

Land off New Road,
Rhosrobin, Wrexham

for

Liberty Properties

**Landscape and Visual
Impact Assessment**

**Appendix LA3:
Plans**

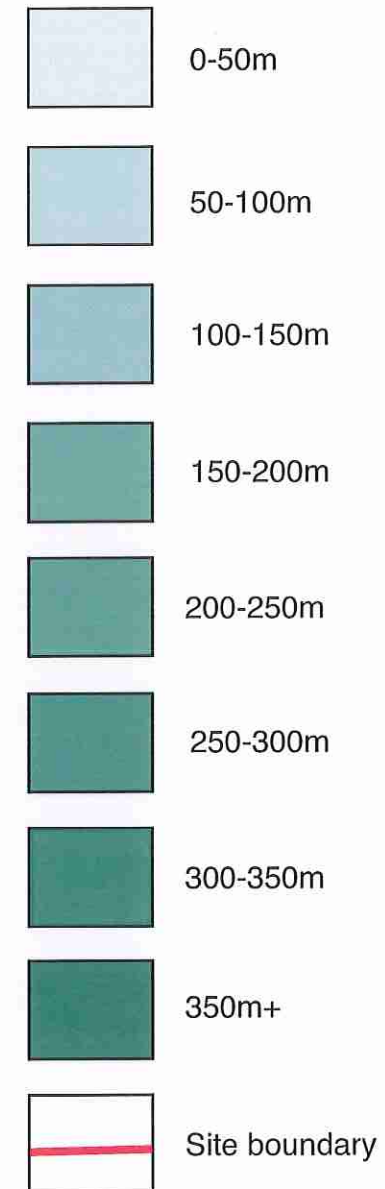
**September 2014
Job No. C3429**

**Cassidy⁺
Ashton**

C+A

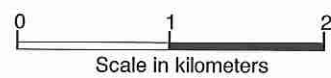


Key:

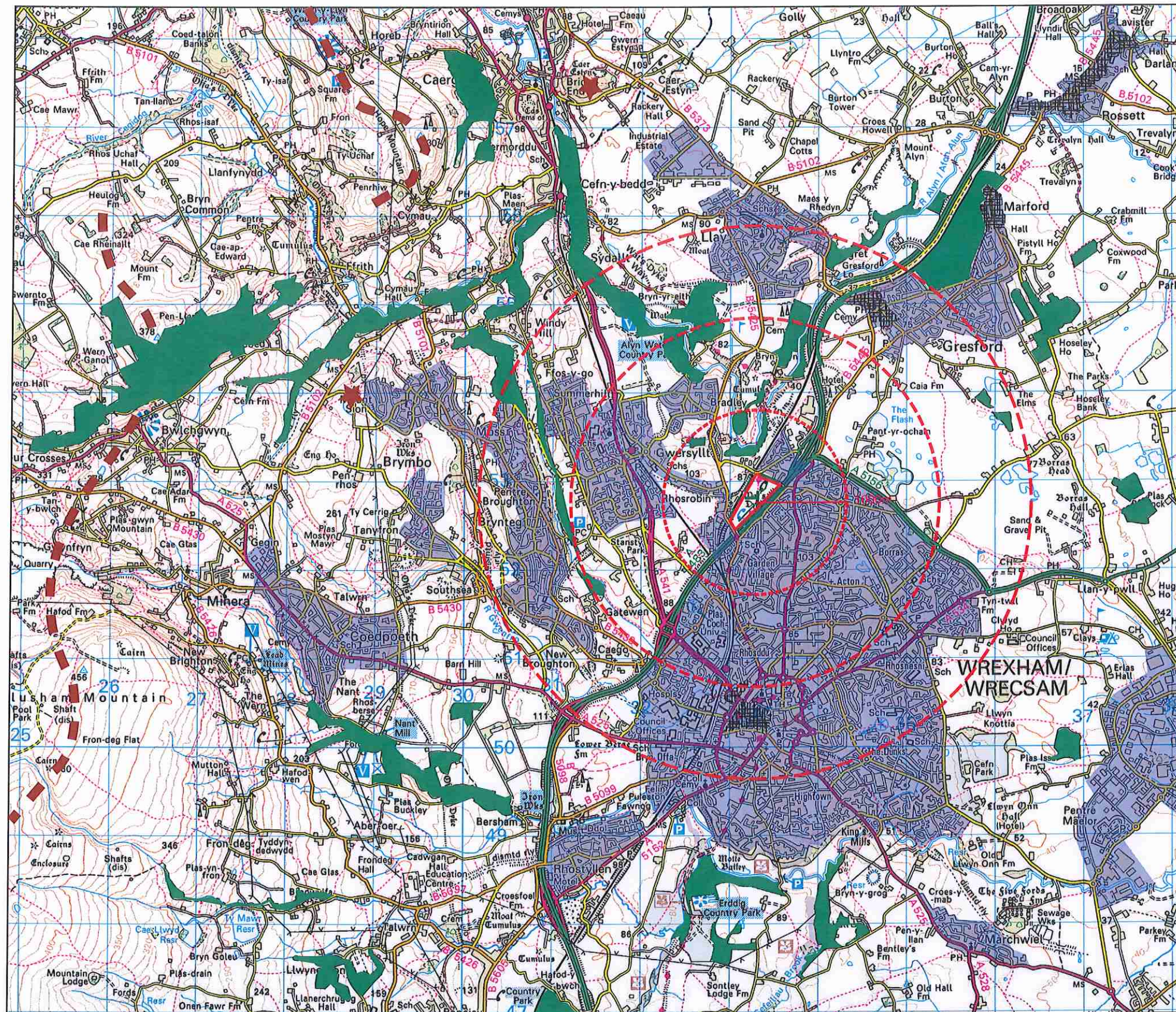


L1

Topography



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Key:

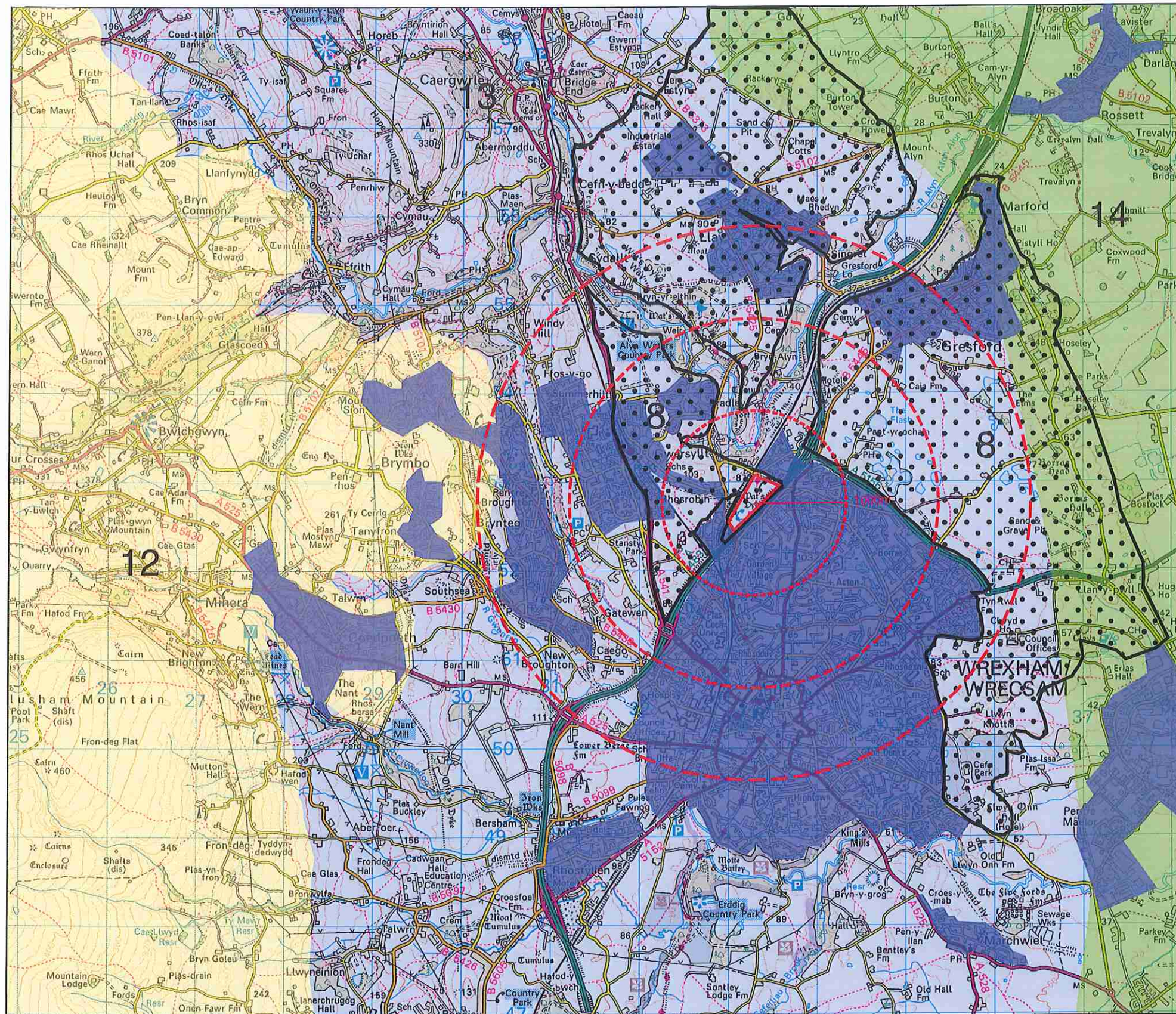
-  High point
-  Ridgeline
-  Urban development
-  Conservation area
-  Prominent vegetation
-  Site boundary

L2

Site Location

0 1 2
Scale in kilometers

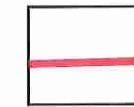
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Key:

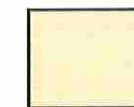


Urban development: not assessed



Site boundary

**Countryside Council for Wales
National Landscape Character Areas**



12 - Clwydian Hills

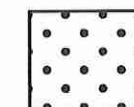


13 - Deeside and Wrexham



14 - Maelor

**Regional Character Area
Wrexham County Borough Council
(2007)**



Landscape Character Area 8:
Gwerysllt, Llay, Gresford, Borras

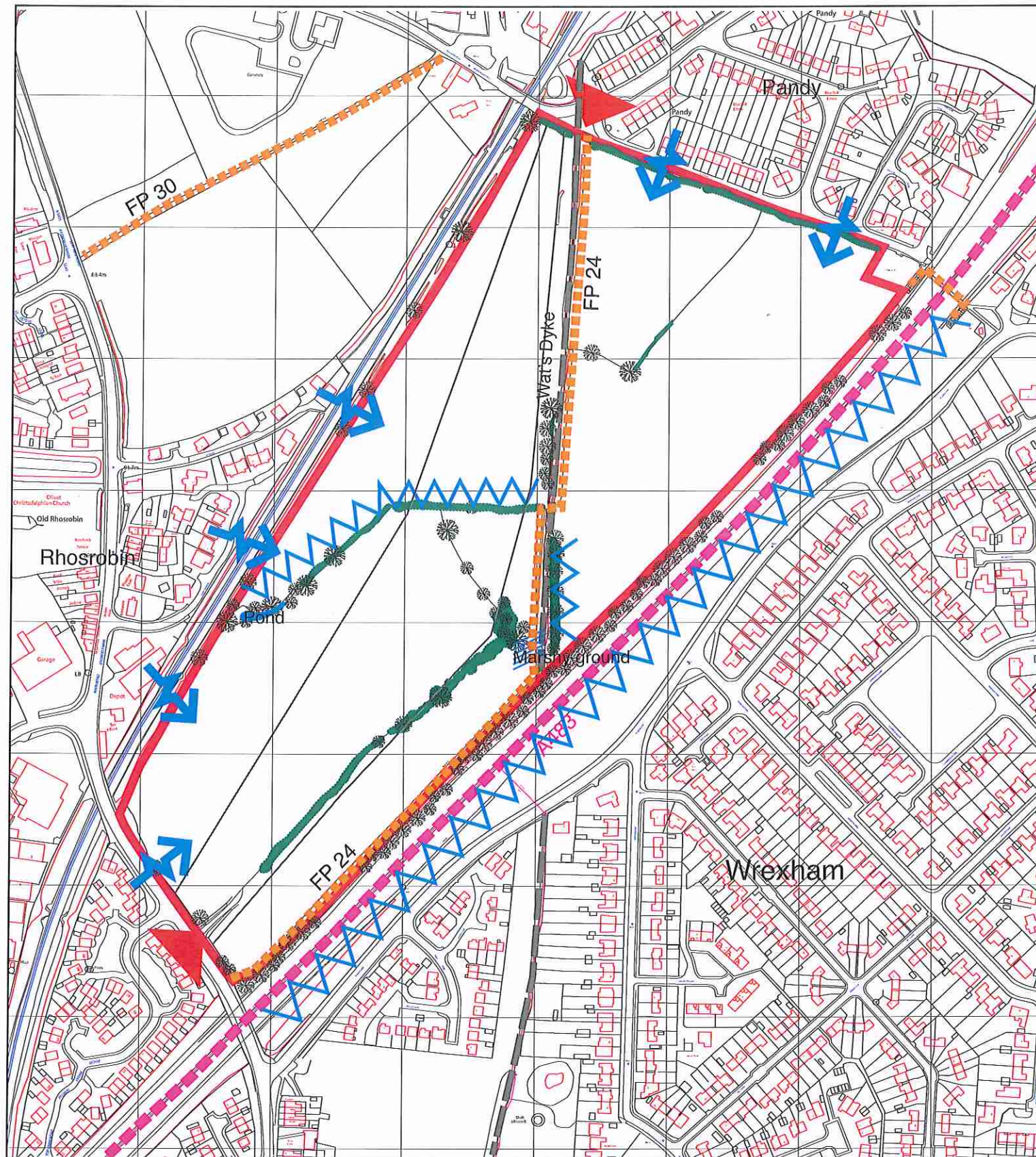
L3

Landscape Character Areas

0 1 2
Scale in kilometers

Land off New Road, Rhosrobin, Wrexham

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Key:

	Overhead cables		Interface between existing residential development and proposed site
	Visual barrier		Existing Public Right of Way
	Major arterial route		Wat's Dyke ancient monument
	Site boundary		Existing trees and mature hedgerows to be retained where possible

Existing Constraints:

- Overhead power lines
- Public right of way crosses the site is well used
- Wat's Dyke ancient monument runs across the site
- Site overlooked by residential development at Pandy and Rhosrobin
- Noise and visual impact of A483
- Mature trees and hedgerows within the site which provide landscape, ecological and visual benefits

Existing Opportunities:

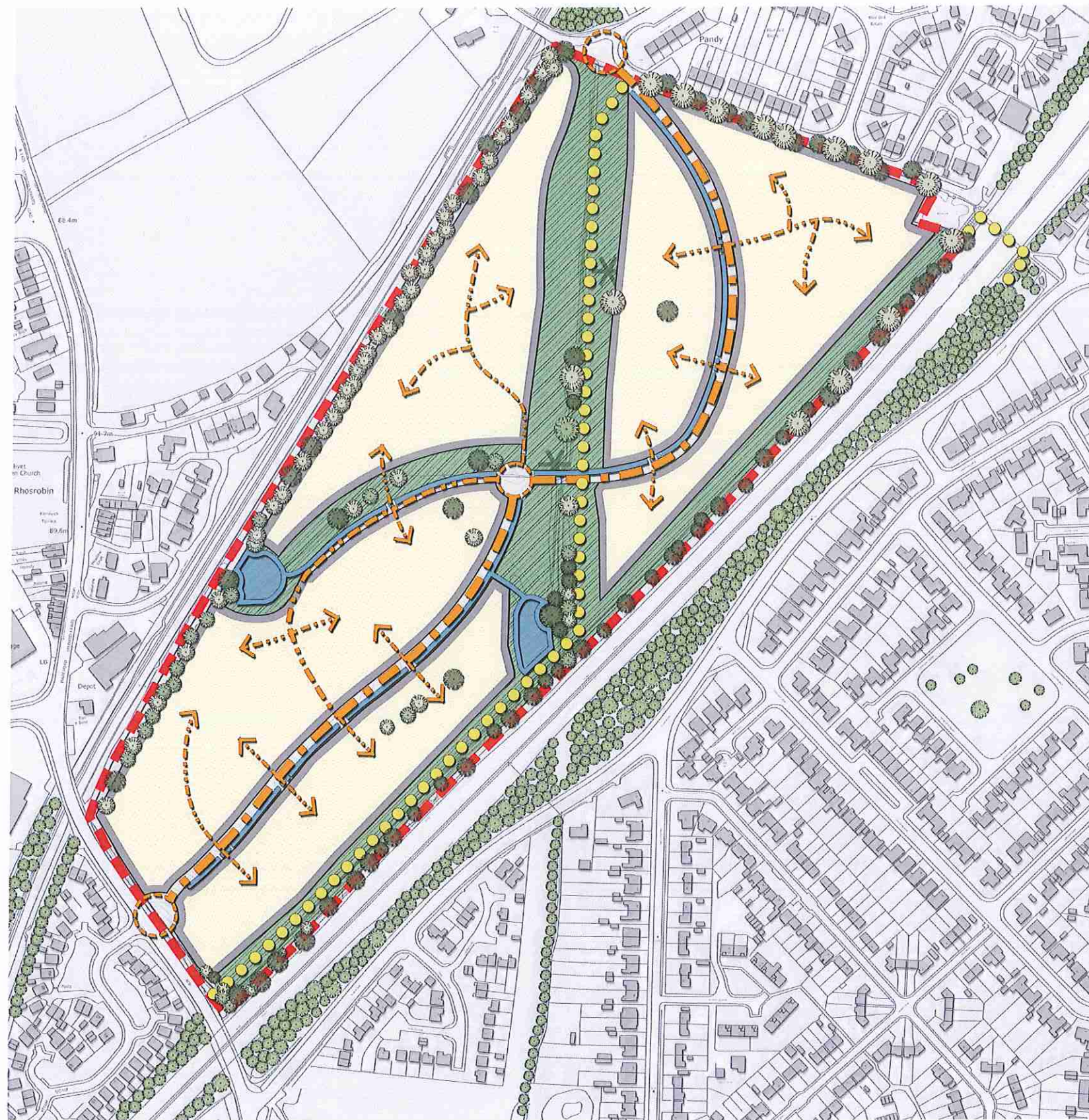
- Maximise retention of existing trees and mature hedgerows and creation of new landscaped areas to reduce visual impacts and enhance existing biodiversity
- Creation of landscape buffers to reduce impacts from A483 and railway
- Permeable layout to have good cycle and pedestrian links
- Wat's Dyke ancient monument to be protected by landscape buffer
- Design for sustainable drainage systems
- Provision of formal and informal open space for the local community

L4

Constraints and Opportunities

Not to Scale

Land off New Road, Rhosrobin, Wrexham

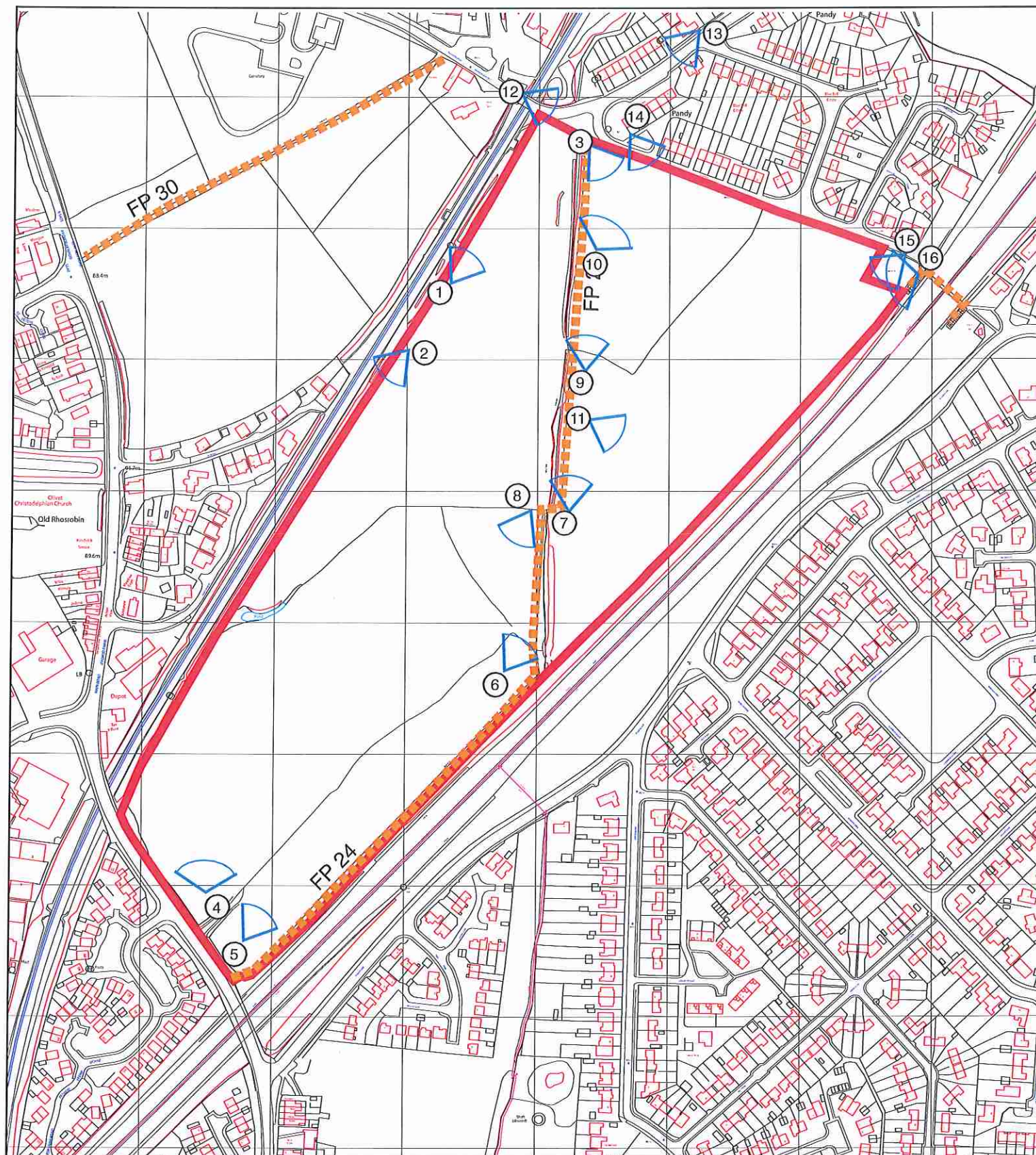


-  Footpath
-  Linking Roundabout
-  Collector Road
-  Estate Roads
-  Internal Roads
-  Swale/Attenuation Pond
-  Green Corridor / Open Space
-  Development Area (11.21ha)
-  Site Boundary (15.79ha)
-  Existing / Proposed Trees

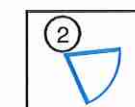
Not to scale

L5

Preliminary Development Framework



Key:



Location of Photographs in Appendix LA2



Site boundary



Existing Public Right of Way

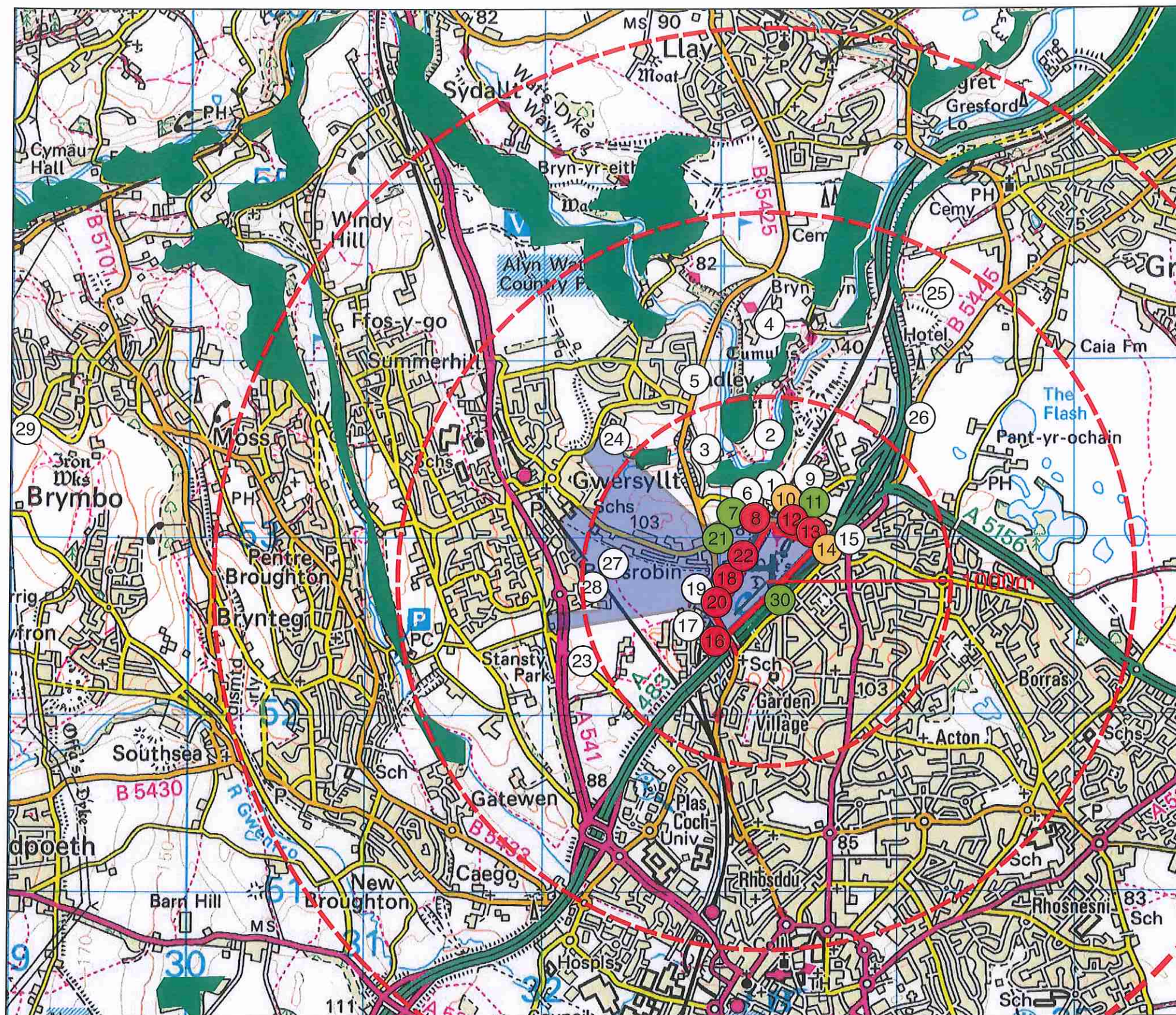
L6

Location of Photographs

Not to Scale

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Key:

Significance of impact on visual amenity from available viewpoints on completion - to be read with Visual Impact Assessment Tables:

- Not significant/no impact
- Slightly significant
- Moderately significant
- Significant

- Prominent vegetation
- Zone of Theoretical Visibility
- Site boundary

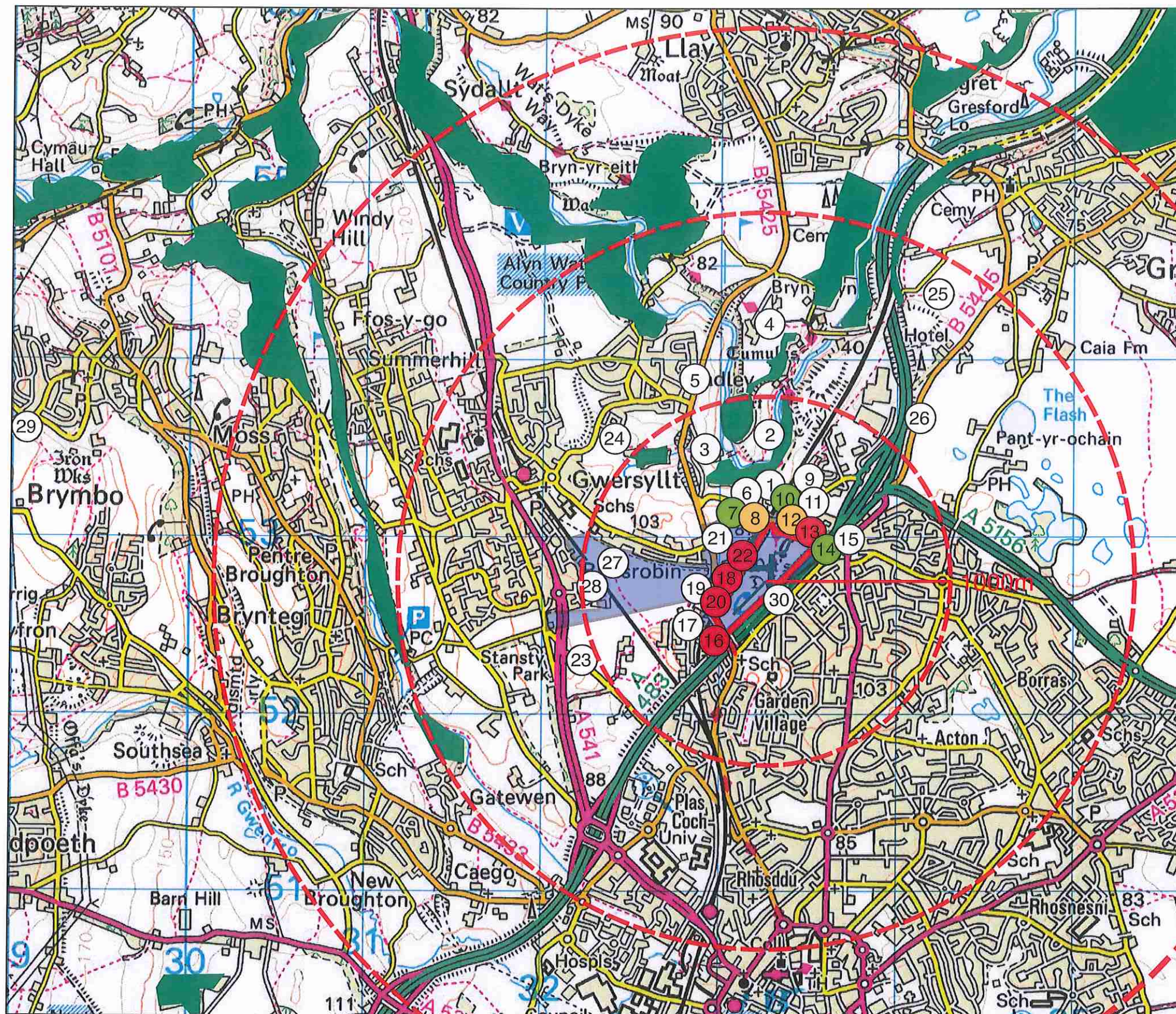
L7

Zone of Theoretical Visibility and Visual Impact on Completion

Not to Scale

Land off New Road, Rhosrobin, Wrexham

C+A



Key:

Significance of impact on visual amenity from available viewpoints 20 years after completion - to be read with Visual Impact Assessment Tables:

- Not significant/no impact
- Slightly significant
- Moderately significant
- Significant

- Prominent vegetation
- Zone of Theoretical Visibility
- Site boundary

L8

Zone of Theoretical Visibility and Visual Impact after 20 Years

Not to Scale

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