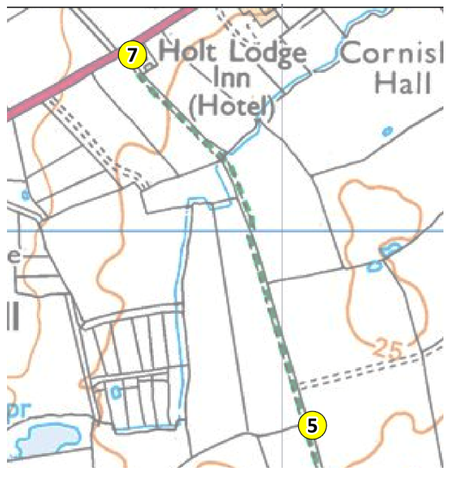


Receptor Viewpoint 7	
Location	Public Footpath HOLT/25, looking south towards the Site
Grid Ref	SJ 38250 52281 **Distance from Site:** 1,421m **Nature of Receptor:** Users of Public Footpath HOLT/25
Description	Distant view from Public Footpath HOLT/25, looking towards the Site. The foreground of the view is rural, comprising pastoral fields and treed hedgerows that are typical of the prevailing character. In the far distance, the existing large structures within Wrexham Industrial Estate are visible, particularly the tall Kelloggs factory near the centre of the view. When the allocated extension to Wrexham Industrial Estate for which a live planning application has been submitted is delivered, the Site is unlikely to be visible.
	Receptor Value: Medium **Receptor Susceptibility to Change:** Medium **Receptor Sensitivity:** Medium



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Summary of Visual Environment

5.6 The Site's visual environment to the west, south and east is restricted to its immediate boundaries by the presence of the surrounding industrial estate.

5.7 Views towards the Site are available from the adjacent Bryn Lane and from public footpaths and a public highway in the wider countryside to the north, although in all of these views the Site is seen in context with existing buildings within the industrial estate, reducing the inherent sensitivity of these views.

5.8 The land to the north of the Site is allocated within the Local Plan for employment development, and when this allocation is developed, it is anticipated that the only public views of the Site will be from Bryn Lane.

Table 2: Visual Sensitivity	
Receptor	**Sensitivity**
Users of Bryn Lane	Low
Users of Public Footpath ISY/6	Low/Medium
Users of Public Footpath HOLT/24	Medium
Users of Public Footpath HOLT/25	Medium
Users of Francis' Lane	Low



Figure 10: View north-west across the Site

6. Description of Proposals

Overview

6.9 The proposed development comprises a single industrial building with associated infrastructure, including parking and circulation routes and green infrastructure.

6.10 The building is roughly square in plan form, with a ridge height of 26m.

6.11 Parking space for staff vehicles is provided to the north of the building and lorry bays are located on the southern elevation.

Embedded Mitigation Measures

6.12 The landscape design for the proposed development has incorporated a range of positive measures to reduce the effects of the scheme upon the prevailing landscape character and visual environment. These include the following:

- Retention of as much of the boundary vegetation as possible to preserve the Site's vegetated context and contribution to the Strategic Ecological Network of the industrial estate.
- Planting a new hedgerow along the Site's western boundary to screen the palisade fence and provide additional wildlife connectivity.
- Supplementing the eastern boundary vegetation with additional planting.
- Planting of additional trees to the south of the building.
- Retention of the open water channels on the Site's eastern and southern boundaries.

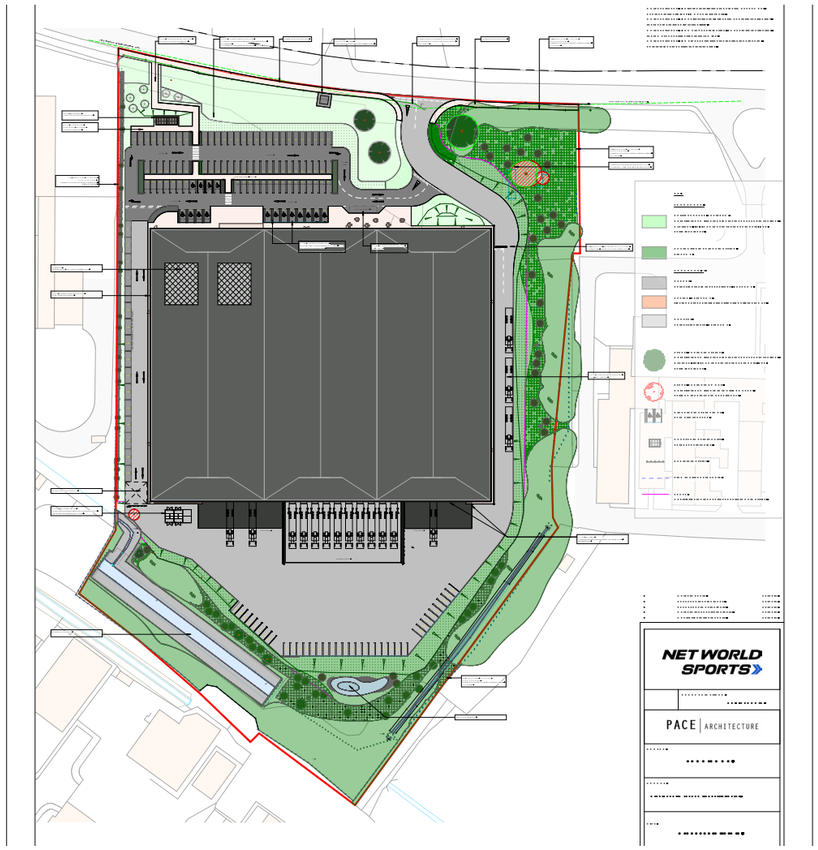
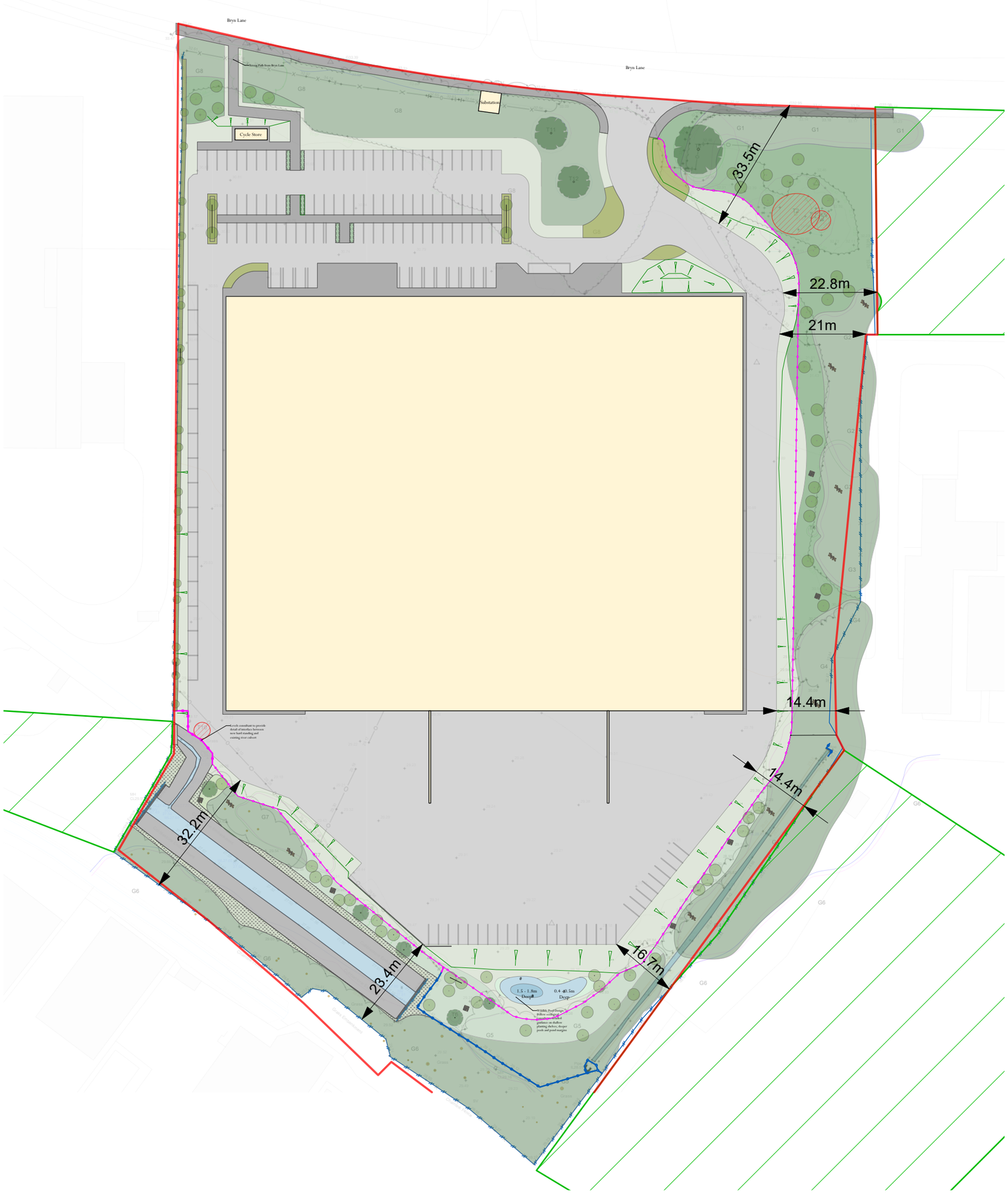


Figure 8: Proposed Site Plan



Key

- Proposed Buildings
- Existing Walls & other Structures
- Proposed Road
- Proposed Footpath/cycleway
- Proposed Retaining Wall
- Existing Palisade Fence
- Existing Chainlink Fence
- Existing Post & Rail Fence
- Existing fence inferred loaction
- Proposed Post & Rail Fence
- Existing Retained Tree
- Existing Tree Removed
- Proposed Tree
- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Hedgrow
- Proposed Ornamental Hedgrow
- Retained Wild/meadow Grass
- Proposed Wild/meadow Grass
- Proposed Ornamental Planting
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water Channel
- Proposed Slope / Bank / Gradient (1:3)
- Redline Boundary

26/11/2024	2	CB	Post & Rail fence changes
21/11/2024	1		Issue

Date	Original size	Scale	Drawn by	Checked by	Rev
21/11/2024	A3	NTS	CB	JK	V3

Drawing no
1059-01-NLD.151 Bryn Lane South

Status
S4

Drawing Title
Soft Landscape Design

Sheet Name
Site Overview

Location
Bryn Lane South, Wrexham

Client name
Net Word Sport

Landscape & Visual Impact Assessment

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Figure 9: Detailed Landscape Design Drawing

6.13 Based upon the indicative layout, a set of comparative wireframe visualisations are presented below, based upon the receptor viewpoints.

Original Viewpoint 1

Grid Reference: SJ 38386 50882



Viewpoint 1 with Wireframe

Grid Reference: SJ 38386 50882



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Original Viewpoint 2

Grid Reference: SJ 38926 51079



Viewpoint 2 with Wireframe

Grid Reference: SJ 38926 51079



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Original Viewpoint 3

Grid Reference: SJ 39508 51638



Viewpoint 3 with Wireframe

Grid Reference: SJ 39508 51638



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Original Viewpoint 4

Grid Reference: SJ 39070 52213



Viewpoint 4 with Wireframe

Grid Reference: SJ 39070 52213



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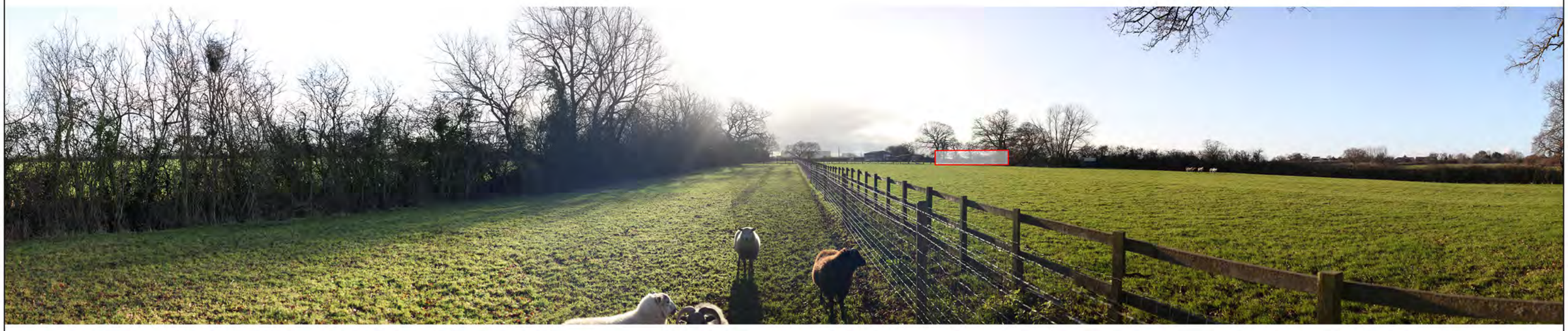
Original Viewpoint 5

Grid Reference: SJ 38546 51683



Viewpoint 5 with Wireframe

Grid Reference: SJ 38546 51683



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Original Viewpoint 6

Grid Reference: SJ 38192 51235



Viewpoint 6 with Wireframe

Grid Reference: SJ 38192 51235



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Original Viewpoint 7

Grid Reference: SJ 38295 52241



Viewpoint 7 with Wireframe

Grid Reference: SJ 38295 52241



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