

Industrial Building at Davy Way, Llay Industrial Estate, Wrexham

Landscape and Visual Impact Assessment

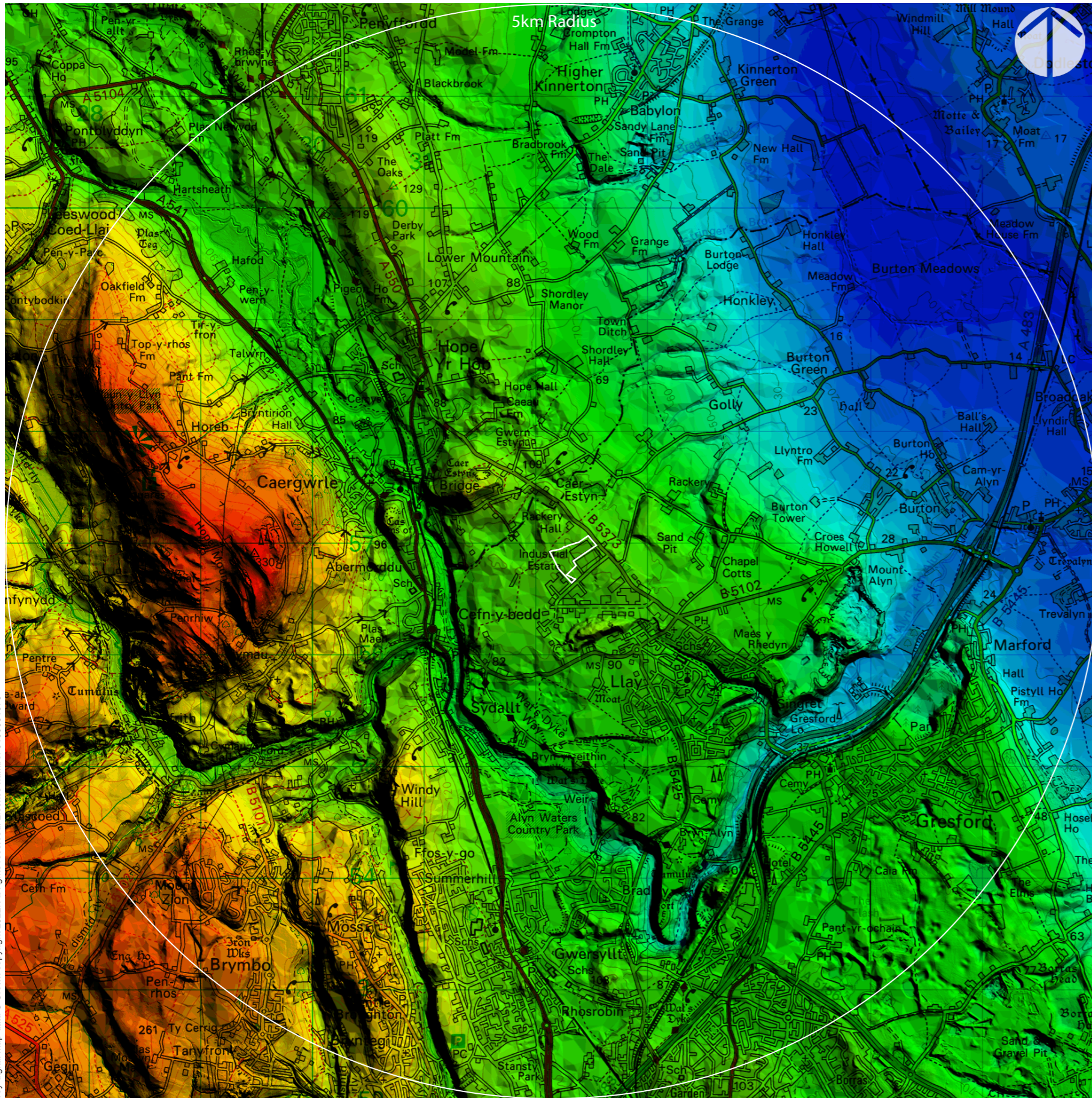
Appendix D:

Zone of Theoretical Visibility (ZTV)

September 2022

Prepared for:





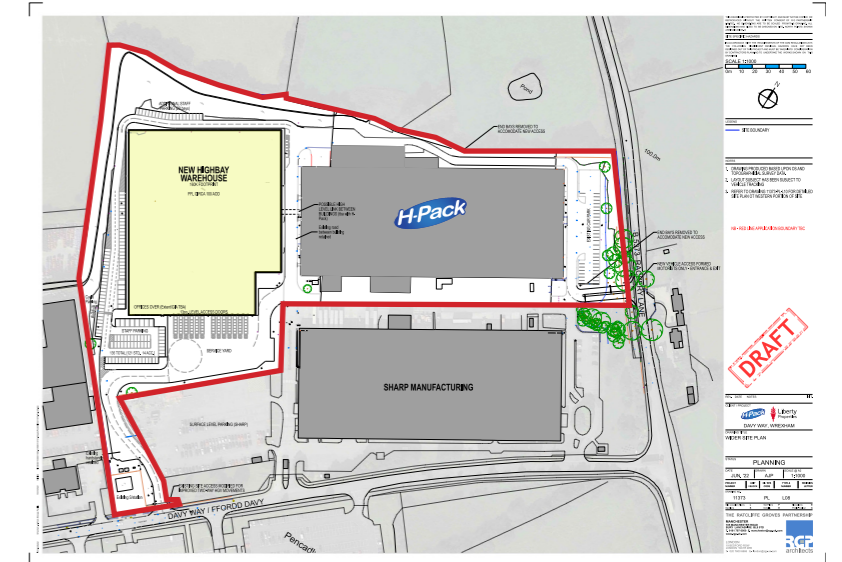
Key:



Site Location

Layout Information

The terrain data used is a combination of LIDAR 2m DTM & Ordnance Survey Terrain 5m DTM.



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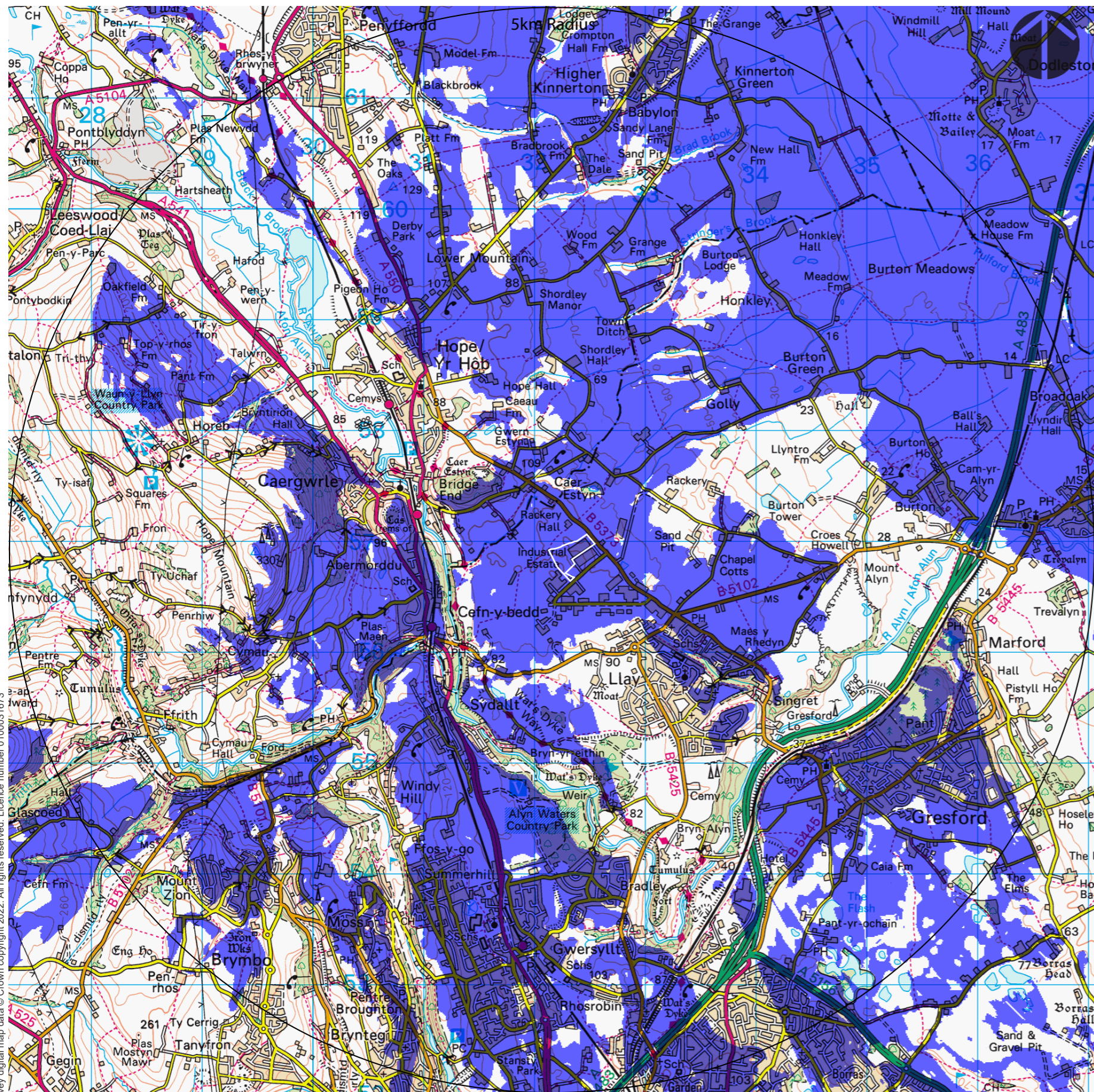
Landform

SCALE: As Shown DRAWING NO: RT01001 - 1 CHECKED BY: MS
 REV: / DRAWN BY: GS DATE: 12.09.2022



Davy Way, Wrexham

Landscape and Visual Impact Appraisal





Key:

-  Site Location
-  Theoretical visibility

Layout Information

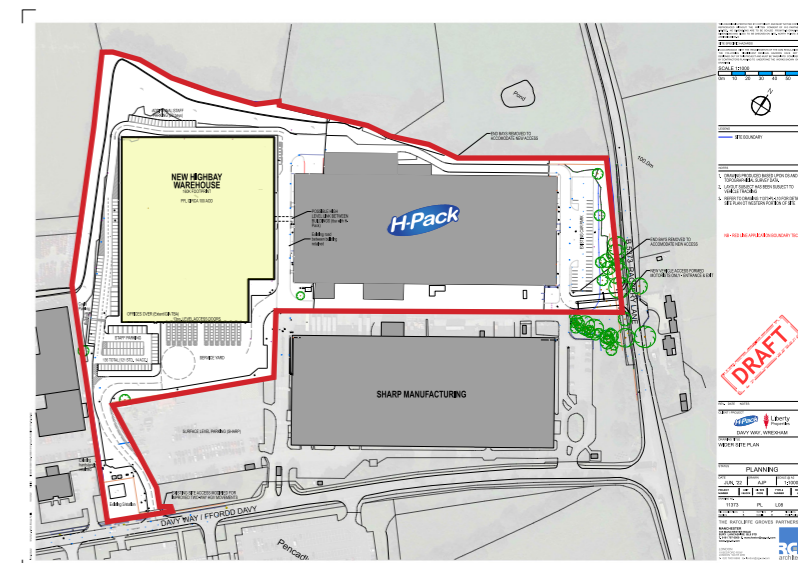
The terrain data used is a combination of LIDAR 2m DTM & Ordnance Survey Terrain 5m DTM.

Viewer height used in calculation 1.60m.

Max development height: 123m AOD

This ZTV does not include the screening effects of buildings or vegetation in the study area.

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.



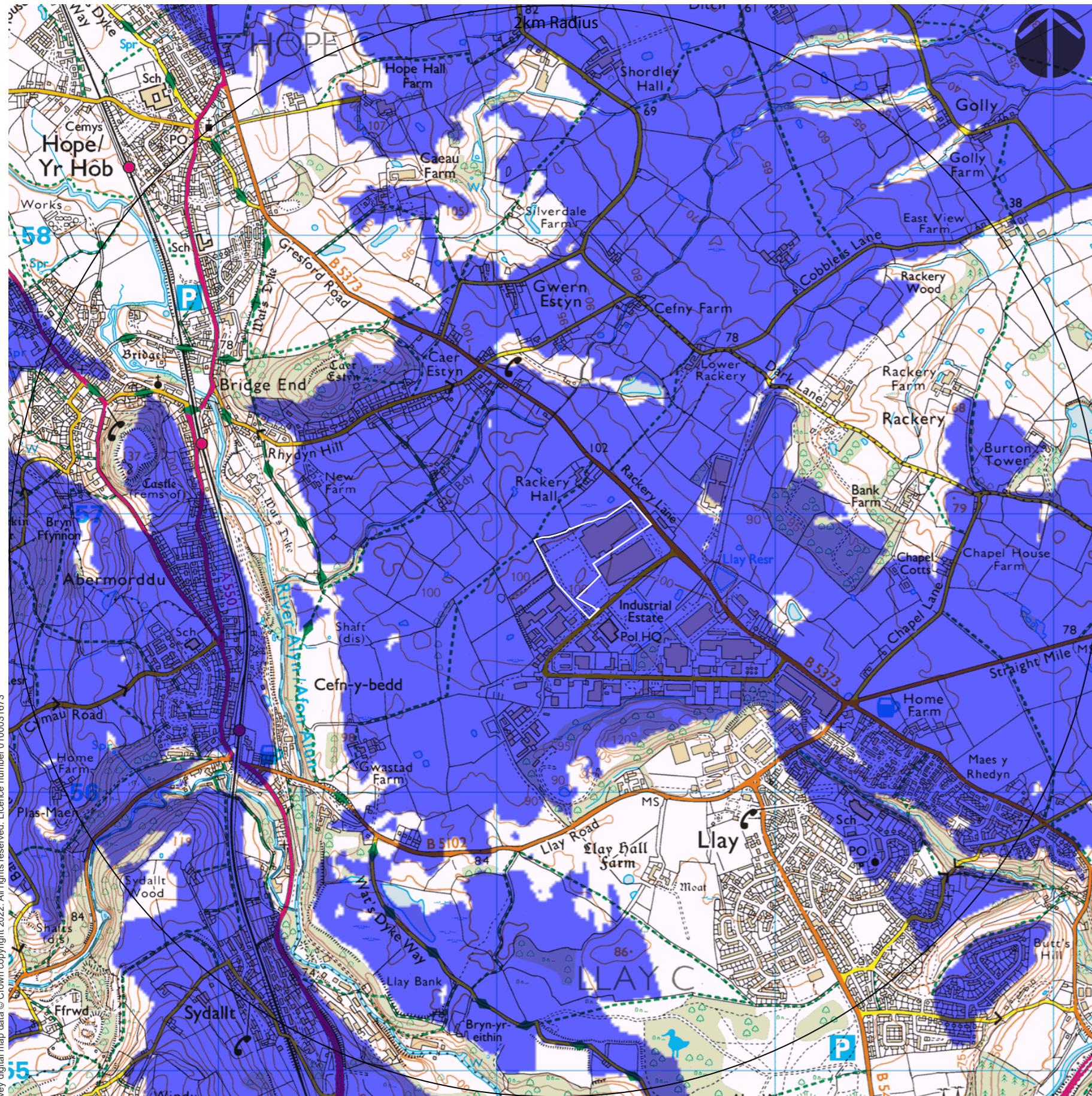
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Zone of Visual Influence - Bare Earth Calculation



SCALE: As Shown DRAWING NO: RT01001 - 2 CHECKED BY: MS
 REV: / DRAWN BY: GS DATE: 12.09.2022

Davy Way, Wrexham
 Landscape and Visual Impact Appraisal





Key:

-  Site Location
-  Theoretical visibility

Layout Information

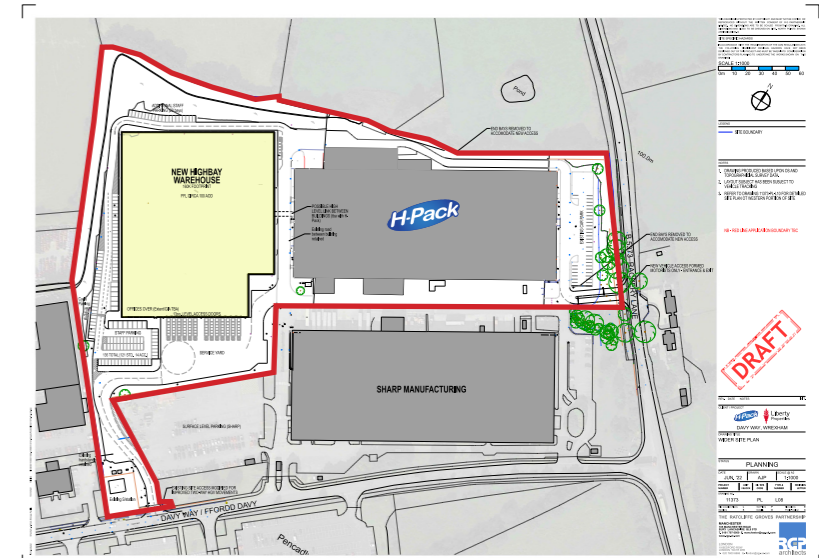
The terrain data used is a combination of LIDAR 2m DTM & Ordnance Survey Terrain 5m DTM.

Viewer height used in calculation 1.60m.

Max development height: 123mAOD

This ZTV does not include the screening effects of buildings or vegetation in the study area.

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.



Zone of Visual Influence - Bare Earth Calculation

SCALE: As Shown DRAWING NO: RT01001 - 3 CHECKED BY: MS
 REV: / DRAWN BY: GS DATE: 12.09.2022



Davy Way, Wrexham

Landscape and Visual Impact Appraisal





Key:

-  Site Location
-  Theoretical visibility

Layout Information

The terrain data used is a combination of LIDAR 2m DTM & Ordnance Survey Terrain 5m DTM.

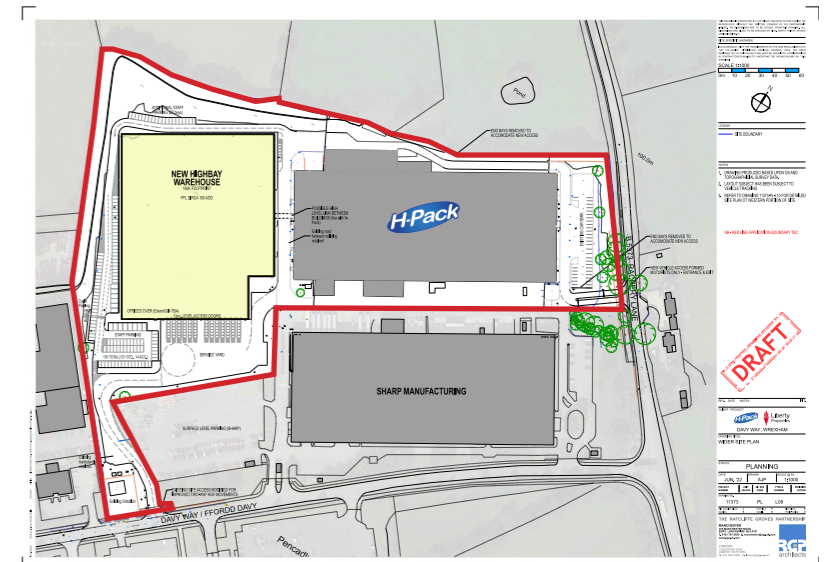
Viewer height used in calculation 1.60m.

Max development height: 123mAOD

This ZTV includes the screening effects of buildings and vegetation in the study area.

- Buildings 9m
- Woodland 12m
- Hedgerows 2m

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.

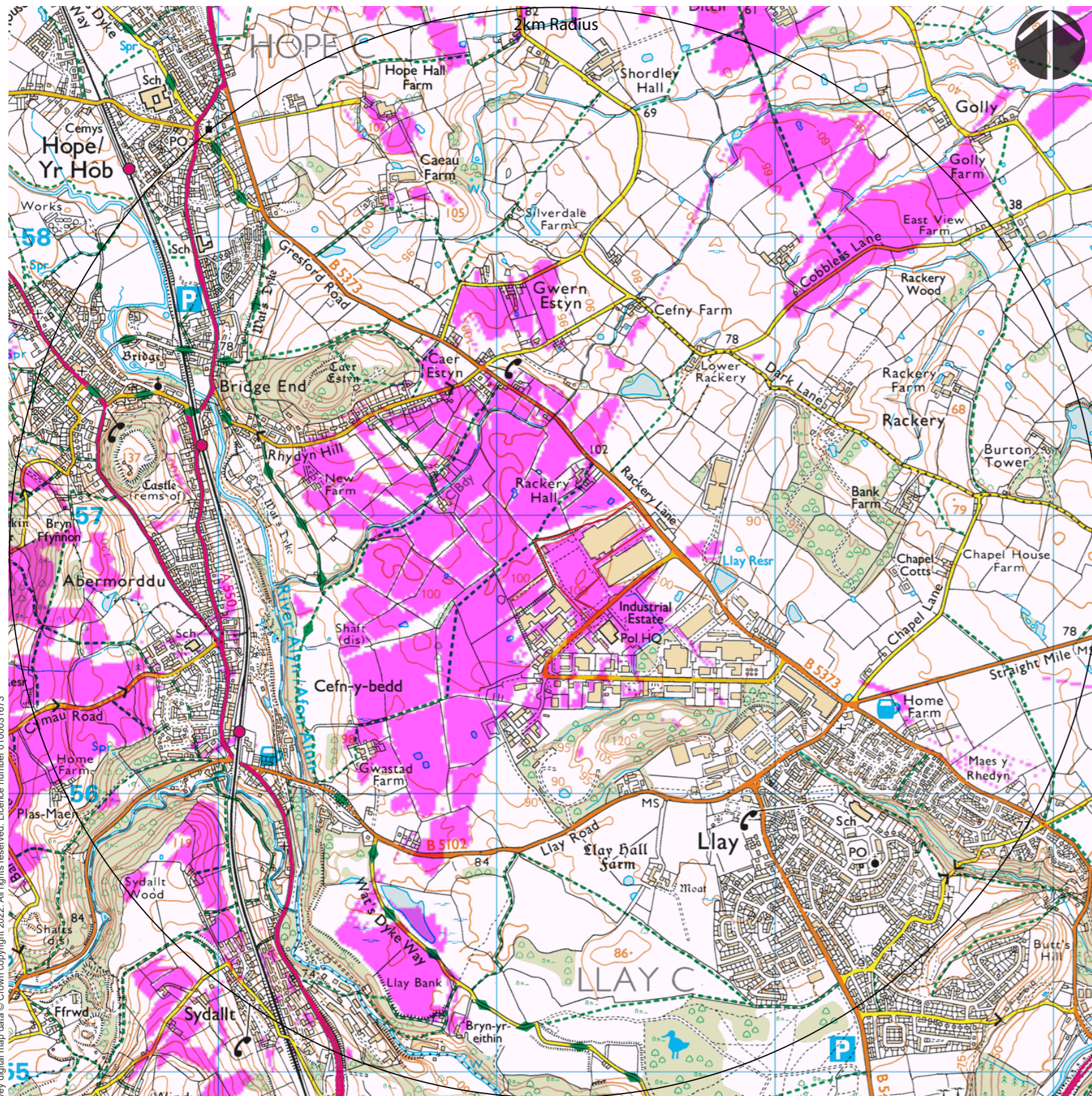


Zone of Visual Influence - Visual Buffers Calculation



SCALE: As Shown DRAWING NO: RT01001 - 4 CHECKED BY: MS
 REV: / DRAWN BY: GS DATE: 12.09.2022

Davy Way, Wrexham
 Landscape and Visual Impact Appraisal





Key:

-  Site Location
-  Theoretical visibility

Layout Information

The terrain data used is a combination of LIDAR 2m DTM & Ordnance Survey Terrain 5m DTM.

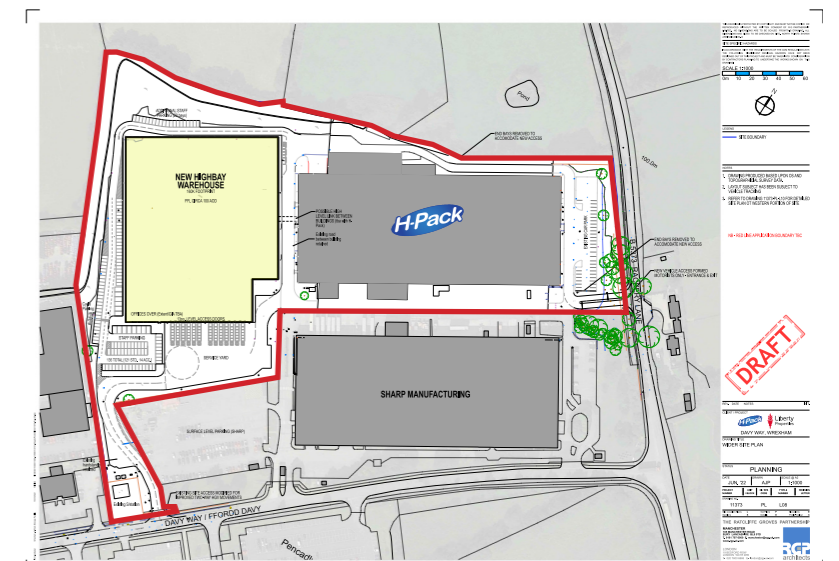
Viewer height used in calculation 1.60m.

Max development height: 123mAOD

This ZTV includes the screening effects of buildings and vegetation in the study area.

- Buildings 9m
- Woodland 12m
- Hedgerows 2m

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Zone of Visual Influence - Visual Buffers Calculation

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 Landscape and Visual Impact Appraisal



An award winning landscape consultancy based in Manchester City centre, with over 30 years of experience providing landscape solutions for all types and scales of development across the UK.

Our large scale masterplanning and implementation work at Cambourne, South Cambridgeshire has won planning and design awards and is widely recognised as an exemplar of best practice. Over 25 years of experience at Cambourne has provided us with a range of skills and expertise resulting in our involvement in some of the UK's major developments, including the expansion of Pinewood Film Studios into the UK's largest media production facility and NW Bicester the UK's first eco-town.

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