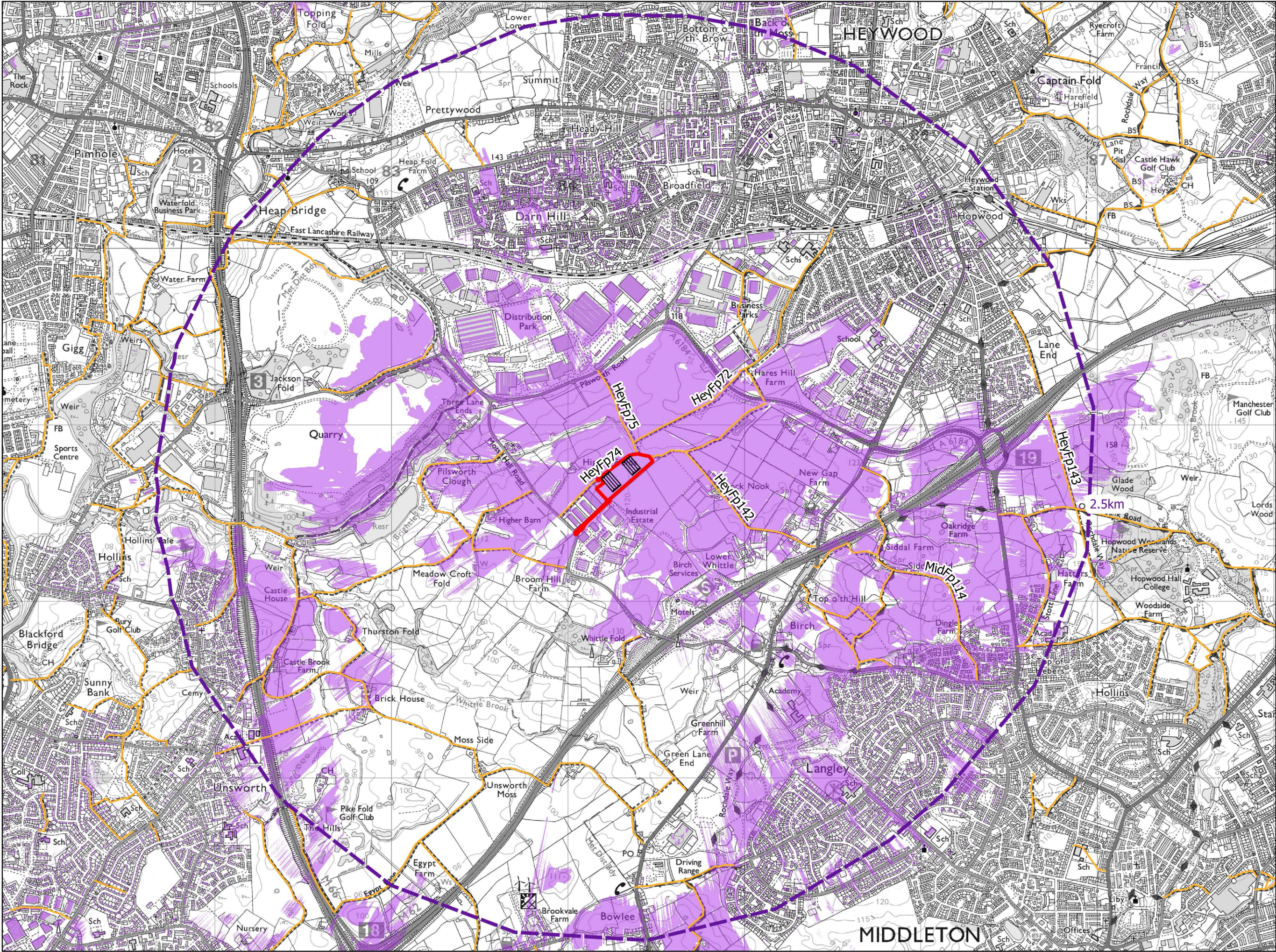




- KEY
- Site Boundary
 - Proposed Commercial Unit Locations
 - 2.5km Radius Study Area
 - Zone of Theoretical Visibility (includes Surface Factors)
 - Public Right of Ways (PROWs)

The ZTV was generated using GIS software. The ZTV was created using LIDAR composite last return DSM at 1m resolution, produced by the Environment Agency in 2022. LIDAR data sourced from DEFRA © Crown Copyright 2025, Contains public sector information licensed under the Open Government Licence v3.0.

The ZTV was based on several reference points taken from the ridge locations of the two proposed units. Reference points were based at the ultimate ridge height of 18m above finished floor levels. The ZTV was calculated based on the average eye-level of 1.7m above ground level for surrounding visual receptors.

Public rights of ways data made available by Bury Council, Oldham Council and Rochdale Council and sourced from rowmaps.com in 2025. Data © Crown Copyright 2025, Contains public sector information licensed under the Open Government Licence v3.0.

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DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
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t: 0845 463 4404
e: Info@landscapetreeseecology.com
www.landscapetreeseecology.com

CLIENT:
Yeagate Limited

PROJECT:
Birch Business Park, Rochdale,
OL10 2SX

DRAWING TITLE:
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