Drawn By: JG	Date: 30.11.2017
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Drawing Scale: 1:8,000	Sheet Size: A3
Drawing No. 323-RYD-XX-XX-DR-L-1017	Revision

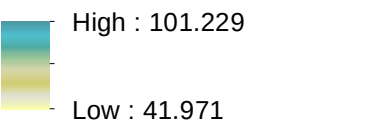


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Key

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Topography (Meters AOD)



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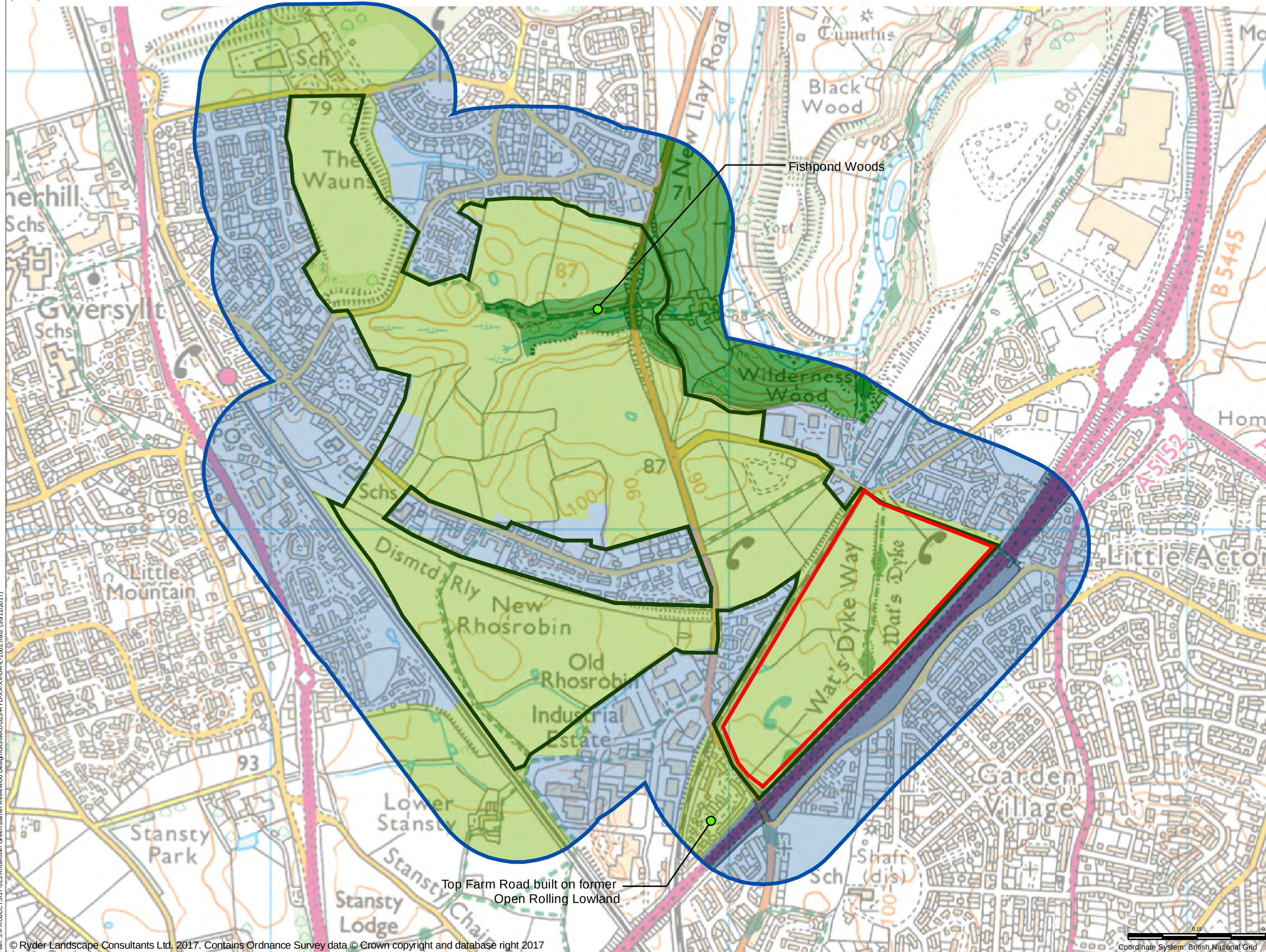
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Drawing Title **FIGURE 2
Topography**

Drawn By: JG	Date: 30.11.2017
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Key

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-  200m Buffer to Study Area
-  Proposed Site

Visual and Sensory Character Areas

Development

-  *Built Land: Urban*
 *Developed Unbuilt Land: Road Corridor*

Lowland

-  *Lowland Valleys: Wooded Lowland Valleys*
 *Rolling Lowland: Open Rolling Lowland*

Date	Owner	Observed	Data	Description

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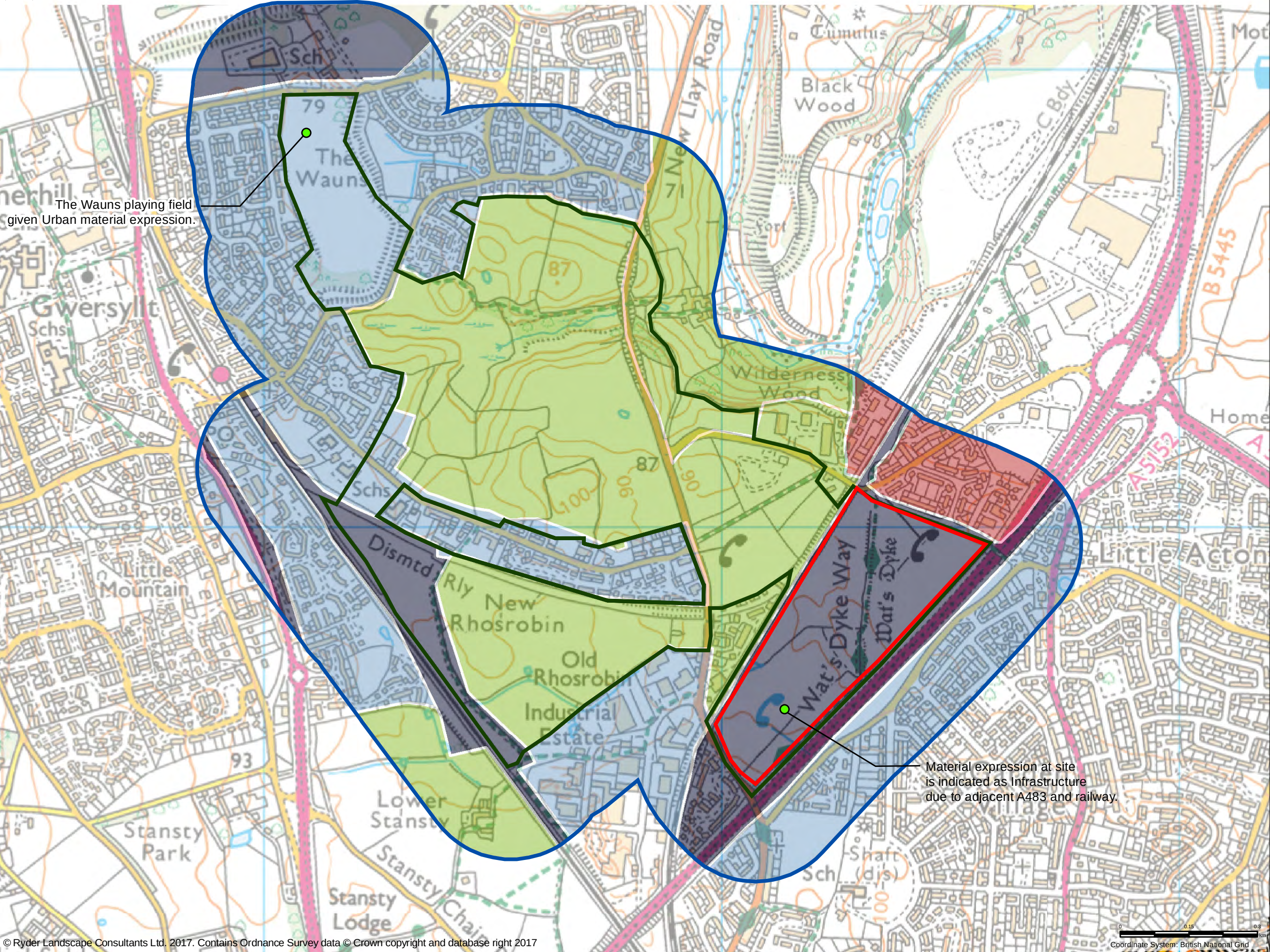
Drawing Title

FIGURE 3

LANDMAP

Visual and Sensory Character Areas

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Key

- Green Barrier Boundary
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Cultural Character Areas

Associations

- Notional Expressions: Places

Influences

- Material expressions: Infrastructure
- Material expressions: Rural
- Material expressions: Urban

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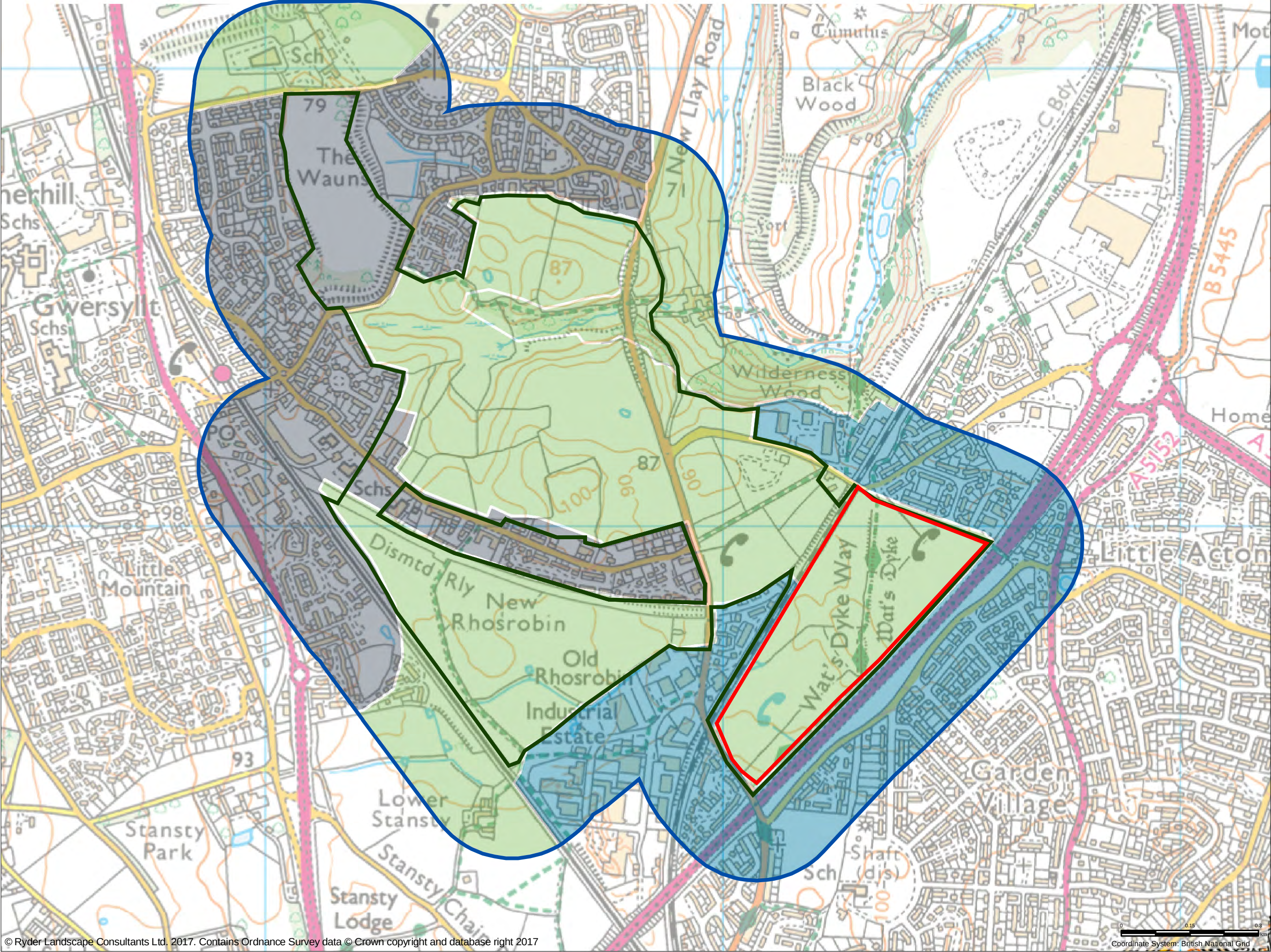
Drawing Title **FIGURE 4
LANDMAP
Cultural Landscape**

Drawn By: **JG** Date: **30.11.2017**

Checked By: **SR** Date: **30.11.2017**

Drawing Scale: **1:8,000** Sheet Size: **A3**

Drawing No. **323-RYD-XX-XX-DR-L-1003** Revision



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Key

- Green Barrier Boundary
- 200m Buffer to Study Area
- Proposed Site

Historic Character Areas

Built Environment

- Built environment, Settlement, Nucleated Settlement
- Built environment, Settlement, Other Settlement

Rural Environment

- Rural environment, Agricultural, Irregular Fieldsapes

Note designated historic features are illustrated on Figure 8.

Rev	Drawn	Checked	Date	Description

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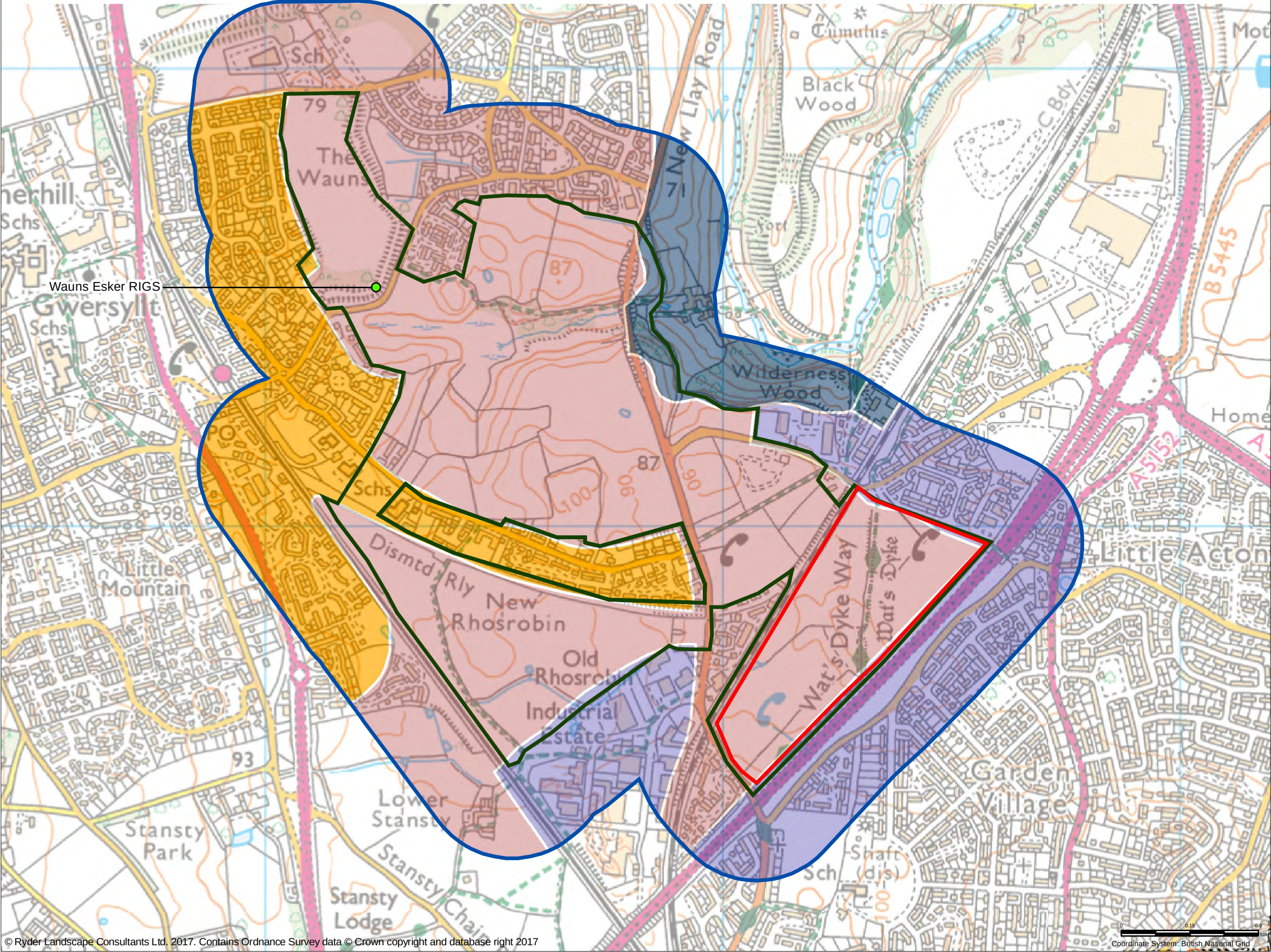
Drawing Title **FIGURE 5
LANDMAP
Historic Character Areas**

Drawn By: **JG** Date: **30.11.2017**

Checked By: **SR** Date: **30.11.2017**

Drawing Scale: **1:8,000** Sheet Size: **A3**

Drawing No. **323-RYD-XX-XX-DR-L-1004** Revision



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Key

- Green Barrier Boundary
- 200m Buffer to Study Area
- Proposed Site

Geological Character Areas

Lowland Hills and Valleys

- Lowland hills and valleys, Lowland glacial and fluvioglacial depositional terra[T, Lowland glacial outwash plain / field
- Lowland hills and valleys, Lowland river and drainage systems, Other

Man-Made

- Man-made, Man-made, Artificial water bodies and channels
- Man-made, Man-made, Engineered features and reclaimed / infilled land

Rev	Drawn	Checked	Date	Description

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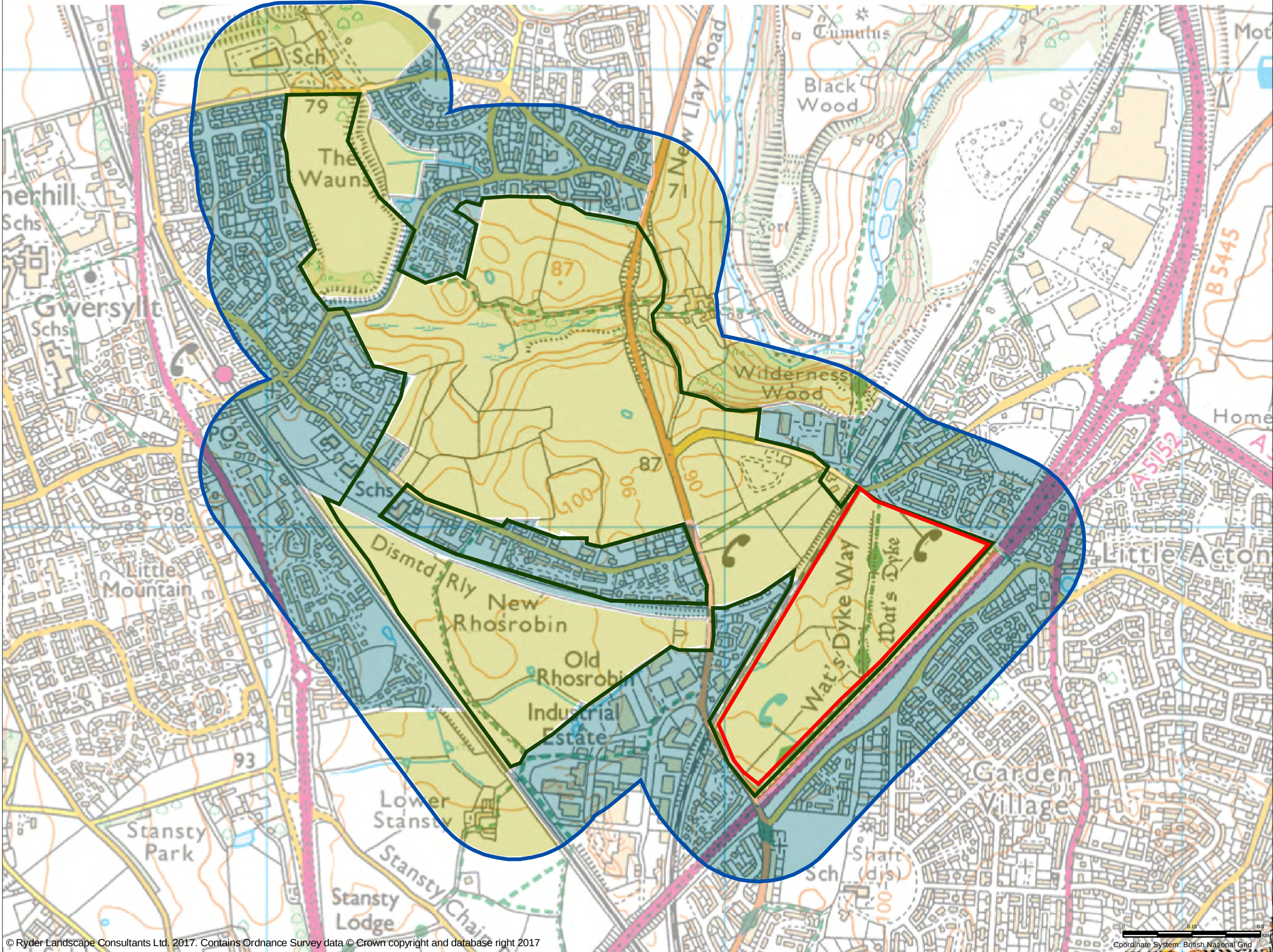
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Drawing Title **FIGURE 6
LANDMAP
Geological Character Areas**

Drawn By: JG	Date: 30.11.2017
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Drawing Scale: 1:8,000	Sheet Size: A3
Drawing No. 323-RYD-XX-XX-DR-L-1005	Revision



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Key

- Green Barrier Boundary
- 200m Buffer to Study Area
- Proposed Site

Landscape Habitats Character Areas

Dry (Relatively) Terrestrial Habitats

- Built Up Areas: Mosaic
- Mosaic: Mosaic Grassland

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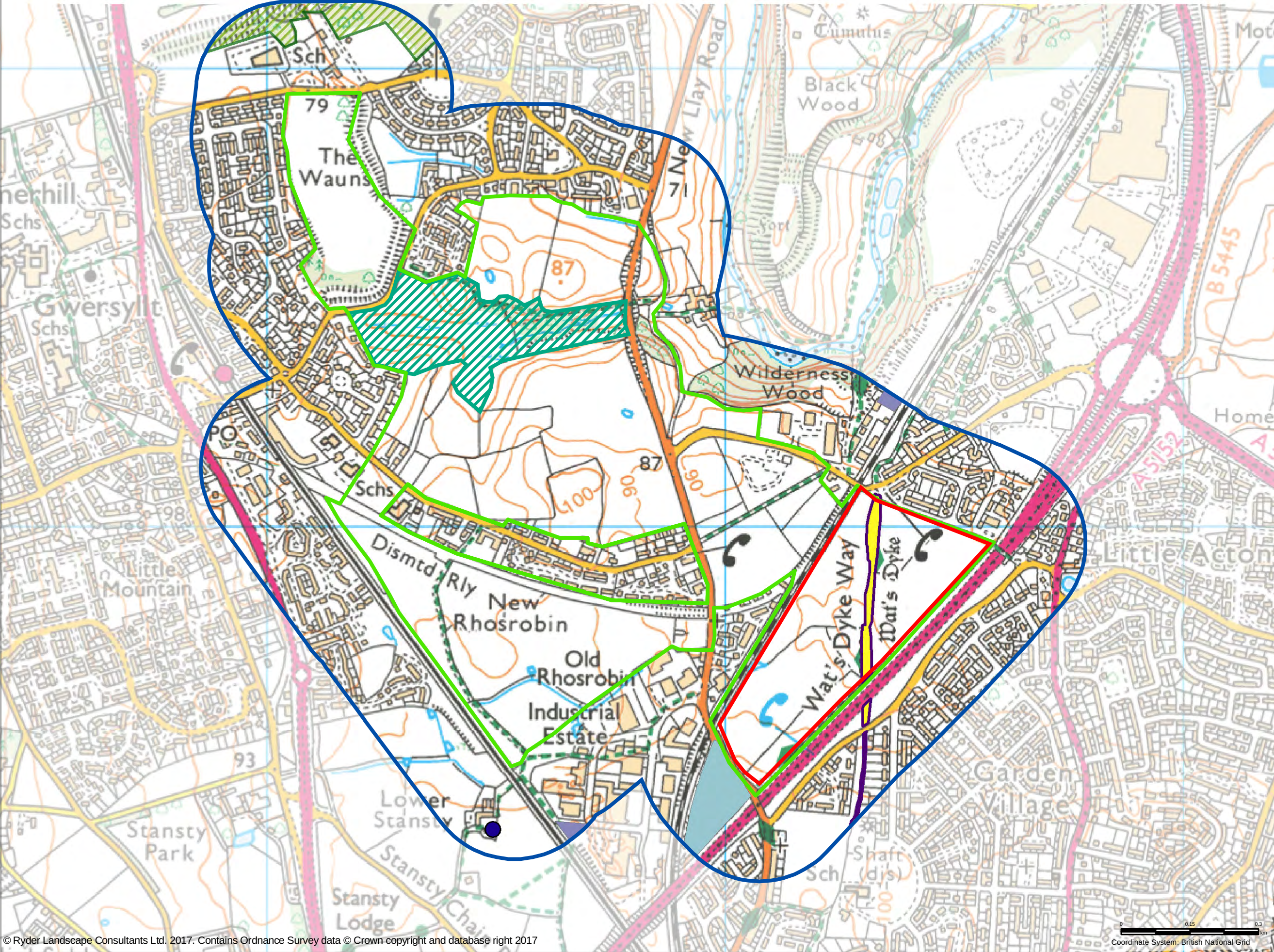
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Drawing Title **FIGURE 7
LANDMAP
Landscape Habitats Character Areas**

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Key

- Green Barrier Boundary
- 200m Buffer to Study Area
- 323_RYD_RedLine

Country Park

- Alyn Waters

Ecological Designations

- Special Landscape Area (SLA)

Historical Designations

- Listed Building- Lower Stansty Farmhouse
- Scheudeled Aciert Monument - Wat's Dyke

Local Policies - Wrexham Development Plan

- District Shopping Centre
- Employment (E1, E2, E7)
- Housing (H1) - now built as
- Top Farm Road development

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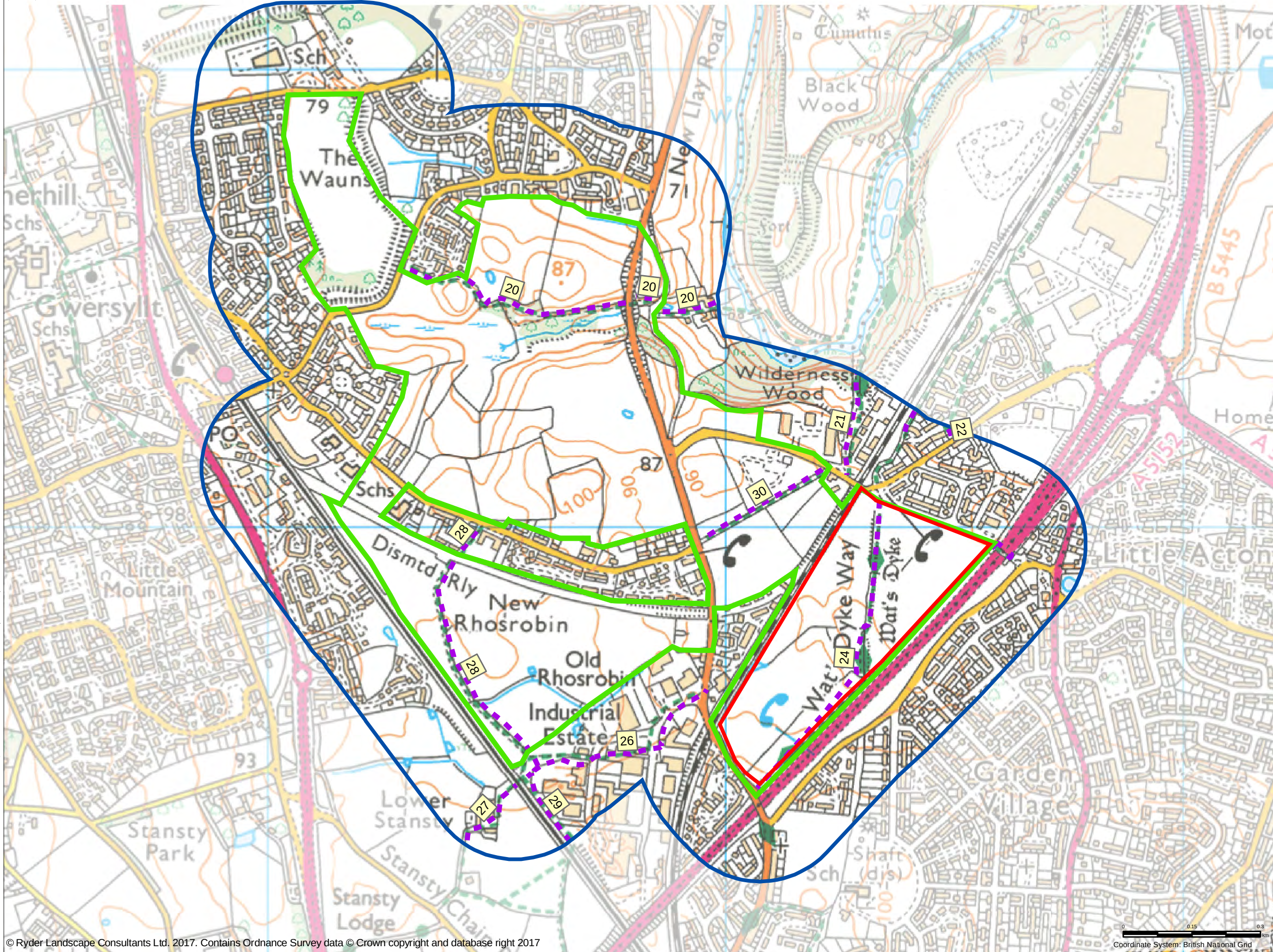
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Drawing Title **FIGURE 8
Landscape and Environmental
Designations**

Drawn By: **SW** Date: **30.11.2017**
Checked By: **SR** Date: **30.11.2017**

Drawing Scale: **1:8,000** Sheet Size: **A3**

Drawing No. **323-RYD-XX-DR-L-1007** Revision



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Public Rights of Way (PRoW) - Wrexham

- ■ Footpath (Individually labelled with Definitive Plan reference)

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Green Barrier Review

Drawing Title

FIGURE 9

**Routes and Access
(Public Rights of Way)**

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Checked By:	SR	Date:	30.11.2017
Drawing Scale:	1:8,000	Sheet Size:	A3
Drawing No.	323-RYD-XX-XX-DR-L-1008		Revision



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Key

-  Green Barrier Boundary
-  200m Buffer to Study Area
-  Proposed Site
-  Viewpoint location
-  Direction of photography

Date	Drawn	Checked	Date	Description

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Client _____

Liberty Properties

Project	Rhosrobin Green Barrier Review
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Drawing Title

FIGURE 10

Viewpoint Location Plan

Drawn By: **16** Date: **30.11.201**

Checked By:	SR	Date:	30.11.201
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Drawing Scale: 1:8,000 Sheet Size: A3

Drawing No.	Revision
323-RYD-XX-XX-DR-L-1009	

Path: J:\PROJECTS\17-323 Rhosrobin Green Barrier Review\06 Design\GIS\MXD\323-RYD-XX-XX-DR-L-1009.mxd (30/11/2017)

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0 0.15 0.3 km
Coordinate System: British National Grid

Viewpoint No. 01 **View from Main Road/ New Road in Old Rhosrobin looking north-east to the Green Barrier and the proposed site**



Entrance to Top Farm Road Estate Main Road/ New Road Existing site entrance Route onto Wat's Dyke Way Scrubby planting developing A483 dual carriageway Bridge over A483 into Wrexham

Viewpoint No. 02 **View from proposed Site looking north-west to Old Rhosrobin and Pandy**



Light industrial units and houses in Old Rhosrobin Houses of Olivet Gardens partially screened Part hedgerow on Site Start of Wat's Dyke in mature tree area Route of Wat's Dyke Way A483

Figure No.11 Sheet 1 of 9
Panoramic Photographs

Viewpoint No. 03A View looking south-west to Main Road/ New Road and Top Farm Road estate



Viewpoint No. 03B



Figure No.11 Sheet 2 of 9
Panoramic Photographs



Rhosrobin Green Barrier

Drawn: SM Date: November 2017
Checked: SR Drg no.: 323_RYD_XX_XX_DR_L_1000

Viewpoint No. 04A View from north-east end of Site towards Clos Alun and Plas Acton Road in Pandy



Viewpoint No. 04B



Figure No.11 Sheet 3 of 9
Panoramic Photographs

