NigelThornsPlanningConsultancy

CharteredConsultant=Town&CountryPlanning

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Landscape & Visual Impact Assessment Report Figures and Documents

A 'Landscape & Visual Impact Assessment' was prepared by Illman Young for the original Outline Consent 14/04047/OUT which proposed 'Outline application for mixed development of a hotel, boating marina, leisure complex, pub/restaurant, residential, holiday cabins and touring caravans with associated infrastructure to include access'.

That application was approved on the 20th December 2016.

This application includes no above ground development which minimises the landscape and visual impact upon the landscape.

The original 'Landscape & Visual Impact Assessment' prepared by Illman Young is submitted for context and information.

Nigel Thorns 10th May 2023

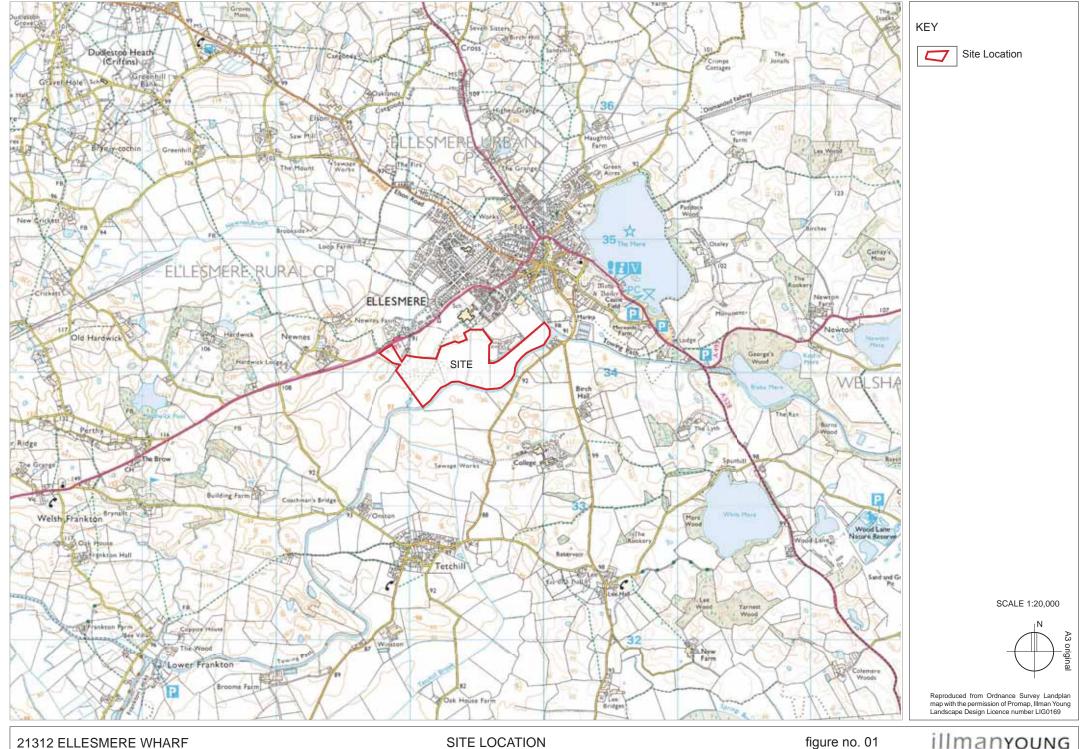


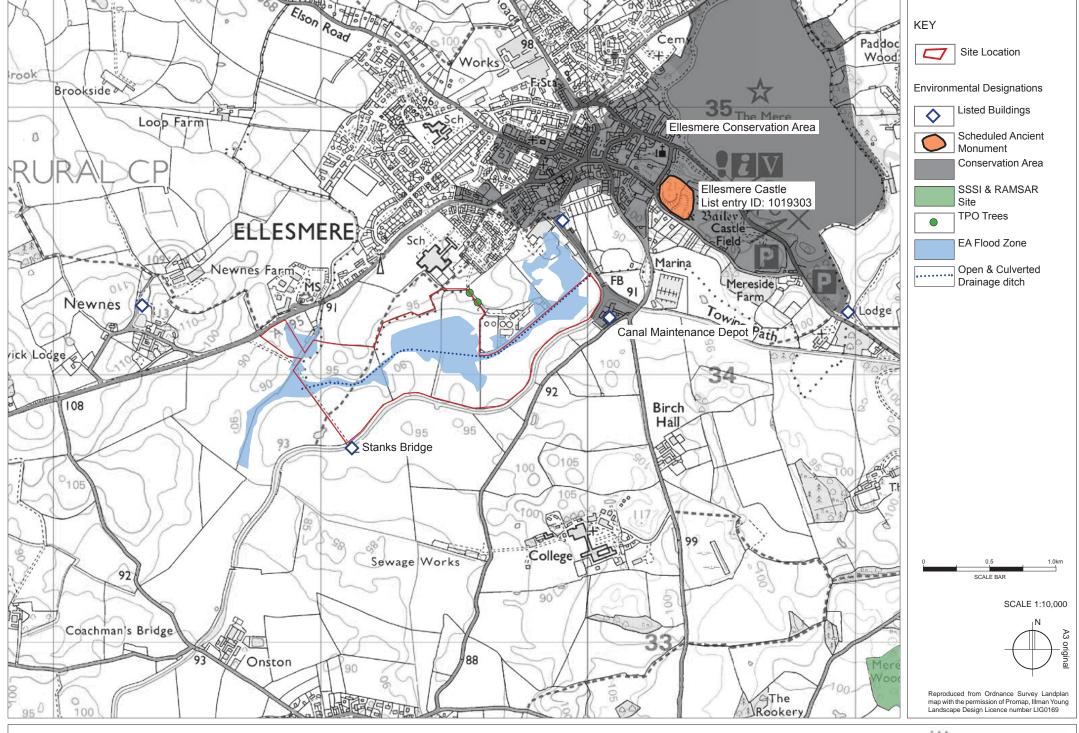
LAND AT ELLESMERE LANDSCAPE & VISUAL IMPACT ASSESSMENT REPORT FIGURES

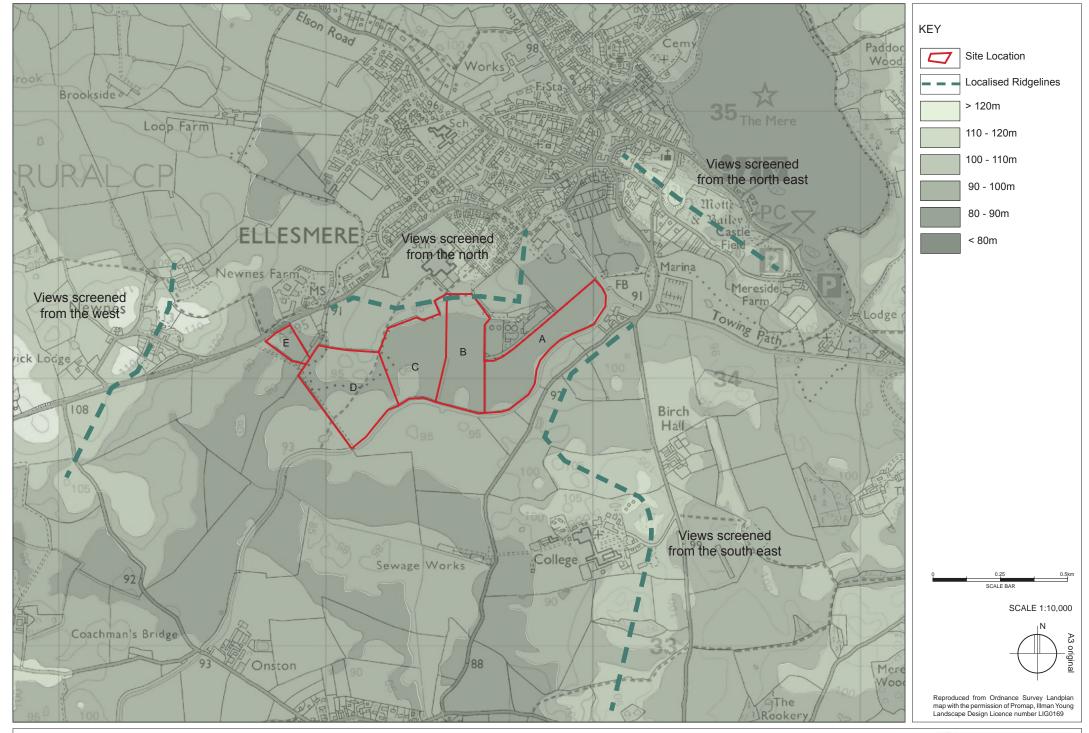
in connection with an outline planning application for Land at Ellesmere

August 2014

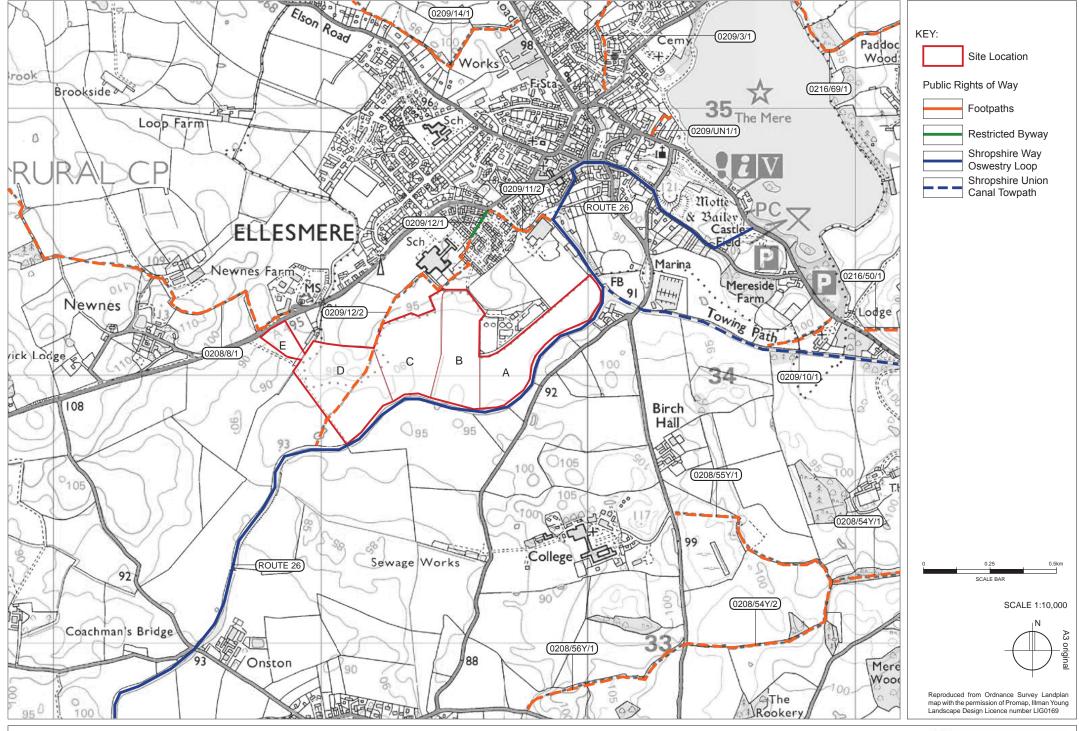
illmanyoung

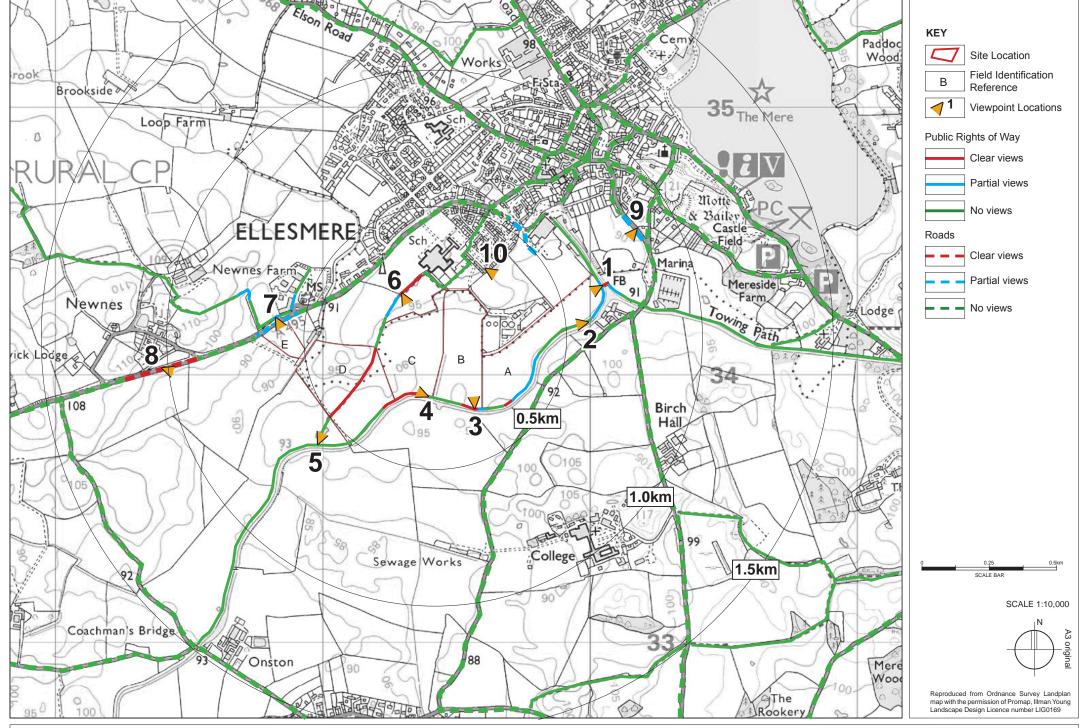


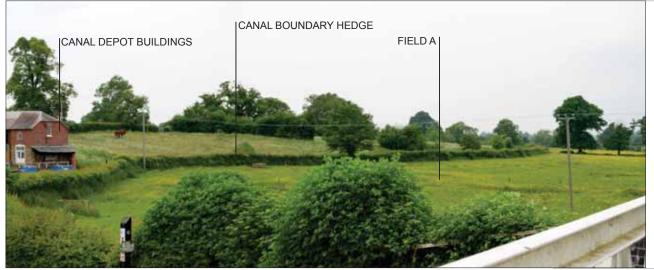


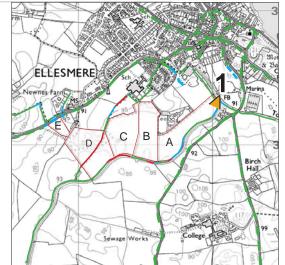












Distance to Site: 10m from site boundary

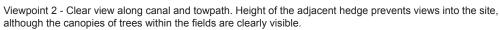
Direction of view: South West

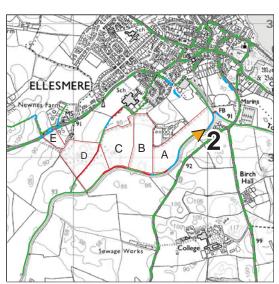
Height: Approximately 93m AOD

Location: This view is taken from the canal footbridge adjacent to the canal depot buildings along the Shropshire Union Canal and looks westwards accross the length of the site.

Viewpoint 1 - Elevated position of canal footbridge provides clear view out over field A with field B partially obscured by intervening oak trees. Canal depot buildings visible on left hand side of view.







Distance to Site: Adjacent to site boundary

Direction of view: West

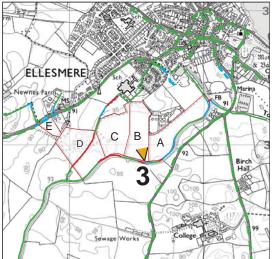
Height: Approximately 90m AOD

Location: This view is taken along the Shropshire Union Canal at the eastern side of

the site when travelling west.



Viewpoint 3 - towpath well used by pedestrians. Larger more frequent gaps in boundary vegetation allow views into site and onto elevated ridgeline to north. Some residential buildings are visible through gapes in the well wooded skyline as well as part of the Lakelands School.

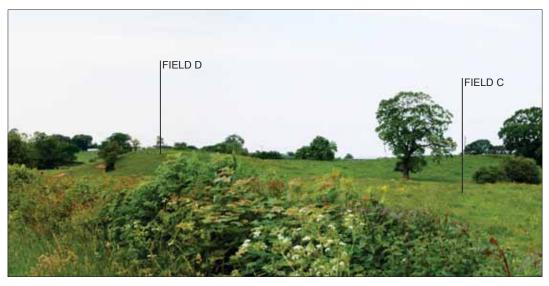


Distance to Site: Adjacent to site boundary

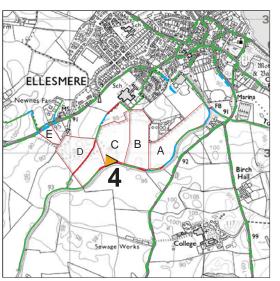
Direction of view: North

Height: Approximately 90m AOD

Location: This view is along the Shropshire Union Canal alongside the mid section of the site. It looks north accross Field B towards Lakelands School and Ellesmere.



Viewpoint 4 - towpath well used by pedestrians. Low hedgerow combined with level of canal being similar to that of site, with clear view out over field C onto tumps within field D and the elevated ground around Newnes.



Distance to Site: Adjacent to site boundary

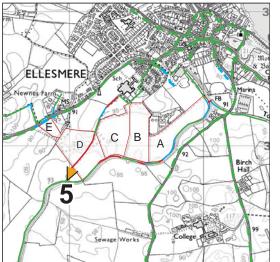
Direction of view: West

Height: Approximately 90m AOD

Location: This view is along the Shropshire Union Canal alongside the mid section of the site. It looks west accross Field C towards the elevated ground within Field D.



Viewpoint 5 - View out accross open field adjacent to the site towards a well maintained/tall hedge on elevated ground which screens views into the site. Canopies of trees within the fields are still visible above although there are no views out onto the wider landscape.



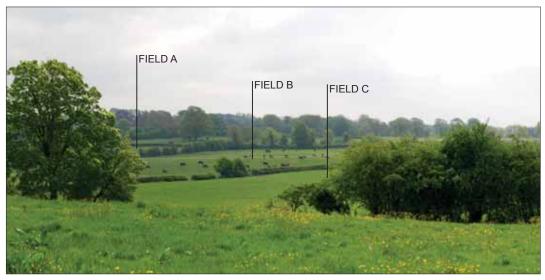
Distance to Site: 120m to site boundary

Direction of view: North East

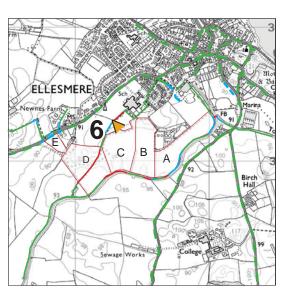
Height: Approximately 93m AOD

Location: This view is taken from footpath 0209/12/2 at the junction with the canal towpath and looks north east towards the

field boundary of Field D.



Viewpoint 6 - Elevated position of view allows for a clear view out over site and beyond, through existing gap in hedgerow. Field pattern within the site is clearly visible although intervening hedgerow screens any views of the Shropshire Union Canal.



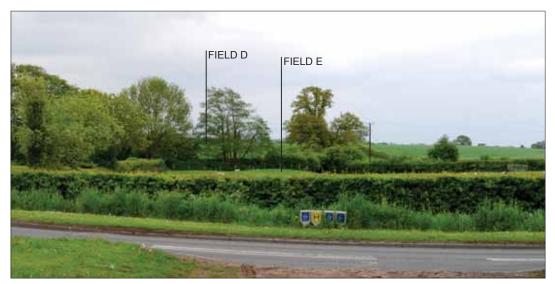
Distance to Site: 90m to site boundary

Direction of view: South East

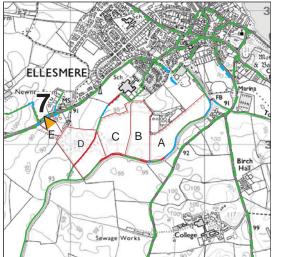
figure no. 07c

Height: Approximately 98m AOD

Location: This view is taken from footpath 0209/12/2 to the north of the site close to Ellesmere School and looks south towards the canal accross the central part of the site.



Viewpoint 7 - Well used footpath alongside busy main road, with view that looks south into field E. Hedgerow trees partially screen views into field D and there are no views into the rest iof the site.

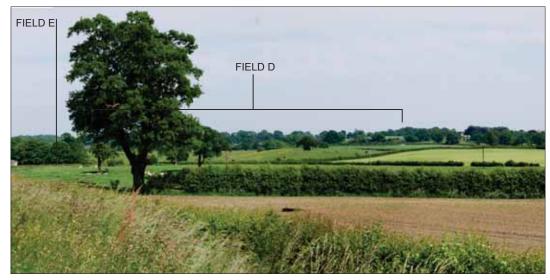


Distance to Site: 20m to site boundary

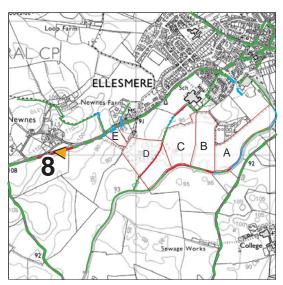
Direction of view: South

Height: Approximately 90m AOD

Location: This view is taken from a public footpath adjacent to Ellesmere Business Park on the north side of th A495 Oswestry Road.



Viewpoint 8 - Busy vehicular route with clear views out over western edge of site. The tump within field D is clearly visible and obscures views of the boundary hedge along the canal towpath.

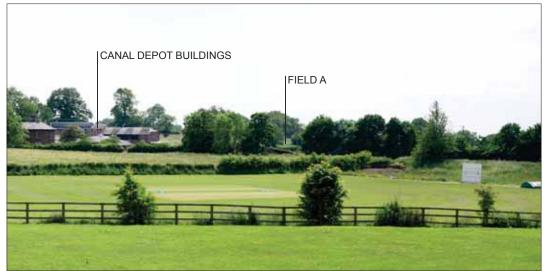


Distance to Site: 300m to site boundary

Direction of view: East

Height: Approximately 100m AOD

Location: This view is taken from A495 Oswestry Road travelling towards Ellesmere.



Viewpoint 9 - This view accross an existing cricket pitch and open fields towards the site. A small portion of field A is visible between two bands of mature tree planting which screen views out towards the rest of the site and the wider landscape. The canal depot buildings are clearly visible form this location.

ELLESMERE

Sch

Newnes Farm

PB 91

C B

A 92

Birch
Hall

Sswage Works

College C 99

99

Distance to Site: 260m to site boundary

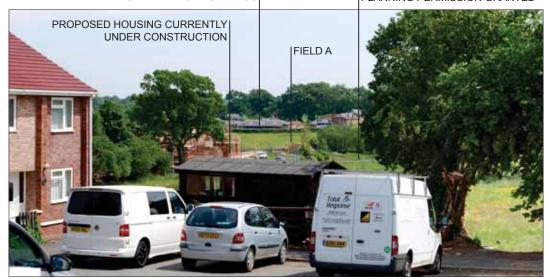
Direction to Site: South west

Height: Approximately 95m AOD

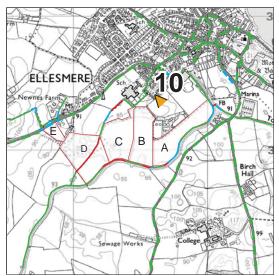
Location: This view is taken from Birch Road, close to the junction with Love Lane and looks west towards the site and canal depot buildings accross a cricket pitch.

CANAL DEPOT BUILDINGSI

PROPOSED RESIDENTIAL DEVELOPMENT PLANNING PERMISSION GRANTED



Viewpoint 10 - Partial views through built form and trees onto the open fields field A, with partial views of the canal depot buildings visible along the horizon. Hedgerow on southern side of side screens views of the canal and associated towpath.



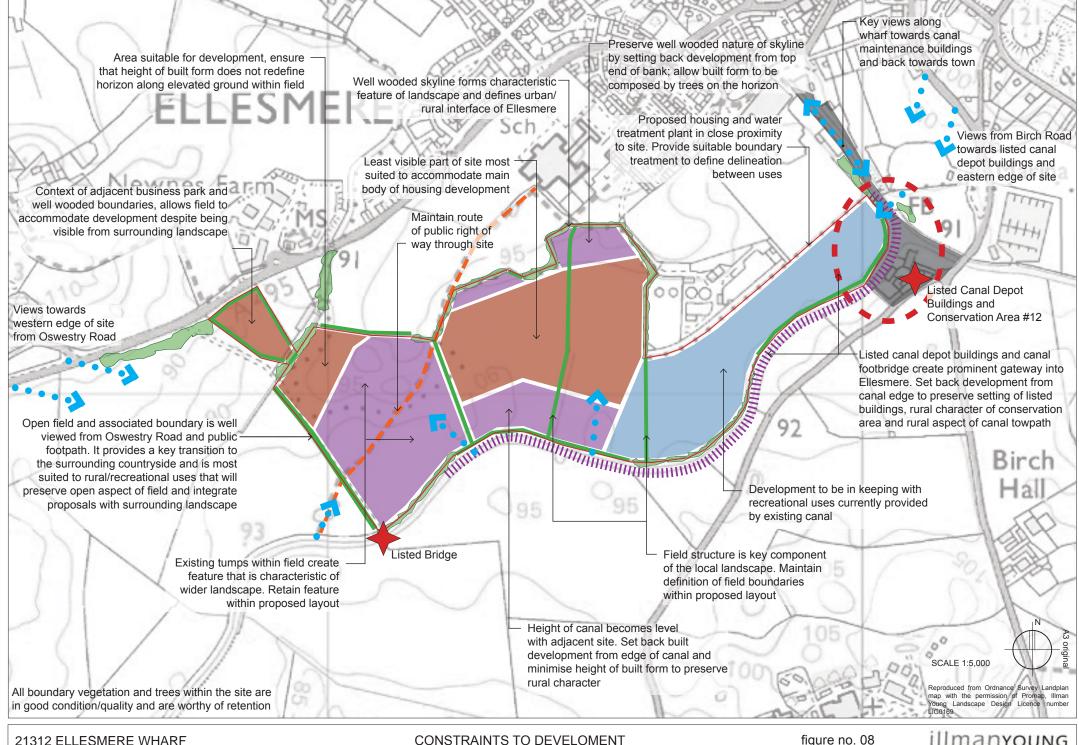
Distance to Site: 270m to site boundary

Direction to Site: South

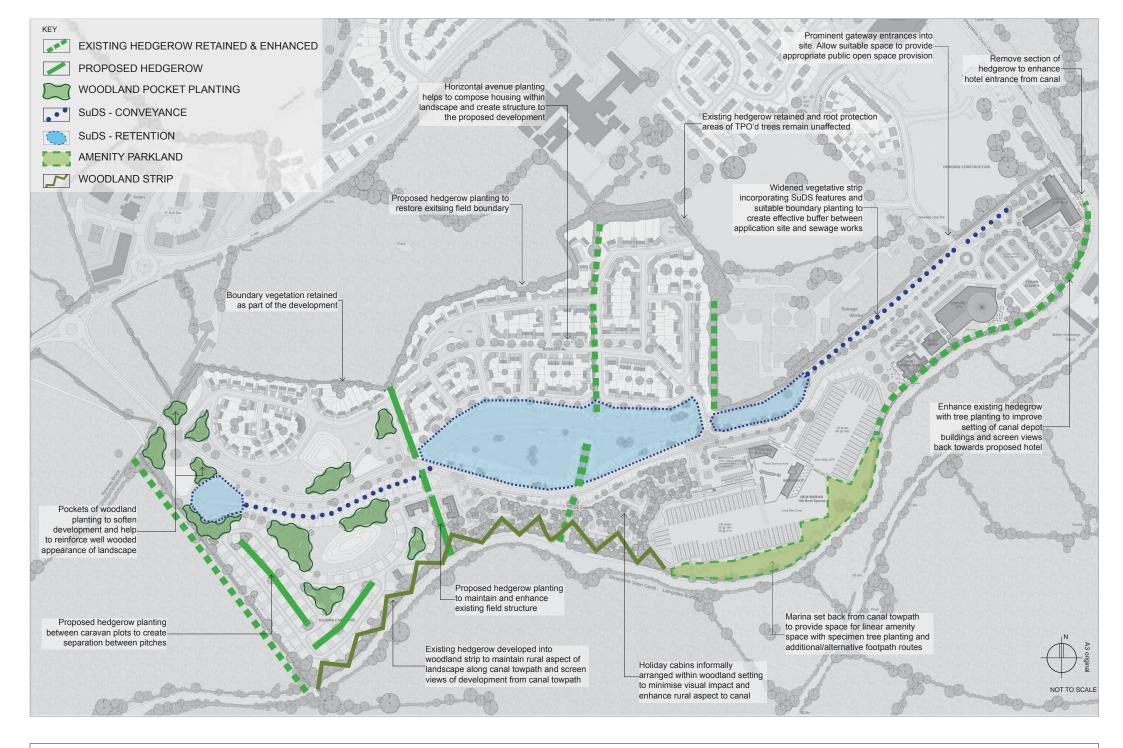
Height: Approximately 100m AOD

Location: This view is taken from a residential road at Berwyn View to the the north of the site and looks south accross field A towards

the Canal Depot Buildings.







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