

Bryn Lane Environmental Statement: Volume III Landscape & Visual Impact Assessment

Net World Sports

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Landscape and Visual Impact Assessment

Net World Sports

Land North of Bryn Lane, Wrexham

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1. INTRODUCTION

Instruction

- 1.1 This Landscape and Visual Impact Assessment forms Volume III of the Environmental Statement (ES), which has been prepared to accompany a hybrid planning application to Wrexham County Borough Council ('Wrexham CBC') submitted by Net World Sports ('the Applicant') for a proposed new industrial and commercial development at an application site located immediately north of Bryn Lane and Wrexham Industrial Estate, Wrexham (centred on National Grid Reference (NG RSJ 38557 51096) (the 'application site')).

Scope

- 1.2 The technical scope of the assessment reported in this ES volume comprises the following, as agreed through the EIA scoping process:
- Impacts of the demolition and construction stage and completed development stages of the proposed development on landscape character; and
 - Impacts of the demolition and construction stage and completed development stages of the proposed development on sensitive views and the visual amenity experienced by people.
- 1.3 The assessment for the completed development stage has considered two scenarios: the completed development stage upon completion of the development; and the completed development stage 15 years following completion when planting may be considered to be fully established.

Application Site Description

- 1.4 The application site is bound to the north by Francis' Lane, to the east by existing field boundaries and a Public Right of Way, to the south by Bryn Lane, and to the west by Hugmore Lane / Industrial Estate Road. Several residential properties are located along Hugmore Lane, adjacent to the application site boundary. The application site constitutes the northern-most area within Wrexham Industrial Estate, the UK's second-largest industrial estate extending to over 500 ha. Open countryside characterises the land to the north and east of the application site.
- 1.5 The application site comprises 37.21ha of arable and pastoral land, divided into eight fields by hedgerows with occasional trees. In the central southern part of the application site, there is currently a residential property and barn structures that are in use, with an access road connecting these buildings to Bryn Lane. There is also a residential property in the central northern part of the application site, which is accessed from Francis Lane.

2. PLANNING POLICY BACKGROUND

National Planning Policy Background

Planning Policy Wales

- 2.1 Edition 11 of Planning Policy Wales¹ (PPW) was published in 2021, and it sets out the land use planning policies of the Welsh Government.
- 2.2 Chapter 3 of PPW covers strategic and spatial choices. Under the heading of ‘Placemaking in Action’ at paragraph 3.3, it encourages good design to make better places. It states that good design is fundamental to creating sustainable places where people want to live, work and socialise. It further states that design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places.
- 2.3 Policies relating to the natural environment are set out in Chapter 6: Distinctive and Natural Places. Under the heading of ‘Green Infrastructure’, paragraph 6.2.5 states that:
- “The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate application site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, helping to overcome the potential for conflicting objectives, and contributing towards health and well-being outcomes.”*
- 2.4 Chapter 6 of PPW also covers matters relating to landscape character. Within this section, paragraph 6.3.3 reads as follows:

All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term. Collaboration and engagement with adjacent planning authorities, Natural Resources Wales (NRW), Cadw and the third sector will be necessary to draw on a wide range of expertise and evidence. This means:

- Ensuring Wales contributes to meeting international responsibilities and obligations for landscapes;
- Ensuring statutorily designated sites are properly protected and managed;
- Ensuring that the value of all landscapes for their distinctive character and special qualities is protected; and

¹ Welsh Government, 2021

- *Ensuring the opportunities landscapes provide for tourism, outdoor recreation, local employment, renewable energy and physical and mental health and well-being are taken into account and multiple well-being benefits for people and communities secured.*

2.5 Paragraph 6.3.4 goes on to state that where adverse effects on landscape character cannot be avoided, it will be necessary to refuse planning permission.

Local Planning Policy Background

Wrexham Unitary Development Plan 1996-2011

2.6 The Wrexham Unitary Development Plan was adopted in February 2005, and it replaced all previous Development Plan Documents.

2.7 The following policies within the Development Plan are considered to be relevant to this assessment:

- Policy PS2 – The Broad Location of Development;
- Policy GDP1 – Development Objectives;
- Policy EC4 – Hedgerows, Trees and Woodlands.

2.8 In particular, policy EC4 requires development proposals to provide for the conservation and management of hedgerows, trees and other natural features, this includes implementing new planting to enhance the character of the landscape. Policy EC4 is provided below for ease of reference.

Policy EC4: Hedgerows, Trees and Woodlands

“Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

Much of the landscape's quality stems from the pattern of hedgerows, trees and woodland and other natural features such as ponds. The conservation, planting and proper management of such features must be encouraged in order to maintain and enhance the landscape, to conserve wildlife habitats, and to reverse some changes made to the rural landscape by modern agriculture. Developments and land use changes may therefore be resisted if they adversely affect, directly or indirectly, the integrity or continuity of landscape features which are designated as of major importance for wild flora and fauna. A development may be acceptable if mitigating measures can be provided for within the control of the developer which would reinstate the integrity or continuity of these features. Management of these features will generally be encouraged and, where appropriate, conditions will be imposed on planning permission. Planning obligations may be entered into with landowners or developers to secure long term management. TPO's will be used to prevent loss, destruction or damage to trees which form notable features of the

landscape or townscape. Certain hedgerows are protected by the Hedgerow Regulations, and the Council will use its powers under this legislation to exercise control over important hedgerows. Where damage to woodland is unavoidable, appropriate mitigation measures will be required.”

Emerging Wrexham Local Development Plan

2.9 The Local Development Plan (LDP) is currently in development and will replace the Unitary Development Plan once adopted. The LDP outlines strategies for achieving sustainable development within the borough, with a focus on development for housing, employment and retail alongside safeguarding areas of land requiring protection or enhancement. Wrexham CBC has decided not to adopt the plan at this stage, however it remains a material consideration with significant weight, as it has been found sound by a Planning Inspector.

2.10 Relevant policies from the LDP include:

- Policy SP11: KSS3: Land to the north of Bryn Lane, Wrexham Industrial Estate;
- Policy SP13: Design Principles & Masterplanning Framework;
- Policy SP15: Natural Environment;
- Policy SP20: Green Infrastructure;
- Policy DM1: Development Management Considerations; and
- Policy NE3: Trees, Woodlands and Hedgerows;

Local Planning Guidance Notes

2.11 Wrexham Council have approved a series of local planning guidance notes which support the Development Plan policy.

2.12 The below local planning guidance notes are considered particularly relevant for this assessment:

- Local Planning Guidance Note 7 – Landscape and Development;
- Local Planning Guidance Note 17 – Trees and Development; and
- Local Planning Guidance Note 32 – Biodiversity and Development.

3. METHODOLOGY

Guidance

- 3.1 This assessment has been prepared in accordance with Guidelines for Landscape and Visual Impact Assessment Third Edition², which is the nationally accepted guidance for the consideration of landscape and visual effects.

Consultation

- 3.2 As part of the preparation of this Landscape and Visual Impact Assessment, Wrexham CBC was consulted as to the location of viewpoints and wireframe views. A plan of initial viewpoints was provided to Planning Officer Matthew Phillips via email, who responded on the 15 February 2022 to request two additional viewpoint areas were included. Matthew Phillips was consulted again in 2023 regarding the proposed locations for wireframe views. The outcome of this consultation process was the list of agreed viewpoints set out in the EIA Scoping Report (**Appendix 2.1, Volume IV**).
- 3.3 The EIA Scoping Report was submitted to Wrexham CBC on 02 November 2022. The proposed scope of the Landscape and Visual Impact Assessment was set out in Chapter 5: Topics with Potential for Likely Significant Effects. Wrexham CBC issued their Scoping Opinion on 02 June 2023 and made the following comment in relation to landscape and visual impacts:
- *The development would undoubtedly be a significant intrusion of urban/industrial development into the rural landscape surrounding the Wrexham Industrial Estate. The character of the application site will be significantly and irreversibly changed. Nevertheless, from both nearby and longer distance viewpoints, the proposed development would be viewed in the context of the existing Industrial Estate. The landscape impact of the development is not considered to be significant in EIA terms. A Landscaping and Visual Impact Assessment therefore does not need to fall within the scope of the ES. Notwithstanding the above, a Landscaping and Visual Impact Assessment should be undertaken and submitted with a formal planning application, albeit as a non-ES document.*
- 3.4 As set out in the EIA Scoping Report (Appendix 2.1), based on the scale and nature of the proposals and prior to undertaking an assessment, the potential for significant effects was considered likely in relation to landscape and visual impacts. As such, to ensure that the ES meets the requirements of the EIA Regulations 2017, a Landscape and Visual Impact Assessment has been scoped into the ES as a discrete volume, as presented herein.

Assessment Scope

Technical Scope

- 3.5 The technical scope of the assessment reported in this ES volume comprises the following, as agreed through the EIA scoping process:

² Landscape Institute and Institute of Environmental Management and Assessment, 2013

- Impacts of the demolition and construction stage and completed development stages of the proposed development on landscape character; and
- Impacts of the demolition and construction stage and completed development stages of the proposed development on sensitive views and the visual amenity experienced by people.

Spatial Scope

- 3.6 For the purpose of this assessment, a 3km study area has been used, as agreed through the EIA scoping process.

Assessment Scenario

- 3.7 The assessment scenarios for the demolition and construction stage assessment are as follows:

- Scenario 1: Existing Baseline;
- Scenario 2: Existing Baseline + Proposed Development ; and
- Scenario 3: Existing Baseline + Proposed Development + Cumulative Schemes.

- 3.8 The assessment scenarios for the completed development stage assessment are as follows:

- Scenario 1: Existing Baseline;
- Scenario 2a: Existing Baseline + Proposed Development (opening year);
- Scenario 2b: Existing Baseline + Proposed Development (+15 years); and
- Scenario 3: Existing Baseline + Proposed Development (Scenarios 2a & 2b) + Cumulative Schemes.

Baseline Characterisation Approach

Desk Study

- 3.9 The desktop assessment element of this assessment has taken account of and has encompassed the following online information sources:

- Ordnance Survey mapping, including historic maps;
- Multi-Agency Geographic Information for the Countryside (MAGIC) online mapping;
- Google Earth current and historic aerial photography;
- Natural Resources Wales National Character Area data; and
- Wrexham CBC illustrative Public Rights of Way map.

- 3.10 In the case of visual impacts, the visual baseline is identified through the use of LSS Elite 3D terrain modelling software to generate a Zone of Theoretical Visibility (ZTV), which shows the 'bare earth' visibility of potential structures on the Site based upon local topography, i.e. devoid of structures and vegetation. The extent of the visual envelope is then defined and tested through field investigation. The ZTV is shown on Plan Ref. 22-2730 at **Appendix 1**.

- 3.11 On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
- Identification of the area in which development may be visible (the visual envelope);
 - Identification of publicly accessible, representative viewpoints where views will be affected and the nature of those views;
 - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
 - Identification of those views which can be considered characteristic of the landscape character areas, and
 - Identification of the different groups of people who may experience views of the development.
- 3.12 Where differing sensitivity scores have been determined for an individual receptor, e.g. for views taken at different points on a public highway, the precautionary principle will be applied and the higher score used.

Field Study

- 3.13 An on-foot assessment of all visual receptors was undertaken on the 17th January 2023.
- 3.14 Panoramic photographs were taken from all viewpoint locations agreed through the ES scoping process, with the exception of Viewpoint 31, which was scoped out in the field because there was no potential visibility of the proposed development.
- 3.15 As part of the field survey, landscape character notes were taken to establish a first-hand record of the character of the application site and its relationship with its landscape setting.

Assessment Method

- 3.16 The assessment process was undertaken based on the following procedure:
- Assess the baseline landscape and visual characteristics of the application site, including desk survey information and first-hand field evidence;
 - Identify and assess the potential landscape and visual impacts of the proposed development upon the established baseline; and
 - Propose, where possible, suitable additional mitigation measures to reduce any significant adverse impacts to a non-significant level.
- 3.17 The assessment has been based on the 3D model of the proposed development, together with scheme information and planning application drawings presented in ES Chapter 4 *Proposed Development* and the construction methodology presented in ES Chapter 6 *Construction Strategy & CEMP*. Given that all matters within the outline component will be reserved for future determination, a worst-case assessment of the outline component has been based on the maximum development footprints and heights presented in the Parameter Plan.

- 3.18 For each of the landscape and visual receptors identified in the baseline appraisal, an assessment has been made of the magnitude of impact upon the receptor, based upon the criteria set out below and the development stages set out above, with a clear narrative explanation of each judgement. This also considered whether the impact is adverse, beneficial or neutral in nature.
- 3.19 The magnitude of impact has been combined with the previously determined sensitivity of each receptor to derive an overall magnitude of impact.
- 3.20 For the purposes of this assessment, impacts of Major-Moderate or Major Significance were considered to be 'significant' in EIA terms.

Assessment Criteria

- 3.21 As noted above, impact significance has been derived from the combination of sensitivity of the identified receptor, and the magnitude of the impact.
- 3.22 In the case of landscape impacts, the sensitivity of the receptor was in turn derived from the combination of the susceptibility of the receptor to the type of change proposed and the value that society attributes to that receptor.
- 3.23 In absence of external measures of landscape value, for example designations, the value of the Site has been assessed in relation to a number of suggested indicators of value within Box 5.1 of the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3), considering each of the following factors:
- Landscape Quality (condition);
 - Scenic Quality;
 - Rarity;
 - Representativeness;
 - Conservation Interest;
 - Recreation Value;
 - Perceptual Aspects; and
 - Associations.
- 3.24 The following tables and matrices have been used to guide judgements in relation to landscape and visual effects.
- 3.25 For the purposes of this assessment, effects of Major-Moderate and greater significance are considered to be 'significant' in EIA terms.

Table 3.1: Landscape Receptor Susceptibility

Susceptibility	Definition
High	The receiving landscape is highly intact with very few or no detracting features or land uses. The type of development proposed is highly unsuitable for this landscape and is likely to have a strongly detrimental impact upon its character. Examples include picturesque rural or wilderness landscapes.
Medium	The receiving landscape is in generally good condition, with some detracting features or evidence of recent change. The type of development proposed may have some existing precedent within this landscape or its setting. Examples include rural pastoral landscapes with a number of characteristic features and a low level of settlement influence.
Low	The receiving landscape displays a moderate or high level of recent change and contains prominent detracting features or land uses. The type of development proposed would not be incongruous within this landscape. Examples include intensively managed agricultural landscapes with a moderate to high degree of settlement influence, or existing residential or commercial areas.
Negligible	The receiving landscape is heavily degraded, with few discernible positive characteristics. The type of development proposed is unlikely to cause harm within this already degraded landscape. Examples include industrial areas, derelict land or areas of extensive unrestored mineral extraction.

Table 3.2: Landscape Receptor Value

Value	Definition
High	Landscapes designated at national level for their value to society, including National Parks and Areas of Outstanding Natural Beauty, and Grade I Registered Parks and Gardens. World Heritage Sites may also be included, if they do not fall within the former categories.
Medium	Landscapes that are not designated, but highly reflective of the prevailing landscape character, based upon published assessment. They contribute to a range of value criteria and are likely to be valued by society.
Low	Landscapes that are typically degraded and are only partially reflective of the prevailing landscape character. They contain incongruous elements and only contribute to a small number of value criteria, if any.

Negligible	Landscapes that are highly degraded and contribute little value to society, if any. Change is often recommended within these landscapes to rectify previous harm.
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Table 3.3: Landscape Receptor Sensitivity

Value	Susceptibility			
	High	Medium	Low	Negligible
High	High	High	Medium	*
Medium	High	Medium	Low	Negligible
Low	Medium	Low	Low	Negligible
Negligible	*	Negligible	Negligible	Negligible

* It is not considered possible for a landscape to display both High and Negligible scores

Table 3.4: Visual Receptor Sensitivity

Sensitivity	Definition
High	People whose attention is focused upon the quality of the view by nature of their activity, to whom the view is of a high quality, for example: Users of National Trails or Long Distance Recreational Routes; Users of Public Rights of Way or accessible land in nationally designated landscapes; or From private dwellings, uninterrupted across unspoilt countryside.
Medium	People whose attention is partially focused upon the quality of the view, to whom the view is of moderate quality with some detracting elements, for example: Users of Public Rights of Way or accessible land close to an existing settlement or other urbanising land use; Views from private dwellings that include some urbanising elements; Users of quiet public highways within rural areas; or Users of sports and leisure facilities with some relation to the natural environment, e.g. golf courses.
Low	People whose activity is not related to the quality of the landscape, and those whose view incorporates many detracting elements, for example: People at work, or attending an educational facility; People engaged in outdoor sport whose attention is largely focussed on their activity, e.g. football; or People passing through a landscape on busy transport routes.

Negligible	People whose attention is entirely focused on their work or activity and who are not susceptible to changes in the surrounding landscape.
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Table 3.5: Magnitude of Landscape Impacts

Magnitude	Definition
Large	Change resulting in a high degree of deterioration or improvement, or introduction of prominent and unprecedented new elements that are considered to fundamentally change the character of a landscape.
Medium	Change resulting in a moderate degree of deterioration or improvement or constitutes a perceptible change within a landscape.
Small	Change resulting in a low degree of deterioration or improvement or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

Table 3.6: Magnitude of Visual Impacts

Magnitude	Definition
Large	Change resulting in a high degree of deterioration or improvement, introducing prominent new elements that are considered to make a major alteration to a view.
Medium	Change resulting in a moderate degree of deterioration or improvement, constituting a perceptible change within a view.
Small	Change resulting in a low degree of deterioration or improvement, constituting only a minor component within a view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a view.
No change	It is also possible for a view to experience no change due to it being totally compatible with the character of the visual environment or not visible due to intervening structures or vegetation.

Table 3.7: Significance of Landscape and Visual Effects

MAGNITUDE	SENSITIVITY			
	High	Medium	Low	Negligible
Large	Major	Major-Moderate	Moderate	Minor

Medium	Major-Moderate	Moderate	Minor	Negligible
Small	Moderate	Minor	Minor	Negligible
Negligible	Minor	Negligible	Negligible	Negligible
No change	None	None	None	None

Human Health

- 3.26 The creation of accessible and well-designed open spaces as landscape mitigation within the application site has the potential to positively affect human health through the increase in local recreation opportunities. This is captured in landscape terms through the inherent value to society derived from recreational activity³, and this is taken into account in subjective judgements upon landscape character.

³ Table 5.1, Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute and Institute for Environmental Management and Assessment, 2013)

Climate Change

- 3.27 Climate change is anticipated to result in the following effects that have the potential to impact upon the baseline landscape character and any new planting established as part of the development proposals:
- Summers will become hotter and drier;
 - Winters will become milder and wetter;
 - Soils will become drier on average;
 - Snowfall and the number of very cold days will decrease; and
 - Storms, heavy and extreme rainfall, and extreme winds will become more frequent.
- 3.28 It is not anticipated, however, that any of these climatic effects will be sufficient to materially affect the outcomes of this Landscape and Visual Impact Assessment.
- 3.29 The establishment of new landscape planting has the potential to positively contribute to mitigating the effects of climate change through a range of measures, including carbon sequestration, stormwater attenuation, soil stabilisation and positive microclimatic effects within built up areas.

Relevant Associated Development

- 3.30 Given the hybrid nature of the planning application, the full extent of any associated development, such as utilities or junction works outside the application site boundary, are not confirmed at this stage. However, any such works are not expected to be substantial in the context of the proposed development as a whole and are not considered likely to affect the outcome of this assessment.

Assumptions and Limitations

- 3.31 In undertaking the landscape and visual assessment, there are a number of limitations and constraints affecting the outputs from this work. These are summarised as follows.
- 3.32 This assessment has been limited by the reliance upon a single point in time for surveying the baseline condition of the application site and its surrounding landscape. However, photographs were taken in the winter when the proposed development would be most visible and is therefore representative of a worst-case assessment.
- 3.33 The visual assessment was limited by the inaccessibility of certain receptor locations, most notably private dwellings.
- 3.34 These are standard assumptions and limitations associated with assessments of this nature, and they are not considered to affect the validity of this assessment.

Sensitive Receptors

- 3.35 The existing sensitive receptors that have been identified as sensitive for the assessment are summarised as follows:

Landscape Receptors

- National Landscape Character Area 13 Deeside and Wrexham;
- National Landscape Character Area 14 Maelor;
- Character of the setting of the application site; and
- Character of the application site.

Visual Receptors

- Residents of dwellings along Hugmore Lane;
- Users of Francis' Lane;
- Users of Public Footpath Holt 25;
- Users of Public Footpath Holt 26/Isycoed 6;
- Users of Ridley Wood Road;
- Users of Bryn Lane;
- Employees of Ridley Wood Industrial Complex;
- Users of Hugmore Lane;
- Users of Abenbury Way;
- Employees of and visitors to Clays Driving Range and Golf Course;
- Residents of Hugmore House;
- Users of Public Footpath Bieston 5;
- Users of A534 Wrexham Road;
- Residents of Hugmore Farm;
- Residents of Hazel Brook House;
- Users of Public Footpath Holt 24;
- Residents of dwellings along Francis' Lane;
- Users of B5130;
- Residents of Laurel Grove House;
- Employees of Wrexham Industrial Estate;
- Users of Rodens Hall Road;
- Users of Public Footpath Isycoed 14;
- Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12;

- Pedestrian users of Bryn Estyn Road;
- Users of Borrass Hall Lane;
- Users of Borrass Road; and
- Users of Public Footpath Holt 20: Medium sensitivity.

4. BASELINE ASSESSMENT

Study Area

- 4.1 In agreement with Wrexham CBC, a 3km study area has been considered for the purposes of this assessment.

Application Site Overview

- 4.2 The application site comprises an area of predominantly open pastoral and arable land, extending to a total area of 37.21 hectares, divided into eight fields by intermittently treed hedgerows. Located in the northern centre of the application site there is a singular occupied residential property and in the southern centre of the application site is a small farmstead named Little Acorns.
- 4.3 With the exception of the internal field boundaries, the application site is largely devoid of internal features, with the exception of a number of small agricultural ponds.
- 4.4 The majority of the application site is not accessible to the public, although Public Footpaths Isycoed 6 and Holt 26 follow the northern two thirds of the application site's eastern boundary, inside the application site. This route then exits the application site to cross a small field before terminating at Bryn Lane.
- 4.5 The application site's entire northern boundary is defined by Francis' Lane. The boundary is defined by established hedgerows and hedgerow trees which are predominantly well managed and maintained, allowing for views of the wider landscape over the tops of the hedgerows. The line of bordering hedgerows also contains several gates which provide agricultural access to the application site. A line of wooden telegraph poles and overhead cables also lies along a section of this boundary.
- 4.6 The application site's eastern boundary is defined by hedgerow field boundaries with frequent mature oak trees that filter views into the surrounding countryside.
- 4.7 The application site's southern boundary is defined by Ridleywood Road and Bryn Lane. The portion of the application site's southern boundary defined by Bryn Lane is bordered by established hedgerows which work to conceal some views of the application site from passing vehicles and pedestrians. Hedgerow trees are also located within the bordering hedgerow. The easternmost stretch of the application site's southern boundary is defined by Ridleywood Road and its junction to merge with Bryn Lane. This section is bordered by well-maintained hedgerows and sporadic hedgerow trees. Access to footpath Isycoed 6 is located just beyond the southern application site boundary.
- 4.8 The application site's western boundary is defined by Hugmore Lane, Industrial Estate Road, and the application site boundary encompasses the roundabout in the south-western corner of the application site. Hugmore Lane runs parallel to Industrial Estate Road and links to the residential properties which sit adjacent to the application site's western boundary. A combined footway and cycleway extends south from Hugmore Lane, along the application site's western boundary and it joins to the footway which runs along Bryn Lane parallel to the application site's southern boundary. This footway and Hugmore Lane are bordered by

hedgerows and a fence which separate them from the application site. Industrial Estate Road imparts an urban character on the southern part of this boundary, for example the lamp posts which line the road, and the central safety barrier are prominent and provide a contrasting feature to the rural nature of the application site.

The Application Site Context

- 4.9 The application site lies directly to the north and east of Wrexham Industrial Estate, east of the city of Wrexham. The application site is bound on its northern and southern boundaries by Francis' Lane and Bryn Lane, respectively. The immediate context of the application site is heavily influenced by the industrial estate to the south and west and its associated large-scale buildings and associated infrastructure. The wider context of the application site to the north, east and west is largely characterized by pastoral farmland.
- 4.10 To the north, the application site is bound by Francis Lane which extends to the west to join Hugmore Lane and to the east into the wider countryside. Beyond the northern application site boundary and Francis Lane lies open predominantly pastoral farmland, with boundaries determined by established hedgerows and small clusters of residential settlements, characteristic of a rural landscape. The A534 Wrexham Road traverses the wider northern landscape, providing a main route between Wrexham in the west and Holt and Farndon in the east.
- 4.11 The landscape setting to the east of the application site is open and agricultural, with a patchwork of mid to large-scale arable and pastoral fields dominating the landscape. The agricultural landscape is largely uninterrupted aside from small settlements such as Ridleywood and a network of small country roads which traverse across the landscape.
- 4.12 The immediate landscape setting to the south is defined by the adjacent Wrexham Industrial Estate, which is separated from the application site by Bryn Lane and its associated hedgerow boundary. Infrastructure associated with the industrial estate, such as the road network within the estate, is a key feature of the immediate landscape context to the south. Within and bordering the industrial estate there are natural features such as areas of established trees and hedgerows that provide a contrast to the urban character of the estate.
- 4.13 The immediate landscape setting of the application site to the west is defined by a network of roads which connect Wrexham Industrial Estate to Wrexham in the west. Beyond the Industrial Estate Road, which lies immediately west of the application site, there is a large scale JCB Transmissions warehouse that is a dominant feature. Clays Golf Driving Range and Golf Course is located north-west of this warehouse, within the wider landscape to the west of the application site, providing a contrast to the industrial land use. Beyond this, a wider agricultural landscape made up of mid to large-scale fields extends westwards before converging with the city of Wrexham and its associated infrastructure. The wider western landscape subsequently consists of a range of land uses and is punctuated throughout by a road network which connects the industrial estate to Wrexham and the surrounding settlements.

Topography & Landform

- 4.14 The topography of the application site slopes gently from 41m AOD in the north-western corner to 29m AOD in the east. There are also local undulations in topography throughout the application site. The lowest regions of topography are located along the application site's eastern boundary, whilst the highest regions of topography are located in the north-west, and this is consistent with the application site's location on the gentle western slopes of the Dee Valley.

Public Rights of Way

- 4.15 As noted above, Public Footpaths Isycoed 6 and Holt 26 pass through the easternmost part of the application site.
- 4.16 The full list of Public Rights of Way that have been identified through the EIA scoping process as having the potential to be affected by the proposed development are summarised as follows:
- Public Bridleway Abenbury 10;
 - Public Footpath Abenbury 12;
 - Public Footpath Bieston 5;
 - Public Footpath Holt 20;
 - Public Footpath Holt 24;
 - Public Footpath Holt 25;
 - Public Footpath Holt 26;
 - Public Footpath Isycoed 6; and
 - Public Footpath Isycoed 14.

Designations

- 4.17 The application site and its setting are not subject to any statutory or non-statutory landscape designations.

5. LANDSCAPE BASELINE

Review of Published Landscape Character Assessments

National Level Assessment

- 5.1 Natural Resources Wales produced a countrywide landscape character assessment in 2014 resulting in the published National Character Areas map of Wales. The map identifies 48 individual character areas, which are large tracts of countryside with regionally distinct natural, cultural and perceptual characteristics.
- 5.2 This National Landscape Character Area assessment places the application site on the boundary between National Landscape Character Area (NLCA) 13 Deeside and Wrexham, which covers the existing industrial estate and the south-western part of the application site, and NLCA 14 Maelor, which covers the land between NLCA 13 to the west and the River Dee corridor to the east.
- 5.3 The key characteristics of NLCA 13 Deeside and Wrexham are identified as follows, with those elements considered to be representative of the application site and its setting highlighted in bold text:
 - **Predominantly mature, lowland countryside.**
 - Some areas offer a sense of seclusion due to agricultural enclosure interplaying with trees, woodlands and small river valleys.
 - A singular large river, the River Dee, traverses the landscape.
 - **Mixed pasture with some arable and farm woodland cover.**
 - **Strongly settled character within urban settlements in the central and southern regions of the area.**
 - **Industrial character in particular areas.**
 - Small settlements outside of urban areas, in particular compact villages associated with landed estates and isolated farmsteads.
 - Broad floodplain adjacent to the Dee Estuary.
- 5.4 Based upon the above analysis, the application site and its setting are considered to be moderately representative of the Deeside and Wrexham National Landscape Character Area, expressing characteristics relating to its pastoral land use and the influence of the adjacent industry.
- 5.5 The key characteristics of NLCA 14 Maelor are identified as follows, with those elements relevant to the application site and its setting highlighted in bold text:
 - **Flood plain or rolling lowland;**
 - Intensively farmed, rural agricultural character with much arable land and parkland;
 - **Mixed native hedgerows with hedgerow trees;**
 - Mid to large scale field pattern;

- Small scale deciduous farm woodland, with these small blocks interspersed with farmland;
- Medieval field patterns;
- Small, rural village settlements including compact nucleated hamlets;
- Unified agricultural landscape made up of a variety of land cover elements such as pasture, woodland and marsh.

5.6 Based upon the above analysis, the application site and its setting are considered to be slightly representative of NLCA 14 Maelor, but more closely aligned with the character of NLCA 13 Deeside and Wrexham. It is therefore considered that the application site and its setting are associated with NLCA 13 for the purposes of this assessment.

Appraisal of Application Site Character and Local Representation

5.7 As identified in Section 4 above, the application site is located on the northern and western built edges of Wrexham Industrial Estate, with open countryside to the north and east.

5.8 The application site itself is comprised of several pastoral and arable fields separated by established hedgerow boundaries with mature hedgerow trees of predominantly oak. Aside from the pastoral and arable fields that constitute the application site, there are a few other features of note. A single residential dwelling is located within the application site adjacent to its northern boundary and a small farmstead is located within the application site and adjacent to its southern boundary.

5.9 The application site's boundaries almost entirely consist of established agricultural hedgerows, with the exception of in the north-western corner where a small group of properties is contained by fencing, and in the south-western corner where the application site boundary encompasses a roundabout.

5.10 The application site's boundaries contain frequent hedgerow trees, which increase in frequency from the western to eastern parts. The application site's eastern boundary is relatively densely treed, with mature oak trees providing a strong separating feature within the landscape.

5.11 The adjacent Wrexham Industrial Estate exerts a strong urbanising influence upon the character of the application site, with large buildings present in views to the south and west from all parts of the application site. The Industrial Estate has experienced some expansion in recent years, with a new warehouse recently completed and operational immediately south-east of application site.

5.12 The landscape to the north and east of the application site comprises mostly open pastoral farmland, although the rural character of this farmland is reduced by the presence of the existing industrial estate, which can be viewed beyond the application site in views from the north. In particular, the tall chimneys associated with the Kelloggs factory to the south of the application site (Bryn Lane, LL13 9UT) are a prominent feature.

5.13 The application site is considered to be moderately representative of the published character of the local area, with the landscape to the north and east of the application site

being predominantly similar to that of the application site itself. The visual relationship between the industrial estate to the south and the application site informs the application site's character and provides an urban influence into the surrounding countryside, which is a recognised key characteristic. Therefore, the character of the application site is developed through the contrasting influences of the agricultural fieldscape to the north and urban industrial estate to the south.

5.14 For the purpose of this assessment, the following are considered to be relevant receptors in terms of landscape character:

- National Landscape Character Area 13 Deeside and Wrexham;
- National Landscape Character Area 14 Maelor
- Character of the setting of the application site; and
- Character of the application site.

5.15 In terms of the setting of the application site, this receptor relates to the relationship between the application site and the wider 3km study area.

Assessment of Landscape Receptor Sensitivity

Assessment of Landscape Value

5.16 The value of the sensitive receptors is judged to be as follows:

- *National Landscape Character Area 13 Deeside and Wrexham:* This area is generally described as an industrialised landscape, but with contrasting areas of mature, lowland countryside. It is a linear landscape, extending from the coast southwards to the Ceiriog Valley, and it contains a number of urban centres strung along the corridor of the River Dee. The area is also punctuated by substantial national highways infrastructure, including the A55 and A483 strategic routes. It possesses a degree of archaeological value, predominantly relating to its strategic location on the coast and land border with England. The value of this receptor is therefore judged to be **Low**.
- *National Landscape Character Area 14 Maelor:* This character area is broadly described as a unified, rural landscape, and relatively tranquil away from Wrexham. Strong field patterns and mixed farming indicate an intact landscape character, with wetland areas associated with the strongly meandering River Dee. Medieval ridge and furrow field systems add a time depth to the landscape, as do moated settlement sites. There are no major settlements within this landscape, in contrast to the landscape to the west. The value of this receptor is therefore judged to be **Medium**.
- *Overall character of the setting of the application site:* This receptor relates to the relationship between the application site and the wider 3km study area. The application site lies on the northern and eastern edge of the Wrexham Industrial Estate, east of the city of Wrexham. The setting of the application site is largely influenced by the presence of the commercial development to the immediate south and west, along with a number of small settlements within the wider setting of the north and east. The River Dee is a strong landscape feature within the eastern section of the Study Area, but it is not perceptible from

the application site or its immediate setting given the distance from the application site and the intervening vegetation. The landscape to the north of the settlement is characterised by predominantly pastoral fields of similar nature to those within the application site, with the wider northern landscape being dissected by the A534 which extends westwards towards Wrexham. The application site feels somewhat connected to this landscape as a result of managed hedgerows facilitating longer range views and the application site and its northern context being similar in nature, although the existing industrial estate extends a visual influence northwards beyond the application site. Taking all of these factors into consideration, this receptor is judged to be of **Low** value.

- *Overall character of the application site:* The application site comprises several pastoral/arable fields, bordered by public highways along the northern, western and southern boundaries and it lies directly adjacent to Wrexham Industrial Estate to the south and west. The application site displays a gently undulating topography, with higher topography located in the west of the application site consistent with its location on the gentle lower western slopes of the Dee Valley. Established hedgerows are present along the majority of the application site boundaries, with the exception of some areas where the application site adjoins other built uses, and the fields that comprise the application site are divided by hedgerows. The presence of established hedgerow trees within the bordering and internal vegetation adds a mature character across the application site and assists in filtering views. Despite the presence of trees, however, the adjacent Wrexham Industrial Estate exerts a strong urbanising influence upon the application site's character, with large buildings visible from all parts of the application site and the tall chimneys of the Kelloggs factory a particularly prominent feature. Taking all of these factors into consideration, this receptor is judged to be of **Low** value.

Assessment of Landscape Susceptibility

5.17 With regard to the individual landscape receptors listed above, the susceptibility of each receptor to the type of development proposed is judged to be as follows:

- *National Landscape Character Area 13 Deeside and Wrexham:* The description of this character area identifies it as an industrialised landscape, albeit with some areas of surviving countryside. Large settlements follow the line of the Dee Valley, connected by substantial highways infrastructure. Where rural areas do remain, they express the character of mature, mixed, lowland farming and some secluded areas remain. Taking these factors into account, the susceptibility of this receptor is judged to be **Low**.
- *National Landscape Character Area 14 Maelor:* This character area generally represents an intact rural landscape with no major settlements, although it is close enough to be influenced by the character of Wrexham Industrial Estate on its eastern edge. It is an area of predominantly open countryside of unified character, and with the characteristic linear landscape of the meandering River Dee on its eastern boundary. The susceptibility of this receptor is therefore judged to be **Medium**.
- *Overall character of the setting of the application site:* The setting of the application site is strongly contrasted, between the industrial estate to the south and west, and open countryside to the north and east, although the visual influence of the industrial estate

extends well beyond the application site into the study area. Whilst the type of development proposed is likely to intensify this influence to some degree, this is building upon an established precedent and the potential exists to build in mitigation measures that are largely absent on the existing industrial estate, and which could reduce this overall influence in the long term. The susceptibility of this receptor is therefore judged to be **Low**.

- *Overall character of the application site:* The application site represents a series of pastoral and arable fields that are divided by agricultural hedgerows. The rural character of this land is strongly diminished by the presence of the adjacent industrial estate to the south and west, and also built uses in the north-western corner. The type of development proposed would fundamentally alter the character of the application site, but this would be building upon a character precedent that is already established. Taking these factors into account, the susceptibility of this receptor is judged to be **Low**.

Defining Landscape Sensitivity

5.18 Based upon the judgements of susceptibility and value set out above and within Table 3.3 in Section 3 above, the overall sensitivity of the identified landscape receptors is considered to be as follows:

- National Landscape Character Area 13 Deeside and Wrexham: **Low sensitivity**.
- National Landscape Character Area 14 Maelor: **Medium sensitivity**.
- Character of the setting of the application site: **Low sensitivity**.
- Character of the application site: **Low sensitivity**.

6. VISUAL BASELINE

Description of Representative Views

- 6.1 The following sections describe the views from each visual receptor that has been confirmed through the field assessment. The views and a Viewpoint Location Plan are presented at **Appendix 2**. The locations of all viewpoints have been agreed with Wrexham CBC⁴.
- 6.2 This description has then been used to assess the sensitivity of each receptor, in line with the criteria presented within Table 3.4 in Section 3 above.

Viewpoint 1: Francis' Lane, looking south-east across the application site

Grid reference: SJ 338006 351164

Distance from application site: Adjacent

Nature of Receptor: Residents of dwellings along Hugmore Lane, Users of Francis' Lane

- 6.3 This view illustrates the level of intervisibility between the land immediately north of the application site and the Industrial Estate to the south. It also represents the outlook from Francis' Lane, adjacent to the residential properties that directly border the application site in its north-western corner, thus representing the experience of residents within these existing dwellings.
- 6.4 The foreground of the image is dominated by the fields of the application site, which are punctuated by lines of established hedgerows and hedgerow trees. This vegetation provides a buffer to some views, with the presence of vegetation increasing as it reaches the industrial estate, although the height of the buildings within the industrial estate means that they are clearly visible in the middle distance. The relatively flat topography across the application site also facilitates these longer-range views.
- 6.5 Beyond the industrial estate, views of distant rising topography associated with the eastern slopes of the Dee Valley are available through gaps in the hedgerow and tree cover.
- 6.6 With regard to the residents of the dwellings on Hugmore Lane, the primary frontages of these properties face Hugmore Lane, with rear aspects facing the application site. The majority of the properties are set well back from the application site boundary with intervening structures in rear gardens and therefore the sensitivity of this receptor is judged to be **Medium**.
- 6.7 With regard to the users of Francis' Lane, this is a minor public road with no footway that connects dwellings along Hugmore Lane to the A534. It is therefore likely that users will be using the route primarily for vehicular access as opposed to recreation and their experience is already influenced by the existing industrial estate, therefore they are judged to be of **Low** sensitivity in this location.

⁴ Whilst the Local Planning Authority requested an additional viewpoint on Hoseley Lane, the field survey revealed that there was no possibility of intervisibility with the application site due to intervening structures and topography and therefore this was scoped out in the field.

Viewpoint 2: Francis' Lane, looking south towards the application site

Grid reference: SJ 338265 351253

Distance from application site: Adjacent

Nature of Receptor: Users of Francis' Lane

- 6.8 This view illustrates the view from Francis' Lane looking south, directly towards the application site.
- 6.9 The foreground of the image is comprised of the hedgerow which borders the boundary between the application site and Francis' Lane. At ground level, views into the application site are limited due to the dense boundary vegetation, although glimpsed views of the application site can be seen through the hedgerow in this winter view. A single residential property (Honeysuckle Cottage) is also located within the foreground of the viewpoint, adding a residential component to the landscape, although this will be demolished as part of the proposed development and therefore its residents are not considered visual receptors.
- 6.10 In the middle distance a pole supporting electricity lines located within the application site is visible. Individual established trees located within the application site around an existing pond can be seen in the background of the view.
- 6.11 With regard to the users of Francis' Lane, this is a rural public highway although the absence of a footway means that the majority of traffic is likely to be vehicular. This receptor is therefore judged to be of **Medium** sensitivity in this location.

Viewpoint 3: Francis' Lane and Public Footpath Holt 25, looking south towards the application site

Grid reference: SJ 338619 351424

Distance from application site: 10m

Nature of Receptor: Users of Francis' Lane, users of Public Footpath Holt 25

- 6.12 This view illustrates the view from Francis' Lane, located on the northern boundary of the application site, looking south towards the application site. It was taken at the point at which Public Footpath Holt 25 joins Francis' Lane and also represents the experience of the users of this route.
- 6.13 The foreground of the image is comprised of the established hedgerow that creates the boundary between Francis' Lane and the application site itself. Individual established hedgerow trees are located along this vegetated boundary. Low sections within the hedgerow facilitate glimpsed views into the application site at ground level.
- 6.14 An established belt of trees lining a traditional field boundary within the application site is also a key feature within the foreground and middle distance. The gently undulating topography facilitates some longer-range views beyond the boundary vegetation, in particular to the hedgerow field boundaries and hedgerow trees located further within

application site. At this location, the immediate presence of the hedgerow vegetation prevents views of the existing industrial estate.

- 6.15 With regard to users of Francis' Lane, this expresses the character of a rural public highway in this location, and therefore its users are judged to be of **Medium** sensitivity.
- 6.16 With regard to users of Public Footpath Holt 25, users of this footpath are likely to be seeking enjoyment of the countryside for recreational purposes, although the tranquillity of their experience in this location will be affected by the public highway. Users of this footpath are therefore deemed to be of **Medium** sensitivity.

Viewpoint 4: Francis' Lane and Public Footpath Holt 26, looking south-west across the application site

Grid reference: SJ 338821 351522

Distance from application site: N/A – within application site

Nature of Receptor: Users of Francis' Lane, users of Public Footpath Holt 26

- 6.17 This view illustrates the view from the northern entrance to Public Footpath Holt 26, as it enters the application site at its north-eastern corner.
- 6.18 The foreground of the image to the left is comprised of an established belt of hedgerow trees which run parallel to the northern section of Footpath Holt 26 and define the eastern application site boundary. To the right of this, the majority of the view comprises the open agricultural land of the application site.
- 6.19 In the backdrop of the view, the neighbouring industrial estate is clearly visible to the south, in particular the twin chimneys associated with the Kelloggs factory. These features exert an urban influence upon what would otherwise be a rural landscape.
- 6.20 With regard to the users of Francis' Lane, this is a minor public highway with no footway. Whilst it possesses a largely rural character in this location, the adjacent industrial components are clearly visible and exert an urbanising influence. Users of this road are therefore judged to be of **Low** sensitivity.
- 6.21 With regard to users of Public Footpath Holt 26, this footpath runs directly along the eastern boundary of the application site and users are likely to be seeking enjoyment of the countryside for recreational purposes. This experience is affected by the urbanising influence of the industrial buildings that are clearly visible, however, and therefore this receptor is judged to be of **Medium** sensitivity.

Viewpoint 5: Ridleywood Road and Public Footpath Isycoed 6, looking west towards the application site

Grid reference: SJ 338979 350888

Distance from application site: 35m

Nature of Receptor: Users of Ridleywood Road, users of Public Footpath Isycoed 6

- 6.22 This view illustrates the view from Ridleywood Road, adjacent to the southern entry point of Public Footpath Isycoed 6, looking west towards the application site.
- 6.23 The foreground of the image is comprised of the hedgerow that provides a boundary between Ridleywood Road and the neighbouring pastoral field located directly east of the application site.
- 6.24 To the left of the view, the strong hedgerow boundary and hedgerow trees that distinguish the application site's eastern boundary are clearly visible, filtering views at ground level. Further to the left, filtered views of the built form associated with the industrial estate are available through gaps in the vegetation.
- 6.25 With regard to the users of Ridleywood Road, this is a public road with no footway that provides access between Bryn Lane in the west to the B5130 in the east. It is therefore likely that users of the road will be utilising it primarily for access purposes as opposed to recreation, and industrial components are clearly visible from the highway. Users of this road are therefore deemed to be of **Low** sensitivity to the type of development proposed.
- 6.26 With regard to users of Public Footpath Isycoed 6, this footpath runs northwards before adjoining to Public Footpath Holt 26 along the application site's eastern boundary. Users of this footpath are likely to be seeking enjoyment of the countryside for recreational purposes and as such will be sensitive to change, although their experience is already affected by industrial structures. Users of this footpath are therefore judged to be of **Medium** sensitivity.

Viewpoint 6: Bryn Lane, looking north towards the application site

Grid reference: SJ 338801 350841

Distance from application site: 20m

Nature of Receptor: Users of Bryn Lane, employees of Ridley Wood Industrial Complex

- 6.27 This viewpoint illustrates the view from Bryn Lane, adjacent to the application site's southern boundary, looking north towards the application site.
- 6.28 Bryn Lane is present in the immediate foreground of the view, with the application site's southern boundary hedgerow directly beyond this.
- 6.29 Through the application site boundary hedgerow, glimpsed views of the agricultural land within the application site are available in this winter view, and beyond this, mature trees within the application site can be seen.
- 6.30 With regard to the users of Bryn Lane, this is a public highway with a footway providing access along the northern edge of the industrial estate. It is therefore likely that users of the road will be utilising it primarily for access purposes as opposed to recreation. It is also important to consider that whilst this view looks over the open land of the application site, the receptor is stood directly adjacent to the industrial estate with a busy public highway in the foreground. Users of this road are therefore deemed to be of **Low** sensitivity to the type of development proposed.

- 6.31 With regard to the employees of the industrial units off Bryn Lane at Ridley Wood Industrial Complex, adjacent to the application site, these currently experience some views into the application site, although some of these are curtailed by the presence of the bordering vegetation. The nature of their activity is such that they are anticipated to be focussed on their work and therefore they are judged to be of **Low** sensitivity.

Viewpoint 7: Bryn Lane, looking north towards the application site

Grid reference: SJ 338513 350863

Distance from application site: 10m

Nature of Receptor: Users of Bryn Lane

- 6.32 This viewpoint illustrates the view from Bryn Lane, adjacent to the centre of the application site's southern boundary, looking north towards application site.
- 6.33 The foreground of the image shows a pastoral field which is not part of the application site, bordered on its southern boundary by a well-managed hedgerow and a gate providing agricultural access. A small red brick wall with bordering established conifer trees associated with the 'Little Acorns' residential property is also visible to the left of the foreground of the image. The established vegetation shields the residential property from view at this angle. This residential property and its associated farmstead is proposed to be demolished as part of the development, and therefore its residents are not considered to be visual receptors.
- 6.34 In the middle distance, the vegetation bordering the property and the pastoral field to the east extends northwards towards the application site boundary. Individual established hedgerow trees can be seen within the view. A telegraph pole and associated connecting wires also punctuates the landscape along with the boundary vegetation at the edge of the property.
- 6.35 Long range views, beyond the immediate pastoral field are mostly prohibited due to extensive, established boundary vegetation. However, the tops of some established individual trees are visible from a distance, above the cover provided by hedgerows and less established trees.
- 6.36 With regard to the users of Bryn Lane, these have been judged above to be of **Low** sensitivity and this viewpoint supports this judgement.

Viewpoint 8: Bryn Lane, looking north-east

Grid reference: SJ 338163 350900

Distance from application site: 25m

Nature of Receptor: Users of Bryn Lane

- 6.37 This viewpoint illustrates the view from Bryn Lane, at the western extent of the application site's southern boundary, looking north towards the application site.
- 6.38 The foreground of the image is comprised of the hedgerow which provides a border between Bryn Lane and the application site. This section of bordering hedgerow is relatively gappy

and subsequently provides some views into the application site. Within the foreground Bryn Lane is also a prominent feature, being a relatively busy public highway.

- 6.39 In the middle distance, the application site is moderately visible at ground level, with the gently undulating landscape aiding the wider views, although the bordering hedgerow does restrict the views to an extent. The residential houses which directly border the application site along Hugmore Lane are also partially visible to the left of the view. Due to the agricultural nature of the application site, hedgerows bordering the adjacent field's northern border restrict further views of the application site.
- 6.40 With regard to the users of Bryn Lane, these have been judged above to be of **Low** sensitivity and this viewpoint supports this judgement.

Viewpoint 9: Hugmore Lane, looking east towards the application site

Grid reference: SJ 338003 351029

Distance from application site: 10m

Nature of Receptor: Users of Hugmore Lane

- 6.41 This viewpoint illustrates the view from the pedestrianised segment of Hugmore Lane, looking east towards the application site.
- 6.42 The foreground of the image is comprised of a gappy hedgerow which borders the application site's western boundary. This facilitates some views into the application site from ground level in this winter view, although the view is likely to be diminished in summer months. An established row of conifers bordering the properties along Hugmore Lane is also visible and contributes to a well treed character at this viewpoint.
- 6.43 Beyond the foreground, the application site and its internal hedgerow divisions are partially visible through gaps in the hedgerow boundary. Industrial structures associated with Wrexham Industrial Estate are also visible beyond the top of the hedgerow and vegetation.
- 6.44 With regard to the users of Hugmore Lane, this is a relatively urbanised route, located parallel to the Industrial Estate Road and adjacent to the existing dwellings west of the application site. In addition, the structures associated with Wrexham Industrial Estate are visible from this route. The sensitivity of this receptor is therefore judged to be **Low**.

Viewpoint 10: Abenbury Way

Grid reference: SJ 337836 350755

Distance from application site: 320m

Nature of Receptor: Users of Abenbury Way

- 6.45 This viewpoint illustrates the view from the footway along Abenbury Way, looking northeast towards the application site.
- 6.46 The foreground of the image is comprised of elements characteristic of the industrial estate environment within which it is located. In particular, the JCB Transmissions building alongside other commercial developments are prominent within the foreground. These

buildings sit within well maintained vegetation features such as hedges and established individual trees contributing to the urban nature of the viewpoint. Abenbury Way extends eastwards at this viewpoint, extending towards the roundabout located within the application site's southwestern boundary. Lamp posts located on the footway along Abenbury Way are also clearly visible in the foreground which further urbanise the foreground landscape.

- 6.47 The middle ground views are comprised of elements similar to those located within the foreground, as such the middle distance displays a blended character with urban characteristics of the industrial estate placed alongside established trees and well managed hedgerows. Tall elements, in particular the lamp posts bordering the road network, are visually intrusive in the landscape, rising above the established vegetation line.
- 6.48 The application site is partially visible from this location, framed by existing buildings and set within an industrial context.
- 6.49 With regard to the users Abenbury Way, this is a public highway with a footway which provides access around the industrial estate and links to the footways along surrounding roads. It is therefore likely that users of the road will be utilising it primarily for access purposes as opposed to recreation. Users of this road are therefore judged to be of **Low** sensitivity.

Viewpoint 11: Clays Golf Driving Range and Golf Course

Grid reference: SJ 337678 351191

Distance from application site: 330m

Nature of Receptor: Employees of and visitors to Clays Driving Range and Golf Course

- 6.50 This viewpoint illustrates the view from the car park of Clays Driving Range and Golf Course, looking southeast towards the application site.
- 6.51 The immediate foreground of the image is made up of the golf course car park. An earth bund lines the car park along part of its eastern boundary which prohibits extensive views to the east at eye level. Part of the area to the east is fenced off, prohibiting public access.
- 6.52 In the middle distance, views of the tops of established trees are visible over the earth bund, although the earth bund works to prohibit any long-range views from ground level, and as such the application site is not visible.
- 6.53 With regard to the employees of and visitors to Clays Driving Range and Golf Course, these users are likely to be focussed on their activity at hand and in any case cannot view the application site at eye level. They are therefore deemed to be of **Low** sensitivity.

Viewpoint 12: Hugmore Lane, looking south-east towards the application site

Grid reference: SJ 337867 351364

Distance from application site: 250m

Nature of Receptor: Users of Hugmore Lane, residents of dwellings along Hugmore Lane

- 6.54 This viewpoint represents the view from Hugmore Lane, adjacent to one of the residential properties located along this road, looking southeast towards the application site.
- 6.55 The foreground of the image is made up of Hugmore Lane extending southwards towards the application site. In addition, a residential property located adjacent to Hugmore Lane is partially visible above the bordering hedgerow that provides a boundary between the property and road, whilst the parking area associated with the residential property is clearly visible. From ground level, the viewpoint displays a well vegetated character with well-established trees lining a large proportion of the lane.
- 6.56 The amount of well-established vegetation prohibits extensive long-range views into the middle distance, in particular towards the application site. The distant, rising topography of the eastern slopes of the Dee Valley is visible through a gap between the well vegetated boundary and residential property.
- 6.57 With regard to the users of Hugmore Lane, these have been judged above to be of **Low** sensitivity and this viewpoint supports this judgement.
- 6.58 With regard to the residents of the dwellings on Hugmore Lane, these currently experience views of the application site's context and potentially the application site itself, although the screening vegetation in the area may reduce the sensitivity to the change proposed. The sensitivity of this receptor is therefore judged to be **Medium**.

Viewpoint 13: Hugmore Lane, looking south-east towards the application site

Grid reference: SJ 337684 351715

Distance from application site: 645m

Nature of Receptor: Users of Hugmore Lane, residents of Hugmore House, users of Public Footpath Bieston 5

- 6.59 This view represents the outlook from Hugmore Lane, located adjacent to Hugmore House and at the point at which Public Footpath Bieston 5 connects with Hugmore Lane.
- 6.60 In the foreground, Hugmore Lane extends southwards towards the application site and is bordered by well managed established hedgerows and established individual trees providing a dense visual screen, even in winter months. Beyond the fence and hedgerow located to the east of the viewpoint, there is a residential landscaped area associated with Hugmore House. This area contains several established trees which create a well treed character to the area. A moderate scale agricultural shed is also located within the foreground, although this is partially screened by the trees located in the garden.
- 6.61 Beyond the foreground, glimpsed views of the application site's location are available through gaps in the vegetation. However, the majority of the application site lies behind this vegetation and is subsequently not visible. Hedgerow boundaries of the fields north of the application site are also visible between gaps in the foreground vegetation.
- 6.62 With regard to the users of Hugmore Lane, these have been judged above to be of Low sensitivity and this viewpoint supports this judgement.

- 6.63 With regard to the residents of Hugmore House, these currently experience marginal to no views of the application site, with the majority being screened by vegetation. As such, views will be focussed on the application site's surrounding context as opposed to the application site itself. The sensitivity of this receptor is therefore judged to be **Low**.
- 6.64 With regard to users of Public Footpath Bieston 5, the footpath's southernmost point connects with Hugmore Lane. Users of this footpath are likely to be seeking enjoyment of the countryside for recreational purposes and as such will be sensitive to the type of development proposed. However, the point at which this view was taken possesses a more suburban character. Users of this footpath are therefore judged to be of **Medium** sensitivity.

Viewpoint 14: A534 Wrexham Road, looking south-east towards the application site

Grid reference: SJ 337436 351931

Distance from application site: 960m

Nature of Receptor: Users of the A534 Wrexham Road, users of Public Footpath Bieston 5

- 6.65 This viewpoint represents the outlook from within the field adjacent to the A534 road, at the northernmost point of Public Footpath Bieston 5, looking southeast towards the application site.
- 6.66 The foreground is dominated by the pastoral field located adjacent to the A534, within which this viewpoint is located. This open field is punctuated by several individual established trees which are clustered along the field hedgerow boundaries. Glimpsed views of development located along the A534 are present to the left of the view, although the established treeline and vegetation aids in screening the majority of the buildings from view.
- 6.67 Beyond the foreground, the established hedgerows and hedgerow trees which define the field boundaries present a vegetated character. The uppermost parts of residential and commercial structures are present in the distance. The gently undulating nature of the topography on the application site, alongside the increased topography in the far distance, result in long range views from ground level that are intercepted at points by dense vegetation.
- 6.68 With regard to users of the A534 road, this is a category A road with a footway and as such experiences relatively high levels of traffic. It is therefore likely that users of the road will be utilising it primarily for access purposes as opposed to recreation, and their experience will be affected by the busy nature of the road. Users of this road are therefore deemed to be of **Low** sensitivity to the type of development proposed.
- 6.69 With regard to users of Public Footpath Bieston 5, the footpath's northern boundary directly adjoins to the A534 and extends southwards towards Hugmore Lane. Users of this footpath are likely to be seeking enjoyment of the countryside for recreational purposes. However, due to the footpath's proximity to a main road an urban component already exists which works to detract from the tranquillity of the countryside. As such, the sensitivity of this receptor to the type of change proposed is deemed to be **Medium**.

Viewpoint 15: A534 Wrexham Road, looking south towards the application site

Grid reference: SJ 337961 352128

Distance from application site: 930m

Nature of Receptor: Users of the A534 Wrexham Road, Residents of Hugmore Farm

- 6.70 This viewpoint represents the outlook from the A534 Wrexham Road, adjacent to Hugmore Farm, looking south towards the application site.
- 6.71 The foreground of the image is predominantly the open countryside that extends southwards towards the application site and the neighbouring Wrexham Industrial Estate. These fields are bordered by established hedgerows with occasional hedgerow trees punctuating the landscape. In the immediate foreground, buildings and structures associated with Hugmore Farm are clearly visible as well as some internal equestrian fencing within the fields.
- 6.72 As a result of the gently undulating topography from this viewpoint looking towards the application site, extensive views of the middle and long distance are visible. The field boundary hedgerows are well managed with occasional hedgerow trees and as such, extensive views towards the industrial estate are available, with large structures and commercial buildings clearly visible beyond some boundary vegetation. The presence of these structures provides a contrast with the extensive agricultural landscape. The application site is generally visible from this viewpoint, in the foreground of the industrial estate.
- 6.73 With regard to users of the A534 road, these have been judged above to be of **Low** sensitivity, and this viewpoint supports this judgement.
- 6.74 With regard to the residents of Hugmore Farm, this receptor currently experiences clear views over the open countryside that extends southwards towards the application site. The application site is also visible from this location, alongside the backdrop of existing commercial buildings associated with the neighbouring industrial estate. As such, the sensitivity of the receptor is deemed to be **Medium**.

Viewpoint 16: Public Footpath Holt 25, looking south towards the application site

Grid reference: SJ 338302 352237

Distance from application site: 875m

Nature of Receptor: Residents of Hazel Brook House, users of Public Footpath Holt 25

- 6.75 This viewpoint represents the outlook from Public Footpath Holt 25, adjacent to Hazel Brook House, looking south towards the application site.
- 6.76 The foreground of the image is made up of the open pastoral countryside that extends towards the application site. This landscape is split into several fields, each with an established hedgerow boundary and hedgerow trees sporadically located across the landscape.
- 6.77 In the middle distance, the pastoral land extends towards the industrial estate where the large structures are visible, and whilst the established vegetation helps to hide some of the

development, the height of the structures results in the industrial estate being visible. The presence of the industrial estate structures work to provide a contrast to the countryside located to the north of the application site and urban elements within the view.

- 6.78 The approximate application site location is visible from ground level at this viewpoint, although this is predominantly screened by vegetation and hedgerow trees.
- 6.79 With regard to the users of Public Footpath Holt 25, users of this footpath are likely to be utilising it for recreational purposes in order to seek enjoyment of the countryside. Whilst views of the Industrial Estate to the south provide a contrast to the rural landscape, these are distant components and therefore the sensitivity of this receptor is judged to be **High**.
- 6.80 With regard to the residents of Hazel Brook House, this receptor currently experiences views towards the application site. These views are at points intercepted by intervening vegetation. As such, the sensitivity of the receptor is judged to be **Medium**.

Viewpoint 17: Public Footpath Holt 24, looking south-west towards the application site

Grid reference: SJ 338979 352403

Distance from application site: 890m

Nature of Receptor: Users of Public Footpath Holt 24

- 6.81 This viewpoint represents the outlook from Public Footpath Holt 24, looking southwest towards application site.
- 6.82 The foreground of the image is dominated by the pastoral field within which this viewpoint is located. This field is bordered by established hedgerows and sporadic hedgerow trees, similar to the fields located within the application site's wider northern context. The viewpoint displays a well treed character, with several well-established trees located within the landscape, particularly as it reaches the vicinity of the industrial estate. A timber electricity pole is also located within the immediate pastoral field, with its connecting wires extending across the landscape.
- 6.83 In the background of the view, the tall structures associated with the Industrial Estate are visible through gaps in the vegetation screening and the chimneys associated with the Kelloggs factory punctuate the horizon. The application site is partially visible through gaps in the hedgerow and treeline from this viewpoint, in the foreground of the industrial estate.
- 6.84 With regard to the users of Public Footpath Holt 24, users of this footpath are likely to be utilising it for recreational purposes in order to seek enjoyment of the countryside and whilst the existing industrial features are visible, they are distant. As such, users of this footpath are deemed to be of **High** sensitivity.

Viewpoint 18: Public Footpath Holt 24, looking south-west towards the application site

Grid reference: SJ 339246 352019

Distance from application site: 645m

Nature of Receptor: Users of Public Footpath Holt 24, residents along Francis' Lane, users of Francis' Lane

- 6.85 This viewpoint represents the outlook from Francis' Lane, adjacent to Public Footpath Holt 24 as it crosses this public highway, looking southwest towards the application site.
- 6.86 The foreground of the image is comprised of Francis' Lane extending southwest towards the application site, bordered by well-managed hedgerows which present a sense of enclosure along the lane. Sporadic established hedgerow trees are also present along the hedgerow. The tops of residential properties located immediately adjacent to Francis' Lane are present within the foreground, adding a small urban component to the foreground.
- 6.87 Views into the middle distance are prohibited at ground level by the hedgerow which borders the lane and which is notably dense in this location. As such, the application site cannot be viewed from this location.
- 6.88 With regard to users of Public Footpath Holt 24, users of this footpath are likely to be using it for recreational purposes in order to seek enjoyment of the countryside. The experience of users in this location is affected to some degree by the public highway and residential properties, and therefore the sensitivity of this receptor is judged to be **Medium**.
- 6.89 With regard to the residents of Francis' Lane, residents may experience views over the surrounding application site context. However, this is likely to be screened by intervening vegetation. As such, the sensitivity of the receptor is deemed to be **Medium**.
- 6.90 With regard to users of Francis' Lane, this expresses the character of a rural public highway in this location, and therefore the sensitivity of this receptor is judged to be **Medium** in this location.

Viewpoint 19: Public Footpath Holt 24, looking south-west towards the application site

Grid reference: SJ 339450 351619

Distance from application site: 640m

Nature of Receptor: Users of Public Footpath Holt 24

- 6.91 This viewpoint is located along Public Footpath Holt 24, looking south-west towards the application site.
- 6.92 The foreground of the image is comprised of pastoral countryside, extending westwards towards the application site. This landscape is bordered by established hedgerows with frequent established hedgerow trees throughout.
- 6.93 In the middle distance, further established hedgerow boundaries and associated hedgerow trees are present in the landscape which prohibit some long-range views. To the south west, commercial developments associated with Wrexham Industrial Estate rise above the pastoral landscape and as such are predominantly visible through gaps in the hedgerow and hedgerow trees. Rising topography to the west associated with the upper western slopes of the Dee Valley is also visible due to the gently undulating topography at this viewpoint alongside gaps in the vegetation cover.

- 6.94 The application site can be viewed from this location, although inward views are filtered by the frequency of mature oak trees on the application site's eastern boundary.
- 6.95 With regard to the users of Public Footpath Holt 24, users of this footpath are likely to be using it for recreational purposes in order to seek enjoyment of the countryside and as such, they are judged to be of **High** sensitivity.

Viewpoint 20: Public Footpath Holt 24, looking west towards the application site

Grid reference: SJ 339632 351180

Distance from application site: 710m

Nature of Receptor: Users of B5130, users of Public Footpath Holt 24, residents of Laurel Grove House.

- 6.96 This viewpoint is located on the southern tip of Public Footpath Holt 24, adjacent to the B5130 and in the vicinity of residential buildings associated with Laurel Grove House.
- 6.97 The foreground of the image is comprised of the access track along which Public Footpath Holt 24 runs, bordered by a hedgerow beyond which lies a pastoral field. The B5130 public highway, which lies adjacent to the viewpoint, is partially visible in the foreground, extending south-westwards. The foreground of the image also displays a contrasting character between the commercial development of the industrial estate and the rural landscape that contains established hedgerows with mature hedgerow trees.
- 6.98 In the centre of the view, the tops of residential properties are visible. The open countryside and its associated vegetation cover continue to extend westwards towards the industrial estate.
- 6.99 The application site is not visible from this location due to the intervening vegetation cover and presence of residential properties working to obscure views at ground level.
- 6.100 With regard to users of Public Footpath Holt 24, users of this footpath are likely to be using it for recreational purposes in order to seek enjoyment of the countryside. This footpath is located adjacent to the B5130 and also experiences views of the existing commercial buildings associated with Wrexham Industrial Estate. As such, users of this footpath are judged to be of **Medium** sensitivity in this location.
- 6.101 With regard to users of the B5130 road, this is a category B public highway with no footway. It is therefore likely that users of the road will be utilising it primarily for access purposes as opposed to recreation, and their experience includes the presence of the nearby industrial buildings. Users of this road are therefore deemed to be of **Low** sensitivity to the type of development proposed.
- 6.102 With regard to the residents of Laurel Grove House, residents experience views over the surrounding application site context. However, views of the application site are screened by the intervening vegetation. As such, the sensitivity of the receptor is deemed to be **Medium**.

Viewpoint 21: B5130 public highway, looking north-west towards the application site

Grid reference: SJ 339686 350694

Distance from application site: 750m

Nature of Receptor: Residents of dwellings east of B5130, users of the B5130

- 6.103 This viewpoint is located along the B5130 public highway, looking northwest towards the application site.
- 6.104 The foreground of the image consists of the B5130 extending northwards, which is bordered on both sides by well-managed, established hedgerows and associated hedgerow trees, some of which are coniferous. Surrounding the B5130 is open farmland, bordered by established vegetation which results in the impression of a moderately well treed landscape.
- 6.105 In the middle ground, a residential property which is located along the B5130 north of this viewpoint can be partially seen through gaps in the well-established vegetation bordering the road and surrounding context. Views beyond the middle distance, towards the application site, are prohibited through the presence of well-established bordering vegetation in the surrounding arable fieldscape.
- 6.106 The application site is therefore not visible from this location due to the intervening presence of mature established vegetation and as such, this viewpoint is scoped out from any further assessment.

Viewpoint 22: Bryn Lane, looking north-west towards the application site

Grid reference: SJ 338967 350671

Distance from application site: 205m

Nature of Receptor: Users of Bryn Lane, employees of Wrexham Industrial Estate

- 6.107 This viewpoint is located along Bryn Lane, looking northwest towards the application site.
- 6.108 The foreground of the image consists of Bryn Lane extending northwards towards the application site boundary. Surrounding Bryn Lane are several components that are urban in nature, such as an industrial building currently under construction to the right of the view (N.B. this building has since been completed and is operational, occupied by the Applicant) and the steel palisade security fencing that separates the adjacent Kelloggs factory site and Bryn Lane. In the centre of the view are two timber poles supporting overhead power lines.
- 6.109 In the middle distance, hedgerows and occasional hedgerow trees which line the boundary between the industrial area and the application site are visible. Urban components are also scattered throughout the landscape, such as lighting columns and road signage.
- 6.110 The application site is not visible from this viewpoint due to intervening vegetation and Bryn Lane extending north-west, but filtered views towards the application site are available through the treed area to the left of the view.
- 6.111 With regard to users of Bryn Lane, this is a key transport route for vehicles around the boundary of the industrial estate and is therefore a busy public highway. Bryn Lane also contains a footway, allowing pedestrian access adjacent to the road. Due to the location

and surroundings of Bryn Lane at this viewpoint, it is likely that users will be using the route primarily for access within an urbanised setting and therefore they are judged to be of **Low** sensitivity.

- 6.112 With regard to the employees of the neighbouring industrial units, these units do not currently experience primary views across the application site, however, they have the potential to experience views of the surrounding application site context. They are likely to be primarily engaged in their employment activity in this urbanised setting and they are therefore judged to be of **Negligible** sensitivity.

Viewpoint 23: Public Footpath Isycoed 14 and Rodens Hall Road, looking north-west towards the application site

Grid reference: SJ 340407 349002

Distance from application site: 2.3km

Nature of Receptor: Users of Rodens Hall Road, users of Public Footpath Isycoed 14

- 6.113 This view looks north-west from where Public Footpath Isycoed 14 intersects with Rodens Hall Road and faces north-west towards the application site.
- 6.114 In the foreground lies arable fields bordered by established hedgerows and occasional hedgerow trees. Timber electricity poles are present along hedgerow boundaries and are located within the arable fields. The road is also visible within the foreground, extending westwards to connect with the B5130.
- 6.115 A series of residential buildings are visible within the middle distance, lying within the wider rural landscape. Similarly to the foreground, the middle distance is also bordered by established hedgerow boundaries and several established hedgerow trees. Electricity poles and associated connecting wires punctuate points in the middle distance.
- 6.116 The application site is not visible from this viewpoint at ground level, having been obscured by intervening vegetation and built development.
- 6.117 With regard to the users of Rodens Hall Road, this is a rural public highway with open countryside views and as such, these are judged to be of **Medium** sensitivity.
- 6.118 With regard to the users of Public Footpath Isycoed 14, these are likely to be seeking an attractive recreational experience in the countryside and they are therefore judged to be of **High** sensitivity.

Viewpoint 24: Junction of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12, looking north-east towards the application site

Grid reference: SJ 336034 350290

Distance from application site: 2.1km

Nature of Receptor: Users of Public Bridleway Abenbury 10, users of Public Footpath Abenbury 12

- 6.119 This view was taken from Public Footpath Abenbury 12, representing the experience of users passing along this route, as well as users of Bridleway Abenbury 10 which meets the footpath before extending northwards.
- 6.120 In the foreground lies an arable field bordered by well-maintained hedgerows. There is a well treed character at this viewpoint, with clusters of trees dotted throughout the landscape particularly along hedgerow boundaries.
- 6.121 Glimpsed views of Wrexham Industrial Estate are available to the right of the view, although clear, long-range views are obscured by intervening vegetation along hedgerow boundaries. Views of the wider industrial estate and the application site are also inhibited through undulations in the topography across the landscape.
- 6.122 The application site is not visible at ground level from this viewpoint, however, the industrial estate context within which the application site is located is visible through gaps in boundary vegetation.
- 6.123 With regard to the users of the Public Footpath Abenbury 12 and Bridleway Abenbury 10, users of these Public Rights of Way are likely to be seeking enjoyment of the countryside and as such as the sensitivity of these receptors is deemed to be **High**.

Viewpoint 25: Bryn Estyn Road, looking east towards the application site

Grid reference: SJ 336359 351264

Distance from application site: 1.66km

Nature of Receptor: Users of Bryn Estyn Road

- 6.124 This view represents the pedestrian outlook from Bryn Estyn Road, which extends eastwards towards Erlas Lane. This view faces eastwards looking towards the application site.
- 6.125 The application site location is not visible from this viewpoint, although from this viewpoint the approximate location is assimilated into the context of the industrial estate which sits directly south of the application site. Views of the application site are also curtailed by the presence of well-established vegetation along hedgerow and field boundaries as well Bryn Estyn Road, providing a rural character in contrast to the urban character of the industrial estate in the middle distance.
- 6.126 Whilst the higher topography at this viewpoint location would ordinarily enable visibility of the application site, the presence of established vegetation and trees throughout the landscape means that views of the application site are curtailed.
- 6.127 This view was taken from a section of Bryn Estyn Road, the chosen section of which is only accessible by pedestrians and cyclists. The route provides access between Bryn Estyn Road and Erlas Lane and it is therefore likely that residents along Bryn Estyn Road, such as residents of Bryn Estyn Court, may be using the route primarily for access. Equally, pedestrians may be using the route in order to seek enjoyment of the countryside. As such, the sensitivity of these receptors is judged to be **High**.

Viewpoint 26: Public Footpath Abenbury 2, looking east towards the application site

Grid reference: SJ 335291 350990

Distance from application site: 2.7km

Nature of Receptor: Users of Cefn Road, users of Public Footpath Abenbury 2

- 6.128 This view represents the view from Cefn Road Football Pitch, located between Public Footpaths Adenbury 2 and Adenbury 1. The viewpoint faces eastwards towards the application site and lies on higher topography than the application site.
- 6.129 The application site is not visible from this location due to presence of established trees along the eastern border of the football pitch. Glimpsed views of the fields adjacent to the viewpoint are visible through partial gaps in the vegetation. It is therefore judged that significant effects upon this receptor are highly unlikely and as such, this viewpoint is scoped out from any further assessment.

Viewpoint 27: Borrás Hall Lane, looking south-east towards the application site

Grid reference: SJ 337217 352619

Distance from application site: 1.64km

Nature of Receptor: Users of Borrás Hall Lane

- 6.130 This view represents the view from Borrás Hall Lane, adjacent to settlements located within Borrás Hall Court, looking south-east towards the application site.
- 6.131 In the foreground, the viewpoint shows an extensive arable field defined by strong hedgerow boundaries and clusters of hedgerow trees. Beyond this, the landscape is punctuated by several small settlements which break up the rural landscape. To the south-east, commercial developments associated with Wrexham Industrial Estate are also visible.
- 6.132 From ground level the application site is not visible from this viewpoint due to intervening vegetation cover.
- 6.133 This view is taken from Borrás Hall Lane, this is a public road which connects the A534 to smaller settlements north of Wrexham Industrial Estate. It is therefore likely that users will be using the route primarily for access as opposed to recreation and therefore they are judged to be of **Low** sensitivity to the type of development proposed.

Viewpoint 28: Francis' Lane, looking south-west towards the application site

Grid reference: SJ 340314 353066

Distance from application site: 2.1km

Nature of Receptor: Users of Francis' Lane (B5130)

- 6.134 This view represents the view from Francis' Lane (B5130), looking south-west towards the application site.
- 6.135 In the foreground, Francis' Lane extends south-west towards Wrexham Industrial Estate. The road is lined with established, well managed hedgerows which separate the road from

the adjacent fields. Well managed hedgerows with sporadic hedgerow trees characterise the landscape at this viewpoint.

- 6.136 Beyond the foreground, fields extend south-west towards the industrial estate where vegetation cover increases, screening some of the existing commercial development on the estate. From ground level the application site is not wholly visible due to intervening vegetation cover.
- 6.137 This view is taken from Francis' Lane, a category B public highway with no footway that connects to the A534 in the north. It is therefore likely that users will be using the route primarily for access as opposed to recreation and therefore they are judged to be of **Low** sensitivity to the type of development proposed.

Viewpoint 29: Lower Road, looking west towards the application site

Grid reference: SJ 340609 351662

Distance from application site: 1.77km

Nature of Receptor: Users of Lower Road, users of Public Footpath Isycoed 5

- 6.138 This view represents the view from Lower Road, located adjacent to Public Footpath Isycoed 5, looking south-west towards application site.
- 6.139 This viewpoint represents the view from the side of Lower Road, with the foreground and middle distance dominated by the established hedgerow which lines the field located adjacent to the viewpoint. Glimpsed views of the adjacent field are visible through gaps in the hedgerow, as shown in the winter views. However, the potential for long range views towards the application site are inhibited at ground level due to the relatively flat topography, coupled with intervening vegetation.
- 6.140 It is therefore considered that visual effects are highly unlikely from this viewpoint and as such, this viewpoint is scoped out from any further assessment.

Viewpoint 30: Borrás Road, looking south towards the application site

Grid reference: SJ 338450 353812

Distance from application site: 2.39km

Nature of Receptor: Users of Borrás Road, users of Public Footpath Holt 20

- 6.141 This view represents the view from Borrás Road, located within the vicinity of Public Footpath Holt 20, looking south towards the application site.
- 6.142 The foreground of this viewpoint is dominated by the well managed hedgerow which lines the arable field adjacent to the viewpoint. Along this hedgerow, as well as in the arable fields extending southwards, there are several electricity poles that punctuate the landscape. At ground level, views beyond the hedgerow in the foreground are restricted due to the established nature of the hedgerow, although glimpsed views to the adjacent field are possible through small gaps. Metal gates which provide agricultural access into the field also enable views into the adjacent fields.

- 6.143 As a result of the established vegetation in the foreground, views in the middle distance are predominantly of taller landscape elements such as individual established trees and electricity poles with connecting wires crossing over the landscape.
- 6.144 With regard to the users of Borrass Road, this is a category B rural public highway with open countryside views and therefore users of this road are judged to be of **Medium** sensitivity.
- 6.145 With regard to the users of Public Footpath Holt 20, users of this footpath are likely to be using it for recreational purposes and seeking enjoyment of the countryside. However, the footpath ends at Borrass Road, adding an urban component to the end of the footpath. Therefore, this receptor is judged to be of **Medium** sensitivity to the type of development proposed.

Summary of Visual Environment

- 6.146 The visual environment of the application site is heavily influenced by both the extensive open countryside of predominantly pastoral land to the north and Wrexham Industrial Estate to the south.
- 6.147 To the north, the land is gently undulating with topography rising in the north-west consistent with the wider form of the Dee Valley. This landscape is relatively open, although application site only shares a moderate visual relationship with this part of its setting due to the frequent presence of hedgerow trees. Scattered clusters of settlement are located in the wider northern context, again intercepting views towards the application site. Where views towards the application site are available, these generally encompass the existing Wrexham Industrial Estate further south.
- 6.148 Views from the east are available within the vicinity of the application site due to the managed boundary hedgerows facilitating some views into the wider countryside, although the line of mature oak trees along the application site's eastern boundary filters views. Glimpsed views of the application site are available at certain locations in the wider eastern context, such as along Public Footpath Holt 24, although these views are often intercepted by this boundary vegetation. Built form associated with the existing industrial estate is also visible from the wider eastern context, such as along the B5130.
- 6.149 To the south and west, views of the application site are highly restricted by the existing Wrexham Industrial Estate, and any views that are available towards the application site, for example along Abenbury Way, are set within a highly urbanised and industrial context.

7. EMBEDDED MITIGATION MEASURES

- 7.1 Given the hybrid nature of the planning application, and therefore the differing levels of certainty in landscape mitigation between those parts of the proposed development for which detail is being submitted and those for which the landscape design is a reserved matter, these areas will be covered separately.

Detailed Components

- 7.2 The positive measures enshrined within the development design, which may be considered embedded mitigation measures for the purposes of this assessment, are as follows:
- Retention, reinforcement, and positive management of all existing boundary vegetation where possible.
 - Retention of high-quality areas of existing internal vegetation, where possible.
 - Creation of a linear wellness trail around the application site's northern, and eastern boundaries.
 - Creation of a naturalistic central green infrastructure corridor through the proposed development.
 - Tree lined access roads, to add visual interest, biodiversity value and seasonal variation.
 - Creation of an attractive main entrance using naturalistic planting to convey a sense of identity and arrival.
 - Use of predominantly native species throughout the planting scheme, including oak trees, to reflect local character and reinforce local biodiversity networks.

Outline Components

- 7.3 Within the areas that are being submitted in outline, the submitted Parameter Plan (Figure 4.3.13 in ES Volume II Chapter 4 *Proposed Development*) indicates some areas reserved for landscape mitigation. These are as follows:
- A landscaped buffer between the proposed development and the existing properties to the north-west.
 - A landscape zone on the northern and eastern edges of the Zone B area of the proposed development.

8. ASSESSMENT OF EFFECTS – LANDSCAPE CHARACTER

Overview and Summary of Baseline Sensitivity

- 8.1 This section has assessed the anticipated effects upon each landscape receptor as identified in Section 5 above.
- 8.2 Individual assessments of effects have been undertaken based upon the following development scenarios:
- Demolition and construction stage;
 - Completed Development Stage (opening year); and
 - Completed Development Stage (15 years following final completion).
- 8.3 For each of the identified landscape receptors, the impact of the proposed development has been described, and its magnitude determined in line with the methodology set out in this assessment. This has then been combined with the sensitivity of the receptor to give an overall judgement of the scale of effect and whether or not it is considered to be significant.
- 8.4 The relevant landscape receptors for the purposes of this assessment, and their respective sensitivity scores are as follows:
- National Landscape Character Area 13 Deeside and Wrexham: **Low sensitivity**.
 - National Landscape Character Area 14 Maelor: **Medium sensitivity**.
 - Character of the setting of the application site: **Low sensitivity**.
 - Character of the application site: **Low sensitivity**.

Assessment of Effects in Relation to Identified Receptors: Demolition and Construction Stage

National Landscape Character Area 13 Deeside and Wrexham

- 8.5 The baseline assessment in Section 5 above has determined this receptor to be of **Low** sensitivity.
- 8.6 The description of this landscape already identifies an industrialised element to its character, and the presence of a range of urbanising influences.
- 8.7 The construction of both the detailed and outline components is anticipated to introduce a source of visual and auditory disturbance into this landscape, through the presence of part-built structures, earthworks, cranes and vehicles with flashing safety beacons. The part of the NLCA that would be affected by this activity is already heavily influenced by existing industry, however, and as such the magnitude of impact upon this receptor is judged to be **Small**.
- 8.8 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

National Landscape Character Area 14 Maelor

- 8.9 The baseline assessment in Section 5 above has determined this receptor to be of **Medium** sensitivity.
- 8.10 This is identified as a predominantly rural area, although the boundary of the NLCA lies adjacent to the eastern edge of Wrexham Industrial Estate and therefore existing industrial influences exist within this part of the NLCA.
- 8.11 The construction of both the detailed and outline components is anticipated to introduce a source of visual and auditory disturbance into this landscape, through the presence of part-built structures, earthworks, cranes and vehicles with flashing safety beacons. In particular, the tall structures being applied for in both detail and outline at the eastern end of the application site are likely to encompass tall cranes. It would also lead to the direct loss of agricultural land that is a key characteristic of this landscape. Those parts of the NLCA that are likely to be affected by this activity are also likely to be exposed to the influence of the existing industrial estate, and in particular the tall Kelloggs factory building with its associated chimneys. Taking these factors into account, the magnitude of impact upon this receptor is judged to be **Medium**.
- 8.12 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Overall character of the setting of the Application Site

- 8.13 The baseline assessment in Section 5 above has identified this receptor to be of **Low** sensitivity.
- 8.14 The setting of the application site comprises the contrasting uses of the existing Wrexham Industrial Estate to the south and west, and open countryside to the north and east. The open countryside component is already influenced by the existing presence of the large industrial structures, and in particular the tall structure and chimneys of the Kelloggs factory, as demonstrated by those viewpoints taken to the north of the application site.
- 8.15 The demolition and construction stage for both the detailed and outline components of the proposed development is anticipated to introduce a degree of visual and auditory disturbance to the setting of the application site, particularly as the construction of large buildings is taking place with the use of cranes and machinery with beacons. The presence of the new buildings under construction would build upon the existing character precedent set by the industrial estate and would lead to an increase in the overall urban mass within this landscape. The magnitude of change upon this receptor is therefore judged to be **Medium**.
- 8.16 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Overall Character of the Application Site

- 8.17 The baseline assessment in Section 5 above has identified this receptor to be of **Low** sensitivity.
- 8.18 The demolition and construction stage of the detailed component of the proposed development would comprise the demolition of two existing properties (Honeysuckle Cottage and Little Acorns) and their associated structures. Both components would comprise the clearance and remodelling of the application site to create development platforms and other earthworks, and the construction of the proposed commercial and industrial components and their associated infrastructure.
- 8.19 These changes are anticipated to fundamentally alter the overall character of the application site, from open pastoral and arable fields divided by hedgerows to an active construction site. This stage of the project would involve a high degree of disturbance within the application site, with stripped areas of land and buildings under construction. The magnitude of change upon this receptor is therefore judged to be **Large**.
- 8.20 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Summary of Landscape Effects: Demolition and Construction Stage

Landscape Receptor	Value	Susceptibility	Overall Sensitivity	Magnitude of impact	Significance of Effect
National Landscape Character Area 13 Deeside and Wrexham	Low	Low	Low	Small	Minor adverse (not significant)
National Landscape Character Area 14 Maelor	Medium	Medium	Medium	Medium	Moderate adverse (not significant)
Overall character of the setting of the application site	Low	Low	Low	Medium	Minor adverse (not significant)
Overall character of the application site	Low	Low	Low	Large	Moderate adverse (not significant)

**Assessment of Effects in Relation to Identified Receptors: Completed Development Stage
– Fully Operational**

National Landscape Character Area 13 Deeside and Wrexham

- 8.21 The baseline assessment in Section 5 above has determined this receptor to be of **Low** sensitivity.
- 8.22 The detailed components of the completed development would comprise a large industrial structure in the south-western corner of the application site, and smaller units in the central part. These would be set within a context of green infrastructure, including new planting to the north and east of both areas, and their character would be similar to that of the adjacent Wrexham Industrial Estate, which defines the character of the NLCA in this location.
- 8.23 The outline components would comprise a tall industrial building to the east and buildings of a lower height, and likely a more granular layout to the west of the application site. Any landscape mitigation planting associated with these areas would be immature at this stage in the development, and therefore any softening effect would be limited. As with the detailed components, these would be reflective of the prevailing character of the adjacent industrial estate.
- 8.24 The magnitude of impact upon this receptor is judged to be **Small**.
- 8.25 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

National Landscape Character Area 14 Maelor

- 8.26 The baseline assessment in Section 5 above has determined this receptor to be of **Medium** sensitivity.
- 8.27 The detailed components of the completed development would introduce a single large industrial building to the eastern part of the application site and several smaller structures to the central part, along with associated access and green infrastructure. The large industrial building of up to 28.5m height within the outline component is anticipated to be partly located between these structures and the surrounding countryside, limiting their exposure.
- 8.28 The outline components of the completed development would include a tall industrial in the eastern part of the application site, and a series of smaller buildings to the west. The large structure is anticipated to be exposed to the surrounding countryside of the NLCA because any mitigation planting would be immature, but it would be experienced in context with the existing industrial estate and detailed components.
- 8.29 The magnitude of impact upon this receptor is judged to be **Medium**.
- 8.30 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Overall character of the setting of the application site

- 8.31 The baseline assessment in Section 5 above has identified this receptor to be of **Low** sensitivity.
- 8.32 The completed development is anticipated to affect its setting in a similar manner in which the existing Wrexham Industrial Estate exerts an influence over the surrounding countryside. The existing urbanising influence of the industrial estate would extend in its geographical scope as a result of the proposed development, although the application site occupies a similar topography to the existing industrial estate and therefore its visual envelope is likely to be similar.
- 8.33 Whilst the detailed component of the proposed development would be subject to comprehensive planting on its northern and eastern boundaries, and the outline component includes space reserved for landscape buffers on these boundaries, this planting would be immature at this stage of development and therefore it would not be performing its intended screening function, although the retention of boundary vegetation as shown on the submitted Tree Retention Plan⁵ would reduce exposure, particularly to the east.
- 8.34 Taking these factors into account, the magnitude of impact upon this receptor is judged to be **Medium**.
- 8.35 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Overall character of the application site

- 8.36 The baseline assessment in Section 5 above has identified this receptor to be of **Low** sensitivity.
- 8.37 Upon completion of the proposed development, both the detailed and outline components of the proposed development would express the character of an operational commercial and industrial development, largely reflective of the existing uses to the south and west that influence its character. The built components within the detailed submission areas would be set within a context of high-quality green infrastructure that has been collaboratively developed by a team of landscape and environmental specialists, although these natural elements would be newly established, and it is anticipated that the outline areas will be designed with green infrastructure of a similar character.
- 8.38 The magnitude of impact upon this receptor is judged to be **Large**.
- 8.39 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

⁵ Figure 4.3.15 in ES Volume II Chapter 4 Proposed Development

Summary of Landscape Effects: Final Completion of the Scheme

Landscape Receptor	Value	Susceptibility	Overall Sensitivity	Magnitude of impact	Significance of Effect
National Landscape Character Area 13 Deeside and Wrexham	Low	Low	Low	Small	Minor adverse (not significant)
National Landscape Character Area 14 Maelor	Medium	Medium	Medium	Medium	Moderate adverse (not significant)
Overall character of the setting of the application site	Low	Low	Low	Medium	Minor adverse (not significant)
Overall character of the application site	Low	Low	Low	Large	Moderate adverse (not significant)

**Assessment of Effects in Relation to Identified Receptors: Completed Development Stage
– 15 Years Following Final Completion**

National Landscape Character Area 13 Deeside and Wrexham

- 8.40 The baseline assessment in Section 5 above has determined this receptor to be of **Low** sensitivity.
- 8.41 At 15 years following completion of the proposed development, both the detailed and outline components of the proposed development are anticipated to be mature and reflective of the character of the adjacent industrial estate, which defines the character of the NLCA in this location.
- 8.42 The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 8.43 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

National Landscape Character Area 14 Maelor

- 8.44 The baseline assessment in Section 5 above has determined this receptor to be of **Medium** sensitivity.
- 8.45 The planting and earthworks proposals within the detailed components and the landscape buffers within the outline components of the proposed development are anticipated to be fully established at this stage, softening the appearance of the proposed structures and reducing their overall exposure to the countryside within this NLCA, in combination with the retained boundary vegetation. These areas would be perceived in combination with the existing industrial estate, and it is anticipated that the proposed landscape elements would assist in reducing the overall impact of the industrial estate as a whole upon this landscape.
- 8.46 The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 8.47 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Overall character of the setting of the application site

- 8.48 The baseline assessment in Section 5 above has identified this receptor to be of **Low** sensitivity.
- 8.49 The effect of the proposed development in extending the influence of the existing Wrexham Industrial Estate is anticipated to be softened somewhat by year 15, as a result of the maturation of the proposed planting within the detailed components and landscape buffers within the outline components, on the application site's northern and eastern boundaries, supplementing the existing vegetation. Whilst it is anticipated that the upper parts of buildings would remain exposed to the surrounding landscape, the lower parts are unlikely to be visible. The native planting that is proposed within the detailed components would also introduce additional visual interest, through the seasonal variation of flowering and

fruiting trees and differing leaf colours. The magnitude of impact upon this receptor is therefore judged to be **Small**.

- 8.50 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Overall character of the application site

- 8.51 The baseline assessment in Section 5 above has identified this receptor to be of **Low** sensitivity.
- 8.52 Whilst the character of the application site would be changed from its current pastoral/arable use to commercial and industrial, by the time 15 years has elapsed the mature green infrastructure that would surround and permeate the application site would set the buildings within a more mature naturalistic context. The substantial level of tree planting and hedgerow creation proposed within the detailed components of the application site, along with wildflower grassland and pond creation and the retention of existing assets, would deliver a range of environmental services, including biodiversity enhancement and recreational opportunities for physical and mental health. The magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 8.53 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Summary of Landscape Effects: Completed Development Stage 15 Years Following Final Completion

Landscape Receptor	Value	Susceptibility	Overall Sensitivity	Magnitude of impact	Significance of Effect
National Landscape Character Area 13 Deeside and Wrexham	Low	Low	Low	Small	Minor adverse (not significant)
National Landscape Character Area 14 Maelor	Medium	Medium	Medium	Small	Minor adverse (not significant)
Overall character of the setting of the application site	Low	Low	Low	Small	Minor adverse (not significant)
Overall character of the application site	Low	Low	Low	Medium	Minor adverse (not significant)

9. ASSESSMENT OF EFFECTS – VISUAL ASSESSMENT

Overview

- 9.1 This section will assess the anticipated effects of the proposed development upon the visual receptors identified in Section 6 above.
- 9.2 For each receptor, an assessment will be made of the anticipated magnitude of change upon the current visual amenity of the receptor. This will then be combined with the sensitivity of each receptor to determine the overall significance of the anticipated impact as set out within the methodology section of this report.
- 9.3 As with the landscape assessment above, individual assessments of effects will be undertaken based upon the following development scenarios:
- Demolition and construction stage;
 - Completed development stage – final completion of the scheme.
 - Completed development stage – 15 years following final completion.
- 9.4 The identified visual receptors, and their respective sensitivities⁶, are as follows:
- Residents of dwellings along Hugmore Lane: Medium sensitivity.
 - Users of Francis' Lane: Medium sensitivity.
 - Users of Public Footpath Holt 25: High sensitivity.
 - Users of Public Footpath Holt 26/Isycoed 6: Medium sensitivity⁷.
 - Users of Ridley Wood Road: Low sensitivity.
 - Users of Bryn Lane: Low sensitivity.
 - Employees of Ridley Wood Industrial Complex: Low sensitivity.
 - Users of Hugmore Lane: Low sensitivity.
 - Users of Abenbury Way: Low sensitivity.
 - Employees of and visitors to Clays Driving Range and Golf Course: Low sensitivity.
 - Residents of Hugmore House: Low sensitivity.
 - Users of Public Footpath Bieston 5: Medium sensitivity.
 - Users of A534 Wrexham Road: Low sensitivity.
 - Residents of Hugmore Farm: Medium sensitivity.
 - Residents of Hazel Brook House: Medium sensitivity.
 - Users of Public Footpath Holt 24: High sensitivity.

⁶ Where differing sensitivity scores have been determined for an individual receptor, e.g. for views taken at different points on a public highway, the precautionary principle will be applied and the higher score used.

⁷ Given that these routes are continuous, their users have been considered as one receptor.

- Residents of dwellings along Francis' Lane: Medium sensitivity.
- Users of B5130: Low sensitivity.
- Residents of Laurel Grove House: Medium sensitivity.
- Employees of Wrexham Industrial Estate: Negligible sensitivity.
- Users of Rodens Hall Road: Medium sensitivity.
- Users of Public Footpath Isycoed 14: High sensitivity.
- Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12: High sensitivity.⁸
- Pedestrian users of Bryn Estyn Road: High sensitivity.
- Users of Borrass Hall Lane: Low sensitivity.
- Users of Borrass Road: Medium sensitivity.
- Users of Public Footpath Holt 20: Medium sensitivity.

Wireframe Visualisations

- 9.5 To assist in understanding the magnitude of the visual effects upon the identified receptors and overall visual environment, 15 wireframe visualisations of the proposed development have been prepared from key locations chosen for their sensitivity or representativeness of the visual environment.
- 9.6 These wireframe views are presented at **Appendix 4**, and they represent Type 3 visualisations in the categorisation presented within Landscape Institute Technical Guidance Note 06/19, which are considered to be appropriate for this application.
- 9.7 It should be noted that surveys were undertaken separately for these views and therefore there are some slight locational variances between the viewpoints and wireframe views, although the views portrayed are the same.

Visual Assessment: Demolition and Construction Stage

Residents of dwellings along Hugmore Lane: Viewpoints 1 & 12

- 9.8 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.9 Occupants of these dwellings currently experience views from the rear aspects of their properties across the application site, with the existing Wrexham Industrial Estate present within these views.
- 9.10 The demolition and construction stage of the detailed and outline components of the proposed development is anticipated to fundamentally alter the character of these views, through the remodelling of the application site including the construction of a five metre bund on the application site's north-western boundary, and through the construction of a

⁸ Given that the viewpoint was taken at the point of intersection of these Public Rights of Way, their users have been assessed as a single receptor.

range of buildings involving the use of cranes, moving machinery with beacons, and the storage and movement of materials. These activities are likely to lead to a high degree of visual disturbance, and as such the magnitude of impact upon this receptor is judged to be **Large**.

- 9.11 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance, which is considered to be significant.

Users of Francis' Lane: Viewpoints 2, 3 (wireframe), 4, 18 & 28 (wireframe)

- 9.12 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.13 Users of this route currently experience a rural public highway with clear views to the existing industrial estate from the parts contiguous with the application site boundary.
- 9.14 The demolition and construction stage of the detailed component of the proposed development would encompass the demolition of Honeysuckle Cottage, the construction of new structures within the immediate view of the highway, and the creation of the wellness trail and associated earthworks and planting along the application site's northern boundary. The outline component is anticipated to encompass the construction of a large industrial unit at the eastern end of the application site. These activities are all anticipated to result in a high degree of visual disturbance, fundamentally altering the outlook from the highway during this stage of development.
- 9.15 The magnitude of impact is therefore judged to be **Large**.
- 9.16 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance, which is considered to be significant.

Users of Public Footpath Holt 25: Viewpoints 3 (wireframe) & 16 (wireframe)

- 9.17 The baseline assessment in Section 5 above has identified this receptor to be of **High** sensitivity.
- 9.18 Users of this route would experience clear views of the demolition and construction activity taking place within the application site during this stage of the proposed development. For both the detailed and outline components, this stage of development is likely to entail a high degree of visual disturbance with tall cranes, moving vehicles with beacons and stored materials. As the wireframe visualisations based upon Viewpoints 3 and 16 demonstrate, users would experience clear views from the southern end of the footpath, but visibility diminishes to the north, as existing vegetation within the landscape acts with distance to obscure views. Taking these factors into account, the magnitude of impact upon this receptor is judged to be **Medium**.
- 9.19 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance, which is considered to be significant.

Users of Public Footpath Holt 26/Isycoed 6: Viewpoints 4 (wireframe) & 5 (wireframe)

- 9.20 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity.
- 9.21 Users of this route currently pass through open fields within and adjacent to the application site, with these views encompassing the existing industrial estate. The demolition and construction stage of the proposed development for both the detailed and outline components would introduce visual disturbance such as earthworks, large industrial buildings under construction, tall cranes and moving construction vehicles with beacons in close proximity to these routes, and the lengths that pass through the application site are likely to be fenced for the protection of users. The magnitude of impact upon this receptor is therefore judged to be **Large**.
- 9.22 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance, which is considered to be significant.

Users of Ridleywood Road: Viewpoint 5 (wireframe)

- 9.23 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.24 Users of this route currently experience clear views of the existing industrial estate. The demolition and construction stage of the proposed development would introduce construction activity of the Unit 2 structure within the detailed component and Zone B structure within the outline component into this view, increasing the level of visual disturbance. This would include elements such as partly constructed buildings, tall cranes, moving machinery and stored materials. The magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 9.25 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Bryn Lane: Viewpoints 6, 7, 8 (wireframe) & 22

- 9.26 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.27 During the demolition and construction stage of the detailed component, users of this busy public highway are likely to view the demolition of the Little Acorns farmstead, the remodelling of the roundabout in the application site's south-western corner and the construction of a range of commercial and industrial buildings to the north of the highway. They are also likely to view the construction of units in the outline component to the west of the application site. This is likely to be the source of considerable visual disturbance on account of the level of activity and the size of the structures being constructed, although a strong urban precedent is set by the existing industrial estate to the south. Taking these factors into account, the magnitude of impact upon this receptor is judged to be **Medium**.
- 9.28 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Employees of Ridley Wood Industrial Complex: Viewpoint 6

- 9.29 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.30 Employees of the existing units would experience views of the construction of the Unit 2 building within the detailed application area, including the use of tall cranes and other machinery via the car park of the industrial complex and Bryn Lane. The retained application site boundary hedgerow would obscure the activity at eye level. The magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 9.31 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Hugmore Lane: Viewpoints 9, 12 & 13

- 9.32 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.33 Users of this public highway currently experience heavily filtered views towards the application site on account of intervening vegetation, although clearer views are available from the southern end as evidenced by the right-hand side of Viewpoint 9.
- 9.34 During the demolition and construction stage, these users are anticipated to experience a level of visual disturbance at the southern end of this route, on account of the remodelling of the roundabout under the detailed application to create a new entrance to the proposed development, and the construction of commercial or industrial units within Zones A1 and A2 of the outline component, whilst this disturbance is anticipated to reduce significantly in the northern part of the road due to the presence of intervening properties and vegetation. The magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 9.35 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Abenbury Way: Viewpoint 10 (wireframe)

- 9.36 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.37 During the demolition and construction stage, users of this public highway would primarily experience views of earthworks and the placement of surfacing and materials associated with the entry roundabout within the detailed component and construction of the units within Zones A1 and A2 of the outline component at the western end of the application site, in context with the existing industrial buildings on this road. Whilst this would lead to a degree of visual disturbance, this is already a highly urbanised route and as such, the magnitude of impact upon this receptor is judged to be **Small**.
- 9.38 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Employees of and visitors to Clays Driving Range and Golf Course: Viewpoint 11

- 9.39 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.40 During the demolition and construction stage, users of this facility are anticipated to glimpse views of the construction of buildings within the detailed and outline areas above the vegetated bund located in the foreground of Viewpoint 11, and in particular any tall elements such as cranes. As the view demonstrates, however, this is a relatively urbanised context and the existing bund effectively screens lower views, therefore the magnitude of impact upon this receptor is judged to be **Small**.
- 9.41 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Residents of Hugmore House: Viewpoint 13

- 9.42 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.43 The residents of this property currently experience heavily filtered views towards the application site on account of the presence of intervening vegetation. The demolition and construction stage of the proposed development is likely to introduce glimpsed views of the construction of the central units within the detailed component and the industrial building within Zone B of the outline component, in particular taller elements such as cranes, although the existing vegetation is anticipated to obscure views of much of this activity. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.44 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Public Footpath Bieston 5: Viewpoint 14 (wireframe)

- 9.45 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.46 As the wireframe visualisation associated with this viewpoint shows, views towards the proposed development from this route would be entirely obscured by existing properties and intervening field boundary vegetation. Even during the construction stage when visual disturbance would be at its greatest, the development is anticipated to be barely perceptible if at all, and therefore the magnitude of impact upon this receptor is judged to be **Negligible**.
- 9.47 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of A534 Wrexham Road: Viewpoint 15

- 9.48 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

- 9.49 Users of this busy public highway experience views towards the application site over the existing highway boundary hedgerow, against the backdrop of the existing Wrexham Industrial Estate.
- 9.50 The demolition and construction stage of both the detailed and outline components of the proposed development is anticipated to introduce earthworks, the construction of buildings and machinery such as tall cranes into this view, in the foreground of the existing industrial elements. This would be seen in context with the existing industry and as such, the magnitude of impact upon this receptor is judged to be **Small**.
- 9.51 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Residents of Hugmore Farm: Viewpoint 15

- 9.52 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.53 Occupants of this property currently experience views towards the application site against the backdrop of the existing industrial estate, which are filtered by intervening vegetation.
- 9.54 The demolition and construction stage of both the detailed and outline components of the proposed development is anticipated to introduce earthworks, the construction of buildings and machinery such as tall cranes into this filtered view, in the foreground of the existing industrial elements. This would be seen in context with the existing industry and as such, the magnitude of impact upon this receptor is judged to be **Small**.
- 9.55 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Residents of Hazel Brook House: Viewpoint 16 (wireframe)

- 9.56 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.57 As the wireframe visualisation associated with this view demonstrates, the proposed development forms a distant component in this view, seen in context with the existing industrial estate. The demolition and construction stage of the detailed and outline components of the development is likely to introduce some construction activity into this view, in particular tall elements such as cranes, but much of the activity would be obscured by existing vegetation and landform. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.58 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Public Footpath Holt 24: Viewpoints 17 (wireframe), 18, 19 (wireframe) & 20

- 9.59 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

- 9.60 As these viewpoints and their associated wireframes demonstrate, users of this public footpath experience filtered views of the application site, all of which are seen in context with the existing industrial elements and partially filtered by intervening field boundary vegetation.
- 9.61 During the demolition and construction stage of the proposed development, users of this route are likely to experience a moderate degree of visual disturbance, particularly from the construction of the tall building Unit 2 building associated with the detailed component and the tall Zone B building associated with the outline component in the eastern part of the application site and the use of cranes to facilitate this. The magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 9.62 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance.

Residents of dwellings along Francis' Lane: Viewpoint 18

- 9.63 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.64 Occupants of these private dwellings are anticipated to experience filtered views towards the application site, on account of the presence of intervening vegetation. During the demolition and construction stage, they are anticipated to experience some distant and filtered views of the construction of the detailed Unit 2 building and the outline Zone B building, with its associated materials, cranes and machinery, in the eastern part of the application site. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.65 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of B5130: Viewpoint 20

- 9.66 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.67 Users of this public highway currently experience filtered views towards the application site, seen in context with existing industrial structures and with structures and vegetation in the foreground.
- 9.68 During the demolition and construction stage, highway users would experience partial views of the construction of the detailed Unit 2 building and the outline Zone B building, with its associated materials, cranes and machinery within the eastern part of the application site, in a view that is already dominated by industrial elements. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.69 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Residents of Laurel Grove House: Viewpoint 20

- 9.70 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.71 Occupants of this private dwelling currently experience filtered views towards the application site, seen in context with existing industrial structures and with structures and vegetation in the foreground.
- 9.72 During the demolition and construction stage, occupants would experience partial views of the construction of the detailed Unit 2 building and the outline Zone B building, with its associated materials, cranes and machinery within the eastern part of the application site, in a view that is already dominated by industrial elements. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.73 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Employees of Wrexham Industrial Estate: Viewpoint 22

- 9.74 The baseline assessment in Section 6 above has identified this receptor to be of **Negligible** sensitivity.
- 9.75 Employees within the industrial estate currently view the application site from a number of places of employment, often via external features associated with these industrial facilities.
- 9.76 The demolition and construction stage of the proposed development would introduce a high level of construction activity into this view, in the form of the construction of the Unit 2 building with its associated cranes, vehicles and materials, although it would be seen in context with similar industrial elements and with the busy Bryn Lane in the intervening space. The magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 9.77 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of Rodens Hall Road: Viewpoint 23

- 9.78 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.79 From this distant viewpoint, it is anticipated that the proposed development would be entirely screened by the intervening presence of the existing industrial estate, including the new Net World Sports building to the east of Bryn Lane, and therefore the magnitude of impact upon this receptor is judged to be **No Change**.
- 9.80 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Footpath Isycoed 14: Viewpoint 23

- 9.81 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

9.82 From this distant viewpoint, it is anticipated that the proposed development would be entirely screened by the intervening presence of the existing industrial estate, including the new Net World Sports building to the east of Bryn Lane, and therefore the magnitude of impact upon this receptor is judged to be **No Change**.

9.83 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12: Viewpoint 24 (wireframe)

9.84 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

9.85 During the demolition and construction stage of the proposed development, the wireframe visualisation associated with this viewpoint indicates that users may glimpse distant views of construction activity associated with both the detailed and outline components, and particularly the use of tall cranes that would form a minor element of the view, seen in context with the existing industrial estate. The magnitude of impact upon this receptor is therefore judged to be **Small**.

9.86 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Pedestrian users of Bryn Estyn Road: Viewpoint 25 (wireframe)

9.87 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

9.88 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

9.89 The overall effect upon this receptor is therefore judged to be **None**.

Users of Borrás Hall Lane: Viewpoint 27 (wireframe)

9.90 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.91 The wireframe view associated with this viewpoint indicates that whilst the majority of the proposed development would be obscured by topography, the construction of the easternmost structures associated with Unit 2 of the detailed component and Zone B of the outline component, including tall cranes, would be visible in filtered views, behind existing dwellings and vegetation. This would be seen in context with the existing Kelloggs factory and Net World Sports building. The magnitude of impact upon this receptor is therefore judged to be **Small**.

9.92 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Borrás Road: Viewpoint 30

- 9.93 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.94 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.
- 9.95 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Footpath Holt 20: Viewpoint 30

- 9.96 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.97 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.
- 9.98 The overall effect upon this receptor is therefore judged to be **None**.

Summary of Visual Effects: Demolition and Construction

Visual Receptor	Receptor Sensitivity	Magnitude of impact	Significance of Effect
Residents of dwellings along Hugmore Lane - Viewpoints 1 & 12	Medium	Large	Major-Moderate adverse (significant)
Users of Francis' Lane - Viewpoints 2, 3 (wireframe), 4, 18 & 28 (wireframe)	Medium	Large	Major-Moderate adverse (significant)
Users of Public Footpath Holt 25 - Viewpoints 3 (wireframe) & 16 (wireframe)	High	Medium	Major-Moderate adverse (significant)
Users of Public Footpath Holt 26/Isycoed 6 - Viewpoints 4 (wireframe) & 5 (wireframe)	Medium	Large	Major-Moderate adverse (significant)
Users of Ridleywood Road - Viewpoint 5 (wireframe)	Low	Medium	Minor adverse (not significant)
Users of Bryn Lane - Viewpoints 6, 7, 8 (wireframe) & 22	Low	Medium	Minor adverse (not significant)
Employees of Ridley Wood Industrial Complex - Viewpoint 6	Low	Medium	Minor adverse (not significant)
Users of Hugmore Lane - Viewpoints 9, 12 & 13	Low	Medium	Minor adverse (not significant)
Users of Abenbury Way - Viewpoint 10 (wireframe)	Low	Small	Minor adverse (not significant)

Visual Receptor	Receptor Sensitivity	Magnitude of impact	Significance of Effect
Employees of and visitors to Clays Driving Range and Golf Course - Viewpoint 11	Low	Small	Minor adverse (not significant)
Residents of Hugmore House – Viewpoint 13	Low	Small	Minor adverse (not significant)
Users of Public Footpath Bieston 5 - Viewpoint 14 (wireframe)	Medium	Negligible	Negligible adverse (not significant)
Users of A534 Wrexham Road - Viewpoint 15	Low	Small	Minor adverse (not significant)
Residents of Hugmore Farm - Viewpoint 15	Medium	Small	Minor adverse (not significant)
Residents of Hazel Brook House - Viewpoint 16 (wireframe)	Medium	Small	Minor adverse (not significant)
Users of Public Footpath Holt 24 - Viewpoints 17 (wireframe), 18, 19 (wireframe) & 20	High	Medium	Major-Moderate adverse (significant)
Residents of dwellings along Francis' Lane - Viewpoint 18	Medium	Small	Minor adverse (not significant)
Users of B5130 - Viewpoint 20	Low	Small	Minor adverse (not significant)
Residents of Laurel Grove House - Viewpoint 20	Medium	Small	Minor adverse (not significant)
Employees of Wrexham Industrial Estate - Viewpoint 22	Negligible	Medium	Negligible adverse (not significant)
Users of Rodens Hall Road - Viewpoint 23	Medium	No Change	None (not significant)
Users of Public Footpath Isycoed 14 - Viewpoint 23	High	No Change	None (not significant)
Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12 - Viewpoint 24 (wireframe)	High	Small	Moderate adverse (not significant)
Pedestrian users of Bryn Estyn Road - Viewpoint 25 (wireframe)	High	No Change	None (not significant)
Users of Borrass Hall Lane - Viewpoint 27 (wireframe)	Low	Small	Minor adverse (not significant)
Users of Borrass Road - Viewpoint 30	Medium	No Change	None (not significant)
Users of Public Footpath Holt 20 - Viewpoint 30	Medium	No Change	None (not significant)

Visual Assessment: Completed Development - Final Completion of the Scheme

Residents of dwellings along Hugmore Lane: Viewpoints 1 & 12

- 9.99 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.100 Upon completion of the proposed development, the view from these properties would encompass the landscape buffer shown on the Parameters Plan in the application site's north-western corner (outline Zone A2), which is shown to be an earth bund up to five metres in height. Whilst it is possible that planting could be secured by condition in this area, this would in any case be immature at this stage and would not serve to effectively reduce the impact.
- 9.101 The magnitude of impact upon this receptor is therefore judged to be **Large**.
- 9.102 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance, which is considered to be significant.

Users of Francis' Lane: Viewpoints 2, 3 (wireframe), 4, 18 & 28 (wireframe)

- 9.103 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.104 Upon final completion of the detailed components of the proposed development, users of Francis' Lane would experience the structures associated with the scheme, with the completed and maturing landscape and earthwork proposals in the foreground and interspersed between the structures.
- 9.105 Upon final completion of the outline components, users would view structures of the parameter heights (up to 20m in the west and up to 28.5m in the east) behind the landscape buffers shown on the Parameters Plan.
- 9.106 The proposed planting is likely to still be immature, however, and therefore the magnitude of impact upon this receptor is judged to be **Large**.
- 9.107 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance, which is considered to be significant.

Users of Public Footpath Holt 25: Viewpoints 3 (wireframe) & 16 (wireframe)

- 9.108 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.
- 9.109 Upon completion of the scheme, users would experience views of the side elevation of the Zone B building, and views of the smaller commercial units to the right of this. Views to the building would be partially obscured by the retained boundary vegetation and by trees and hedges within the landscape from further north along the footpath, as evidenced by the wireframe visualisation based upon Viewpoint 16. Taking these factors into account, the magnitude of impact upon this receptor is judged to be **Medium**.

- 9.110 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance, which is considered to be significant.

Users of Public Footpath Holt 26/Isycoed 6: Viewpoints 4 (wireframe) & 5 (wireframe)

- 9.111 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.112 Upon completion of the detailed component of the proposed development, the lengths of these routes that pass through this part of the application site would follow the wellness trail, a surfaced route flanked with new planting and amenity features. The planting would be immature, however, and the adjacent Unit 2 industrial building would remain clearly visible as a dominant feature in views.
- 9.113 With regard to the length that passes through the outline component, the route would pass through a landscape buffer area in which planting and other measures could be secured by condition, although these would not be sufficiently mature to reduce the effect of a tall building in Zone B.
- 9.114 The magnitude of impact upon this receptor is therefore judged to be **Large**.
- 9.115 The overall effect upon this receptor is therefore judged to be an adverse effect of **Major-Moderate** significance, which is considered to be significant.

Users of Ridleywood Road: Viewpoint 5 (wireframe)

- 9.116 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.117 Users of this route would obtain filtered views of the eastern and southern elevations of the detailed Unit 2 and outline Zone B structures, with the retained boundary vegetation in the foreground. Whilst planting is proposed along the application site's eastern boundary in the detailed area, this is anticipated to be immature at this stage. As such, the magnitude of impact upon this receptor is judged to be **Medium**.
- 9.118 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Bryn Lane: Viewpoints 6, 7, 8 (wireframe) & 22

- 9.119 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.120 Upon completion of the proposed development, users of this route would experience views of the southern aspects of commercial or industrial structures within the detailed Units 14-16) and outline (Zone A1) areas to the west and the Unit 2 industrial building to the east, divided by a pastoral field that indents into the application site boundary. A new entrance onto Bryn Lane would also be visible. The boundary hedgerow along this highway would be retained and would obscure views at eye level, although the proposed planting adjacent to

this boundary would be immature. The magnitude of impact upon this receptor is therefore judged to be **Medium**.

- 9.121 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Employees of Ridley Wood Industrial Complex: Viewpoint 6

- 9.122 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

- 9.123 Employees of these units would view the completed Unit 2 building via the complex car park, Bryn Lane and the retained southern application site boundary hedgerow. Whilst further planting of trees and a hedgerow would be introduced between the building's southern elevation and application site boundary, this is likely to have limited effect at this stage. The magnitude of impact upon this receptor is therefore judged to be **Medium**.

- 9.124 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Hugmore Lane: Viewpoints 9, 12 & 13

- 9.125 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

- 9.126 At the southern end of this route, users would view the completed high quality entrance roundabout and gateway features that are being submitted in detail, as well as the structures that form part of the outline application in Zones A1 and A2. Further north along the route, the constructed earth bund that forms part of the Parameters Plan for the outline components is anticipated to combine with existing features to prevent any meaningful views of the structures within the application site. The magnitude of impact upon this receptor is therefore judged to be **Small**.

- 9.127 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Abenbury Way: Viewpoint 10 (wireframe)

- 9.128 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

- 9.129 Once the proposed development is completed, the wireframe visualisation associated with Viewpoint 10 demonstrates that the proposed structures within both the outline and detailed areas would form very minor elements within the view, largely obscured by the existing structures and vegetation associated with the highway. The magnitude of impact upon this receptor is therefore judged to be **Small**.

- 9.130 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Employees of and visitors to Clays Driving Range and Golf Course: Viewpoint 11

9.131 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.132 Users of this facility may possibly glimpse the uppermost parts of the taller buildings proposed within the eastern part of application site above the intervening bund once they are completed. These would be viewed in context with the existing urban components within the view and as such the magnitude of impact upon this receptor is judged to be **Negligible**.

9.133 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Residents of Hugmore House: Viewpoint 13

9.134 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.135 Residents of this property are anticipated to experience heavily filtered views towards the uppermost parts of the taller eastern structures within both the outline and detailed components of the completed development, with the lower parts obscured by existing vegetation. The magnitude of impact upon this receptor is therefore judged to be **Negligible**.

9.136 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of Public Footpath Bieston 5: Viewpoint 14 (wireframe)

9.137 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

9.138 Based upon the wireframe visualisation presented for this view, it is anticipated that the completed proposed development would be entirely screened from view by intervening vegetation and structures. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

9.139 The overall effect upon this receptor is therefore judged to be **None**.

Users of A534 Wrexham Road: Viewpoint 15

9.140 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.141 Upon completion of the proposed development, users of this busy public highway would experience filtered views of the completed structures within both the detailed and outline areas, which would be in the foreground of, and similar in appearance to, the existing industrial elements. The magnitude of change upon this receptor is therefore judged to be **Small**.

9.142 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Residents of Hugmore Farm: Viewpoint 15

- 9.143 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.144 Upon completion of the proposed development, occupants of this property would experience filtered views of the completed structures within both the detailed and outline areas, which would be in the foreground of, and similar in appearance to, the existing industrial elements. The magnitude of change upon this receptor is therefore judged to be **Small**.
- 9.145 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Residents of Hazel Brook House: Viewpoint 16 (wireframe)

- 9.146 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.147 As the wireframe visualisation associated with this viewpoint demonstrates, the completed structures within both the detailed and outline components of the proposed development are anticipated to be largely screened by existing vegetation and landform in this distant view, with only the uppermost parts of the central and eastern structures visible. The magnitude of change upon this receptor is therefore judged to be **Small**.
- 9.148 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Public Footpath Holt 24: Viewpoints 17 (wireframe), 18, 19 (wireframe) & 20

- 9.149 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.
- 9.150 As the wireframe visualisations demonstrate, users of this view would experience filtered views of the Unit 2 building that is being applied for in detail and the Zone B building that is being applied for in outline, generally at some distance and seen in context with the existing industrial estate. Whilst planting is proposed on the application site's eastern boundary adjacent to the Unit 2 building as part of the proposed development, and a landscape buffer area is included in the parameters for the Zone B area on the application site's northern and eastern boundaries in which planting could be secured by condition, this would be immature at this stage. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.151 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Residents of dwellings along Francis' Lane: Viewpoint 18

- 9.152 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

9.153 Upon completion of the proposed development, occupants of these private dwellings are anticipated to experience filtered views of the uppermost parts of tall structures within the Zone B outline area in the eastern part of the application site in context with the existing industrial estate, with intervening field boundary vegetation obscuring views of the lower parts. The magnitude of impact upon this receptor is therefore judged to be **Small**.

9.154 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of B5130: Viewpoint 20

9.155 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.156 Users of this public highway would experience filtered views of the completed Unit 2 building that is being applied for in detail and the Zone B building that is being applied for in outline in the eastern part of the application site in context with the existing industrial structures, which set a strong precedent. The magnitude of impact upon this receptor is therefore judged to be **Small**.

9.157 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Residents of Laurel Grove House: Viewpoint 20

9.158 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

9.159 Occupants of this private dwelling would experience filtered views of the completed Unit 2 building that is being applied for in detail and the Zone B building that is being applied for in outline in the eastern part of the application site in context with the existing industrial structures, which set a strong precedent. The magnitude of impact upon this receptor is therefore judged to be **Small**.

9.160 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Employees of Wrexham Industrial Estate: Viewpoint 22

9.161 The baseline assessment in Section 6 above has identified this receptor to be of **Negligible** sensitivity.

9.162 Upon completion of the proposed development, employees would view the Unit 2 building from this viewpoint, in context with other industrial elements that set a strong existing precedent. The magnitude of impact upon this receptor is therefore judged to be **Small**.

9.163 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of Rodens Hall Road: Viewpoint 23

9.164 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

9.165 From this distant viewpoint, it is anticipated that the proposed development would be entirely screened by the intervening presence of the existing industrial estate, including the new Net World Sports building to the east of Bryn Lane, and as such the magnitude of impact upon this receptor is judged to be **No Change**.

9.166 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Footpath Isycoed 14: Viewpoint 23

9.167 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

9.168 From this distant viewpoint, it is anticipated that the proposed development would be entirely screened by the intervening presence of the existing industrial estate, including the new Net World Sports building to the east of Bryn Lane, and as such the magnitude of impact upon this receptor is judged to be **No Change**.

9.169 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12: Viewpoint 24

9.170 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

9.171 Upon completion of the proposed development, it is anticipated that the uppermost parts of the completed structures within both the detailed and outline areas would be barely perceptible behind intervening tall vegetation and would be seen in context with the existing industrial estate. The magnitude of impact upon this receptor is therefore judged to be **Negligible**.

9.172 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Pedestrian users of Bryn Estyn Road: Viewpoint 25 (wireframe)

9.173 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

9.174 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

9.175 The overall effect upon this receptor is therefore judged to be **None**.

Users of Borrás Hall Lane: Viewpoint 27 (wireframe)

9.176 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.177 The wireframe visualisation associated with this viewpoint indicates that part of the easternmost tall structures within both the detailed and outline components of the proposed development would be distantly visible, with the remainder of the scheme obscured by topography. These views would be filtered by existing trees and residential dwellings and therefore the magnitude of impact upon this receptor is judged to be **Negligible**.

9.178 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of Borrás Road: Viewpoint 30

9.179 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

9.180 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

9.181 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Footpath Holt 20: Viewpoint 30

9.182 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

9.183 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

9.184 The overall effect upon this receptor is therefore judged to be **None**.

Summary of Visual Effects: Completed Development - Final Completion of the Scheme

Visual Receptor	Receptor Sensitivity	Magnitude of impact	Significance of Effect
Residents of dwellings along Hugmore Lane - Viewpoints 1 & 12	Medium	Large	Major-Moderate adverse (significant)
Users of Francis' Lane - Viewpoints 2, 3 (wireframe), 4, 18 & 28 (wireframe)	Medium	Large	Major-Moderate adverse (significant)
Users of Public Footpath Holt 25 - Viewpoints 3 (wireframe) & 16 (wireframe)	High	Medium	Major-Moderate adverse (significant)
Users of Public Footpath Holt 26/Isycoed 6 - Viewpoints 4 (wireframe) & 5 (wireframe)	Medium	Large	Major-Moderate adverse (significant)
Users of Ridleywood Road - Viewpoint 5 (wireframe)	Low	Medium	Minor adverse (not significant)
Users of Bryn Lane - Viewpoints 6, 7, 8 (wireframe) & 22	Low	Medium	Minor adverse (not significant)
Employees of Ridley Wood Industrial Complex - Viewpoint 6	Low	Medium	Minor adverse (not significant)
Users of Hugmore Lane - Viewpoints 9, 12 & 13	Low	Small	Minor adverse (not significant)
Users of Abenbury Way - Viewpoint 10 (wireframe)	Low	Small	Minor adverse (not significant)
Employees of and visitors to Clays Driving Range and Golf Course - Viewpoint 11	Low	Negligible	Negligible adverse (not significant)
Residents of Hugmore House – Viewpoint 13	Low	Negligible	Negligible adverse (not significant)
Users of Public Footpath Bieston 5 - Viewpoint 14 (wireframe)	Medium	No Change	None (not significant)
Users of A534 Wrexham Road - Viewpoint 15	Low	Small	Minor adverse (not significant)
Residents of Hugmore Farm - Viewpoint 15	Medium	Small	Minor adverse (not significant)
Residents of Hazel Brook House - Viewpoint 16 (wireframe)	Medium	Small	Minor adverse (not significant)
Users of Public Footpath Holt 24 - Viewpoints 17 (wireframe), 18, 19 (wireframe) & 20	High	Small	Moderate adverse (not significant)
Residents of dwellings along Francis' Lane - Viewpoint 18	Medium	Small	Minor adverse (not significant)
Users of B5130 - Viewpoint 20	Low	Small	Minor adverse (not significant)
Residents of Laurel Grove House - Viewpoint 20	Medium	Small	Minor adverse (not significant)
Employees of Wrexham Industrial Estate - Viewpoint 22	Negligible	Small	Negligible adverse (not significant)

Visual Receptor	Receptor Sensitivity	Magnitude of impact	Significance of Effect
Users of Rodens Hall Road - Viewpoint 23	Medium	No Change	None (not significant)
Users of Public Footpath Isycoed 14 - Viewpoint 23	High	No Change	None (not significant)
Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12 - Viewpoint 24 (wireframe)	High	Negligible	Minor adverse (not significant)
Pedestrian users of Bryn Estyn Road - Viewpoint 25 (wireframe)	High	No Change	None (not significant)
Users of Borrass Hall Lane - Viewpoint 27 (wireframe)	Low	Negligible	Negligible adverse (not significant)
Users of Borrass Road - Viewpoint 30	Medium	No Change	None (not significant)
Users of Public Footpath Holt 20 - Viewpoint 30	Medium	No Change	None (not significant)

Visual Assessment: Completed Development Stage - 15 Years Following Final Completion

Residents of dwellings along Hugmore Lane: Viewpoints 1 & 12

- 9.185 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.186 At this stage of the development, the earth bund is anticipated to obscure views of the proposed development, as well as those views of the existing industrial estate. This bund in itself would be likely to result in a Large adverse effect upon this receptor, although additional mitigation, comprising a planting scheme to be secured by condition that would soften and improve the appearance of the bund, would serve to reduce the magnitude of impact and resultant scale of the effect.
- 9.187 In the absence of additional mitigation, the magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 9.188 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Users of Francis' Lane: Viewpoints 2, 3 (wireframe), 4, 18 & 28 (wireframe)

- 9.189 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.190 Once the planted elements of the detailed parcels within the proposed development are fully established, they are anticipated to be effective in softening the appearance of the proposed structures, and creating a naturalistic northern boundary feature above which the uppermost part of the structures are likely to be visible. A landscape buffer is included within the parameters of the eastern and western outline areas on the northern application site boundary.
- 9.191 The magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 9.192 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Users of Public Footpath Holt 25: Viewpoints 3 (wireframe) & 16 (wireframe)

- 9.193 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.
- 9.194 Once the planting associated with the parts of the proposed development for which detail is submitted is fully established, this is anticipated to effectively obscure views of the lower parts of the proposed structures although the upper parts are likely to remain visible given the likely building heights. A landscape buffer is included within the parameters of the eastern and western outline areas on the northern application site boundary. Given the existing precedent of industrial structures within these views, the magnitude of impact upon this receptor is judged to be **Small**.

- 9.195 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Users of Public Footpath Holt 26/Isycoed 6: Viewpoints 4 (wireframe) & 5 (wireframe)

- 9.196 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.197 At this stage of the proposed development, the planting along the wellness trail route in the eastern part of the application site to the east of Unit 2 is anticipated to be fully established, softening the appearance of the industrial structure and setting the route within a naturalistic corridor. The Zone 2 building in the outline area has the potential to result in a Large impact upon this receptor. Where Public Footpath Isycoed 6 passes outside of the application site, the established planting as set out would supplement the retained boundary vegetation in obscuring views of the adjacent building.
- 9.198 The magnitude of impact upon this receptor is therefore judged to be **Medium**.
- 9.199 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Users of Ridleywood Road: Viewpoint 5 (wireframe)

- 9.200 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.201 Once the tree and shrub planting associated with the proposed development is mature, users of this route would experience heavily filtered views of the lower parts of the Unit 2 building, with the uppermost parts visible above the vegetation. A structure within the Zone B outline area would be visible beyond this. The proposed development is also likely to obscure the existing view to structures to the south of Bryn Lane. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.202 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Bryn Lane: Viewpoints 6, 7, 8 (wireframe) & 22

- 9.203 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.204 Users of this route at this stage of the development would experience filtered views of the southern aspects of commercial and industrial structures, with the fully established planting associated with the detailed areas along the application site's southern boundary offering a degree of visual interest and seasonal variation along the public highway. The established entry roundabout would also offer a high quality entrance into the proposed development from Bryn Lane, and the proposed secondary access to the east would follow a tree-lined avenue. Taking these factors into account, the magnitude of impact upon this receptor is judged to be **Small**.

- 9.205 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Employees of Ridley Wood Industrial Complex: Viewpoint 6

- 9.206 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.207 Once the planting associated with the proposed development is fully established, employees of these units would experience filtered views of the lower parts of the Unit 2 building, with the upper parts remaining visible, and with Bryn Lane in the foreground. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.208 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Hugmore Lane: Viewpoints 9, 12 & 13

- 9.209 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.210 At this stage of the proposed development, users of the southern part of this route would experience views of the new access gateway features having achieved maturity, and filtered views of the proposed development within Zones A1 and A2 of the outline area. Further to the north, all views are anticipated to be obscured by the tall earth bund that forms part of the outline parameters in the north-western corner of the application site. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.211 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Users of Abenbury Way: Viewpoint 10 (wireframe)

- 9.212 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.
- 9.213 The remodelled entrance roundabout with mature earthworks and planting would appear in the foreground of the structures within the outline Areas A1 and A2 and will act in combination with the existing structures and vegetation along this route to render the development barely perceptible. As such, the magnitude of impact upon this receptor is judged to be **Negligible**.
- 9.214 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Employees of and visitors to Clays Driving Range and Golf Course: Viewpoint 11

- 9.215 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.216 Users of this facility may possibly glimpse the uppermost parts of the taller buildings proposed within the eastern part of application site above the intervening bund once they are completed. These would be viewed in context with the existing urban components within the view

9.217 The magnitude of impact upon this receptor is therefore judged to be **Negligible**.

9.218 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Residents of Hugmore House: Viewpoint 13

9.219 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.220 Residents of this private dwelling are anticipated to view the uppermost parts of the taller buildings within the development. Lower parts of the detailed components would be screened by a combination of existing vegetation and the maturing planting that forms part of the detailed development design. The built elements are anticipated to be barely perceptible from the property and as such, the magnitude of impact upon this receptor is judged to be **Negligible**.

9.221 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of Public Footpath Bieston 5: Viewpoint 14 (wireframe)

9.222 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

9.223 Based upon the wireframe visualisation presented for this view, it is anticipated that the proposed development at 15 years following completion would be entirely screened from view by intervening and existing structures. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

9.224 The overall effect upon this receptor is therefore judged to be **None**.

Users of A534 Wrexham Road: Viewpoint 15

9.225 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.226 Once the proposed planting along the application site's northern boundary within the detailed parcels is fully established, the lower parts of the structures for which detail is submitted would be well-screened, although the upper parts may be visible. The structure within the Zone B outline area would be visible and a notable element if not mitigated, although the presence of the existing industry would reduce the magnitude of impact to Small.

9.227 The magnitude of impact upon this receptor is therefore judged to be **Negligible**.

- 9.228 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Residents of Hugmore Farm: Viewpoint 15

- 9.229 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.230 Once the proposed planting along the application site's northern boundary within the detailed parcels is fully established, the lower parts of the structures for which detail is submitted would be well-screened, although the upper parts may be visible. The structure within the Zone B outline area would be visible and a notable element if not mitigated, although the presence of the existing industry would reduce the magnitude of impact to Small.
- 9.231 The magnitude of impact upon this receptor is therefore judged to be **Negligible**.
- 9.232 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Residents of Hazel Brook House: Viewpoint 16 (wireframe)

- 9.233 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.234 As the wireframe visualisation associated with this viewpoint demonstrates, the completed structures within the proposed development are anticipated to be largely screened by existing vegetation and landform in this distant view, with only the uppermost parts of the central and eastern structures visible. In addition, the fully established vegetation proposed within the detailed submission along the application site's northern boundary would further increase this screening effect. Within the outline areas, whilst the building within the Zone B area has the potential to form a minor element of the view, a landscape buffer has been reserved along the northern boundary.
- 9.235 The magnitude of change upon this receptor is therefore judged to be **Negligible**.
- 9.236 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of Public Footpath Holt 24: Viewpoints 17 (wireframe), 18, 19 (wireframe) & 20

- 9.237 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.
- 9.238 As the wireframe visualisations demonstrate, users of this view would experience filtered views of the proposed structures, generally at some distance and seen in context with the existing industrial estate. In addition, the proposed planting to the east of Unit 2 is anticipated to be fully established, serving to obscure views of the lower parts of the structure. In a similar manner, whilst any building within outline Zone B would be obscured by the retained mature trees on the application site's eastern boundary as indicated on the

submitted Tree Retention Plan, a landscape buffer has been reserved to the east of the building.

9.239 The magnitude of impact upon this receptor is therefore judged to be **Small**.

9.240 The overall effect upon this receptor is therefore judged to be an adverse effect of **Moderate** significance.

Residents of dwellings along Francis' Lane: Viewpoint 18

9.241 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

9.242 At this stage of the proposed development, occupants of these private dwellings are anticipated to experience heavily filtered views of the uppermost parts of the proposed structures within both the detailed and outline areas in the eastern part of the application site, seen in context with the existing industrial estate. Intervening field boundary vegetation would be supplemented by the proposed planting along the application site's eastern boundary to the east of Unit 2, and whilst any building within outline Zone B would be obscured by the retained mature trees on the application site's eastern boundary as indicated on the submitted Tree Retention Plan, a landscape buffer has been reserved to the east of the building.

9.243 The magnitude of impact upon this receptor is judged to be **Negligible**.

9.244 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of B5130: Viewpoint 20

9.245 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

9.246 Users of this public highway would experience filtered views of the completed structures in the eastern part of the application site, and in particular the Unit 2 building that would obscure much of the proposed development, in context with the existing industrial structures, which set a strong precedent. The fully established planting proposed for the eastern application site boundary adjacent to Unit 2 would supplement the existing vegetation and present the buildings within a treed context, whilst also obscuring views of the lower parts. Views of the proposed structure within outline Zone B are also likely to be available, although this part of the application site is more strongly screened by the existing mature trees within the landscape.

9.247 The magnitude of impact upon this receptor is therefore judged to be **Negligible**.

9.248 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Residents of Laurel Grove House: Viewpoint 20

- 9.249 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.250 Users of this public highway would experience filtered views of the completed structures in the eastern part of the application site, and in particular the Unit 2 building that would obscure much of the proposed development, in context with the existing industrial structures, which set a strong precedent. The fully established planting proposed for the eastern application site boundary adjacent to Unit 2 would supplement the existing vegetation and present the buildings within a treed context, whilst also obscuring views of the lower parts. Views of the proposed structure within outline Zone B are also likely to be available, although this part of the application site is more strongly screened by the existing mature trees within the landscape.
- 9.251 The magnitude of impact upon this receptor is therefore judged to be **Negligible**.
- 9.252 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Employees of Wrexham Industrial Estate: Viewpoint 22

- 9.253 The baseline assessment in Section 6 above has identified this receptor to be of **Negligible** sensitivity.
- 9.254 At this stage of the proposed development, employees would view the upper parts of the Unit 2 building from this viewpoint behind an established group of trees and shrubs, in context with other industrial elements that set a strong existing precedent. The magnitude of impact upon this receptor is therefore judged to be **Small**.
- 9.255 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of Rodens Hall Road: Viewpoint 23

- 9.256 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.
- 9.257 From this distant viewpoint, it is anticipated that the proposed development would be entirely screened by the intervening presence of the existing industrial estate, including the new Net World Sports building to the east of Bryn Lane, and as such the magnitude of impact upon this receptor is judged to be **No Change**.
- 9.258 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Footpath Isycoed 14: Viewpoint 23

- 9.259 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.
- 9.260 From this distant viewpoint, it is anticipated that the proposed development would be entirely screened by the intervening presence of the existing industrial estate, including the

new Net World Sports building to the east of Bryn Lane, and as such the magnitude of impact upon this receptor is judged to be **No Change**.

- 9.261 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12: Viewpoint 24

- 9.262 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

- 9.263 At this stage of the proposed development, it is anticipated that the uppermost parts of the completed structures would be barely perceptible behind intervening tall vegetation and would be seen in context with the existing industrial estate. The magnitude of impact upon this receptor is therefore judged to be **Negligible**.

- 9.264 The overall effect upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Pedestrian users of Bryn Estyn Road: Viewpoint 25 (wireframe)

- 9.265 The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity.

- 9.266 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

- 9.267 The overall effect upon this receptor is therefore judged to be **None**.

Users of Borrás Hall Lane: Viewpoint 27 (wireframe)

- 9.268 The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity.

- 9.269 The wireframe visualisation associated with this viewpoint indicates that part of the easternmost structures of the proposed development would be distantly visible based upon the outline parameters, with the remainder of the scheme obscured by topography. These views would be filtered by existing trees and residential dwellings and seen in context with the existing Net World Sports building, and therefore the magnitude of impact upon this receptor is judged to be **Negligible**.

- 9.270 The overall effect upon this receptor is therefore judged to be an adverse effect of **Negligible** significance.

Users of Borrás Road: Viewpoint 30

- 9.271 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

- 9.272 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening

existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

- 9.273 The overall effect upon this receptor is therefore judged to be **None**.

Users of Public Footpath Holt 20: Viewpoint 30

- 9.274 The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity.

- 9.275 From this viewpoint, the wireframe visualisation associated with this viewpoint demonstrates that the proposed development would be entirely obscured by intervening existing vegetation. As such, the magnitude of impact upon this receptor is judged to be **No Change**.

- 9.276 The overall effect upon this receptor is therefore judged to be **None**.

Summary of Visual Effect: 15 Years Following Final Completion

Visual Receptor	Receptor Sensitivity	Magnitude of impact	Significance of Effect
Residents of dwellings along Hugmore Lane - Viewpoints 1 & 12	Medium	Medium	Moderate adverse (not significant)
Users of Francis' Lane - Viewpoints 2, 3 (wireframe), 4, 18 & 28 (wireframe)	Medium	Medium	Moderate adverse (not significant)
Users of Public Footpath Holt 25 - Viewpoints 3 (wireframe) & 16 (wireframe)	High	Small	Moderate adverse (not significant)
Users of Public Footpath Holt 26/Isycoed 6 - Viewpoints 4 (wireframe) & 5 (wireframe)	Medium	Medium	Moderate adverse (not significant)
Users of Ridleywood Road - Viewpoint 5 (wireframe)	Low	Small	Minor adverse (not significant)
Users of Bryn Lane - Viewpoints 6, 7, 8 (wireframe) & 22	Low	Small	Minor adverse (not significant)
Employees of Ridley Wood Industrial Complex - Viewpoint 6	Low	Small	Minor adverse (not significant)
Users of Hugmore Lane - Viewpoints 9, 12 & 13	Low	Small	Minor adverse (not significant)
Users of Abenbury Way - Viewpoint 10 (wireframe)	Low	Negligible	Negligible adverse (not significant)
Employees of and visitors to Clays Driving Range and Golf Course - Viewpoint 11	Low	Negligible	Negligible adverse (not significant)
Residents of Hugmore House – Viewpoint 13	Low	Negligible	Negligible adverse (not significant)
Users of Public Footpath Bieston 5 - Viewpoint 14 (wireframe)	Medium	No Change	None (not significant)
Users of A534 Wrexham Road - Viewpoint 15	Low	Negligible	Negligible adverse (not significant)
Residents of Hugmore Farm - Viewpoint 15	Medium	Negligible	Minor adverse (not significant)
Residents of Hazel Brook House - Viewpoint 16 (wireframe)	Medium	Negligible	Negligible adverse (not significant)
Users of Public Footpath Holt 24 - Viewpoints 17 (wireframe), 18, 19 (wireframe) & 20	High	Small	Moderate adverse (not significant)
Residents of dwellings along Francis' Lane - Viewpoint 18	Medium	Negligible	Negligible adverse (not significant)
Users of B5130 - Viewpoint 20	Low	Negligible	Negligible adverse (not significant)
Residents of Laurel Grove House - Viewpoint 20	Medium	Negligible	Negligible adverse (not significant)
Employees of Wrexham Industrial Estate - Viewpoint 22	Negligible	Small	Negligible adverse (not significant)
Users of Rodens Hall Road - Viewpoint 23	Medium	No Change	None

Visual Receptor	Receptor Sensitivity	Magnitude of impact	Significance of Effect
Users of Public Footpath Isycoed 14 - Viewpoint 23	High	No Change	None
Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12 - Viewpoint 24 (wireframe)	High	Negligible	Minor adverse (not significant)
Pedestrian users of Bryn Estyn Road - Viewpoint 25 (wireframe)	High	No Change	None
Users of Borrass Hall Lane - Viewpoint 27 (wireframe)	Low	Negligible	Negligible adverse (not significant)
Users of Borrass Road - Viewpoint 30	Medium	No Change	None
Users of Public Footpath Holt 20 - Viewpoint 30	Medium	No Change	None

10. INTER-DEVELOPMENT CUMULATIVE EFFECTS

The assessment of inter-development cumulative effects broadly takes place over two stages, the first of which is screening. The screening exercise undertaken for the cumulative schemes identified in Chapter 2 *EIA Methodology*, ES Volume II, is included in the section below. Those identified to have the potential to result in cumulative effects with the proposed development have been assessed in the following section.

Screening of Cumulative Scheme

Cumulative Scheme	Scheme Description	Potential for Cumulative Effects?	Considered within assessment?
Land South of Ridleywood Lane and, East Of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Reserved Matters Pursuant to Outline Planning Permission P/2020/0167 (Appearance, Landscaping And Scale) - Erection Of Storage and Distribution Warehouse	As the scheme was completed in January 2023, there would be no cumulative effects during the demolition and construction stage of the proposed development. In respect of the completed development stage, given that baseline photography was undertaken in February 2023, this scheme has been considered within the existing baseline scenario.	No – the scheme forms part of the existing baseline and has therefore been considered as part of the assessment of effects undertaken above.
Unit 6, Pacific Park, Bridge Road North, Wrexham Industrial Estate, Wrexham, LL13 9PN	Erection of 2 new industrial units on land to the north of unit 6 Pacific Park	Given the scheme is approximately 1km from the application site, inter-development cumulative landscape and visual effects during the demolition and construction stage and completed development stage are not considered likely given that there is no intervisibility due to intervening structures and the	No

Cumulative Scheme	Scheme Description	Potential for Cumulative Effects?	Considered within assessment?
		intervening industrial estate prevents any character relationship.	
Land Off, Ash Road South, Wrexham Industrial Estate, Wrexham, LL13 9UG	Erection of industrial unit comprising two storey office and warehouse accommodation and single storey dust extraction building and associated car parking and storage area	Given the scheme is approximately 1km from the application site, inter-development cumulative landscape and visual effects during the demolition and construction stage and completed development stage are not considered likely given that there is no intervisibility due to intervening structures and the intervening industrial estate prevents any character relationship.	No

Inter-Development Cumulative Effects Assessment

- 10.1 As discussed in the table above, no further assessment is required.

11. ADDITIONAL MITIGATION & RESIDUAL EFFECTS

Additional Mitigation

- 11.1 The additional mitigation and enhancement measures that have been proposed in order to address the effects identified in the landscape and visual assessments presented in Sections 8 & 9, as well as the effectiveness of those measures, and how they would secure additional mitigation, would comprise the following:
- 11.2 A landscaping strategy for the outline component will be developed in accordance with the landscaping strategy for the detailed component and will be agreed with Wrexham CBC at the reserved matters stage. The landscaping strategy will include the provision of sufficient hedgerows, trees and planting required to mitigate impacts to surrounding visual receptors. For example, planting on the bund in the north-western corner of the application site would be implemented to soften and improve the appearance of the bund.

Residual Landscape Effects

- 11.3 The landscape impact assessment in Section 8 above concluded that once the landscaping associated with the proposed development is fully established, and taking account of the additional mitigation measures described within the assessment of effects for the outline components, no significant residual adverse effects are anticipated. To secure the successful establishment of the proposed landscape measures, and as such the mitigation benefits, a Landscape and Ecological Management Plan is proposed as part of the development. This would be agreed with Wrexham CBC, setting out a range of practical management prescriptions to deliver against landscape and ecological objectives to ensure the sustainability of the proposed development's green infrastructure.

Residual Visual Effects

- 11.4 The visual assessment in Section 9 above concluded that at 15 years following final completion of the proposed development, when all embedded mitigation planting is considered to be fully established, no significant adverse visual effects are anticipated. As such, no additional mitigation measures are deemed to be necessary for the detailed components. For the outline components, the assessment has concluded that the landscape buffers included within these areas provide sufficient space for additional mitigation measures to be secured by condition to reduce visual effects to a non-significant level.
- 11.5 A small number of visual receptors within the immediate vicinity of the application site are anticipated to experience significant adverse visual impacts during the construction and early operational phases of the proposed development, but these are anticipated to diminish to a non-significant level after 15 years following final completion.

Summary of Residual Effects

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IR R
Demolition and Construction Stage								
National Landscape Character Area 13 Deeside and Wrexham (Low sensitivity)	Loss of agricultural land. Increase in disturbance	Small	Minor (not significant)	ADV	ST	D	P	IRR
National Landscape Character Area 14 Maelor (Medium sensitivity)	Loss of agricultural land. Increase in disturbance	Medium	Moderate (not significant)	ADV	ST	D	P	IRR
Overall character of the setting of the application site (Low sensitivity)	Increase in urban character and visual disturbance	Medium	Minor (not significant)	ADV	ST	IND	P	IRR
Overall character of the application site (Low sensitivity)	Loss of agricultural land. Change to construction site	Large	Moderate (Not significant)	ADV	ST	D	P	IRR
Residents of dwellings along Hugmore Lane (Medium sensitivity)	Construction activity within view	Large	Major- Moderate (significant)	ADV	ST	D	P	IRR
Users of Francis' Lane (Medium sensitivity)	Demolition and construction activity within view	Large	Major- Moderate (Significant)	ADV	ST	D	P	IRR
Users of Public	Construction activity within view	Medium	Major- Moderate (Significant)	ADV	ST	D	P	IRR

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IRR
Footpath Holt 25 (High sensitivity)								
Users of Public Footpath Holt 26/Isycoed 6 (Medium sensitivity)	Construction activity within view	Large	Major- Moderate (Significant)	ADV	ST	D	P	IRR
Users of Ridlewood Road (Low sensitivity)	Construction activity within view	Medium	Moderate- Minor (not significant)	ADV	ST	D	P	IRR
Users of Bryn Lane (Low sensitivity)	Demolition and construction activity within view	Medium	Minor (not significant)	ADV	ST	D	P	IRR
Employees of Ridley Wood Industrial Complex (Low sensitivity)	Construction activity within view	Medium	Minor (not significant)	ADV	ST	D	P	IRR
Users of Hugmore Lane (Low sensitivity)	Construction activity within view	Medium	Minor (not significant)	ADV	ST	D	P	IRR
Users of Abenbury Way (Low sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR
Employees of and visitors to Clays Driving Range and Golf Course (Low sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR
Residents of Hugmore House	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect							
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IRR	
(Low sensitivity)									
Users of Public Footpath Bieston 5 (Medium sensitivity)	Construction activity within view	Negligible	Negligible (not significant)	ADV	ST	D	P	IRR	
Users of A534 Wrexham Road (Low sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR	
Residents of Hugmore Farm (Medium sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR	
Residents of Hazel Brook House (Medium sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR	
Users of Public Footpath Holt 24 (High sensitivity)	Construction activity within view	Medium	Major- Moderate (significant)	ADV	ST	D	P	IRR	
Residents of dwellings along Francis' Lane (Medium sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR	
Users of B5130 (Low sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR	
Residents of Laurel Grove House (Medium sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR	

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IR R
Employees of Wrexham Industrial Estate (Negligible sensitivity)	Construction activity within view	Medium	Negligible (not significant)	ADV	ST	D	P	IRR
Users of Rodens Hall Road (Medium sensitivity)	No effect	No Change	None	-	-	-	-	-
Users of Public Footpath Isycoed 14 (High sensitivity)	No effect	No Change	None	-	-	-	-	-
Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12 (High sensitivity)	Construction activity within view	Small	Moderate (not significant)	ADV	ST	D	P	IRR
Pedestrian users of Bryn Estyn Road (High sensitivity)	No effect	No Change	None	-	-	-	-	-
Users of Borrass Hall Lane (Low sensitivity)	Construction activity within view	Small	Minor (not significant)	ADV	ST	D	P	IRR
Users of Borrass Road (Medium sensitivity)	No effect	No Change	None	-	-	-	-	-
Users of Public Footpath Holt 20 (Medium sensitivity)	No effect	No Change	None	-	-	-	-	-
Completed Development Stage – Final Completion of the Scheme								

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IRR
National Landscape Character Area 13 Deeside and Wrexham (Low sensitivity)	Presence of additional industrial buildings	Small	Minor (not significant)	ADV	LT	D	T	IRR
National Landscape Character Area 14 Maelor (Medium sensitivity)	Presence of additional industrial building	Medium	Moderate (not significant)	ADV	LT	D	T	IRR
Overall character of the setting of the application site (Low sensitivity)	Influence of expanded industrial estate	Medium	Minor (not significant)	ADV	LT	IND	T	IRR
Overall character of the application site (Low sensitivity)	Change of character to urban	Large	Moderate (not significant)	ADV	LT	D	T	IRR
Residents of dwellings along Hugmore Lane (Medium sensitivity)	Completed buildings within view	Large	Major- Moderate (significant)	ADV	LT	D	T	IRR
Users of Francis' Lane (Medium sensitivity)	Completed buildings within view	Large	Major- Moderate (significant)	ADV	LT	D	T	IRR
Users of Public Footpath Holt 25 (High sensitivity)	Completed buildings within view	Medium	Major- Moderate (significant)	ADV	LT	D	T	IRR

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect							
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IR R	
Users of Public Footpath Holt 26/Isycoed 6 (Medium sensitivity)	Completed buildings within view	Large	Major- Moderate (significant)	ADV	LT	D	T	IRR	
Users of Ridlewood Road (Low sensitivity)	Completed buildings within view	Medium	Minor (not significant)	ADV	LT	D	T	IRR	
Users of Bryn Lane (Low sensitivity)	Completed buildings within view	Medium	Minor (not significant)	ADV	LT	D	T	IRR	
Employees of Ridley Wood Industrial Complex (Low sensitivity)	Completed buildings within view	Medium	Minor (not significant)	ADV	LT	D	T	IRR	
Users of Hugmore Lane (Low sensitivity)	Completed buildings within view	Small	Minor (not significant)	ADV	LT	D	T	IRR	
Users of Abenbury Way (Low sensitivity)	Completed buildings within view	Small	Minor (not significant)	ADV	LT	D	T	IRR	
Employees of and visitors to Clays Driving Range and Golf Course (Low sensitivity)	Completed buildings within view	Negligible	Negligible (not significant)	ADV	LT	D	T	IRR	
Residents of Hugmore House (Low sensitivity)	Completed buildings within view	Negligible	Negligible (not significant)	ADV	LT	D	T	IRR	
Users of Public	No effect	No Change	None						

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IRR
Footpath Bieston 5 (Medium sensitivity)								
Users of A534 Wrexham Road (Low sensitivity)	Completed buildings within view	Small	Minor (not significant)	ADV	LT	D	T	IRR
Residents of Hugmore Farm (Medium sensitivity)	Completed buildings within view	Small	Minor (not significant)	ADV	LT	D	T	IRR
Residents of Hazel Brook House (Medium sensitivity)	Completed buildings within view	Small	Minor (not significant)	ADV	LT	D	T	IRR
Users of Public Footpath Holt 24 (High sensitivity)	Completed buildings within view	Small	Moderate (not significant)	ADV	LT	D	T	IRR
Residents of dwellings along Francis’ Lane (Medium sensitivity)	Completed buildings within view	Small	Minor (not significant)	ADV	LT	D	T	IRR
Users of B5130 (Low sensitivity)	Completed buildings within view	Small	Minor (not significant)	ADV	LT	D	T	IRR
Residents of Laurel Grove House (Medium sensitivity)	Completed buildings within view	Small	Minor (not significant)	ADV	LT	D	T	IRR
Employees of Wrexham Industrial Estate (Negligible sensitivity)	Completed buildings within view	Small	Negligible (not significant)	ADV	LT	D	T	IRR

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect							
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IR R	
Users of Rodens Hall Road (Medium sensitivity)	Completed buildings within view	No Change	None	-	-	-	-	-	
Users of Public Footpath Isycoed 14 (High sensitivity)	No effect	No Change	None	-	-	-	-	-	
Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12 (High sensitivity)	Completed buildings within view	Negligible	Minor (not significant)	ADV	LT	D	T	IRR	
Pedestrian users of Bryn Estyn Road (High sensitivity)	No effect	No Change	None	-	-	-	-	-	
Users of Borrass Hall Lane (Low sensitivity)	Completed buildings within view	Negligible	Negligible (not significant)	ADV	LT	D	T	IRR	
Users of Borrass Road (Medium sensitivity)	No effect	No Change	None	-	-	-	-	-	
Users of Public Footpath Holt 20 (Medium sensitivity)	No effect	No Change	None	-	-	-	-	-	
Completed Development Stage – 15 Years Following Final Completion									
National Landscape Character Area 13 Deeside and Wrexham	Presence of additional industrial buildings set within mature mitigation planting	Small	Minor (not significant)	ADV	LT	D	P	IRR	

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IRR
(Low sensitivity)								
National Landscape Character Area 14 Maelor (Medium sensitivity)	Presence of additional industrial buildings set within mature mitigation planting	Small	Minor (not significant)	ADV	LT	D	P	IRR
Overall character of the setting of the application site (Low sensitivity)	Influence of additional industrial buildings set within mature mitigation planting	Small	Minor (not significant)	ADV	LT	IND	P	IRR
Overall character of the application site (Low sensitivity)	Presence of additional industrial buildings set within mature mitigation planting	Medium	Minor (not significant)	ADV	LT	D	P	IRR
Residents of dwellings along Hugmore Lane (Medium sensitivity)	Completed buildings within view set within mature mitigation planting	Medium	Moderate (not significant)	ADV	LT	D	P	IRR
Users of Francis' Lane (Medium sensitivity)	Completed buildings within view set within mature mitigation planting	Medium	Moderate (not significant)	ADV	LT	D	P	IRR
Users of Public Footpath Holt 25 (High sensitivity)	Completed buildings within view set within mature mitigation planting	Small	Moderate (not significant)	ADV	LT	D	P	IRR
Users of Public Footpath Holt 26/Isycoed 6	Completed buildings within view set within mature mitigation planting	Medium	Moderate (not significant)	ADV	LT	D	P	IRR

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
		Magnitude post- mitigation	Scale effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IR R
(Medium sensitivity)								
Users of Ridleywood Road (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Small	Minor (not significant)	ADV	LT	D	P	IRR
Users of Bryn Lane (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Small	Minor (not significant)	ADV	LT	D	P	IRR
Employees of Ridley Wood Industrial Complex (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Small	Minor (not significant)	ADV	LT	D	P	IRR
Users of Hugmore Lane (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Small	Minor (not significant)	ADV	LT	D	P	IRR
Users of Abenbury Way (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR
Employees of and visitors to Clays Driving Range and Golf Course (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR
Residents of Hugmore House (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR
Users of Public Footpath Bieston 5 (Medium sensitivity)	No effect	No Change	None	-	-	-	-	-

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect							
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IR R	
Users of A534 Wrexham Road (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR	
Residents of Hugmore Farm (Medium sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Minor (not significant)	ADV	LT	D	P	IRR	
Residents of Hazel Brook House (Medium sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR	
Users of Public Footpath Holt 24 (High sensitivity)	Completed buildings within view set within mature mitigation planting	Small	Moderate (not significant)	ADV	LT	D	P	IRR	
Residents of dwellings along Francis’ Lane (Medium sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR	
Users of B5130 (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR	
Residents of Laurel Grove House (Medium sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR	
Employees of Wrexham Industrial Estate (Negligible sensitivity)	Completed buildings within view set within mature mitigation planting	Small	Negligible (not significant)	ADV	LT	D	P	IRR	
Users of Rodens Hall Road	No effect	No Change	None	-	-	-	-	-	

Receptor (Sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
		Magnitude post- mitigation	Scale of effect and significance	ADV / BEN	ST/ MT/ LT	D/ IND	P / T	R/ IR R
(Medium sensitivity)								
Users of Public Footpath Isycoed 14 (High sensitivity)	No effect	No Change	None	-	-	-	-	-
Users of Public Bridleway Abenbury 10 and Public Footpath Abenbury 12 (High sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Minor (not significant)	ADV	LT	D	P	IRR
Pedestrian users of Bryn Estyn Road (High sensitivity)	No effect	No Change	None	-	-	-	-	-
Users of Borras Hall Lane (Low sensitivity)	Completed buildings within view set within mature mitigation planting	Negligible	Negligible (not significant)	ADV	LT	D	P	IRR
Users of Borras Road (Medium sensitivity)	No effect	No Change	None	-	-	-	-	-
Users of Public Footpath Holt 20 (Medium sensitivity)	No effect	No Change	None	-				

12. APPENDICES

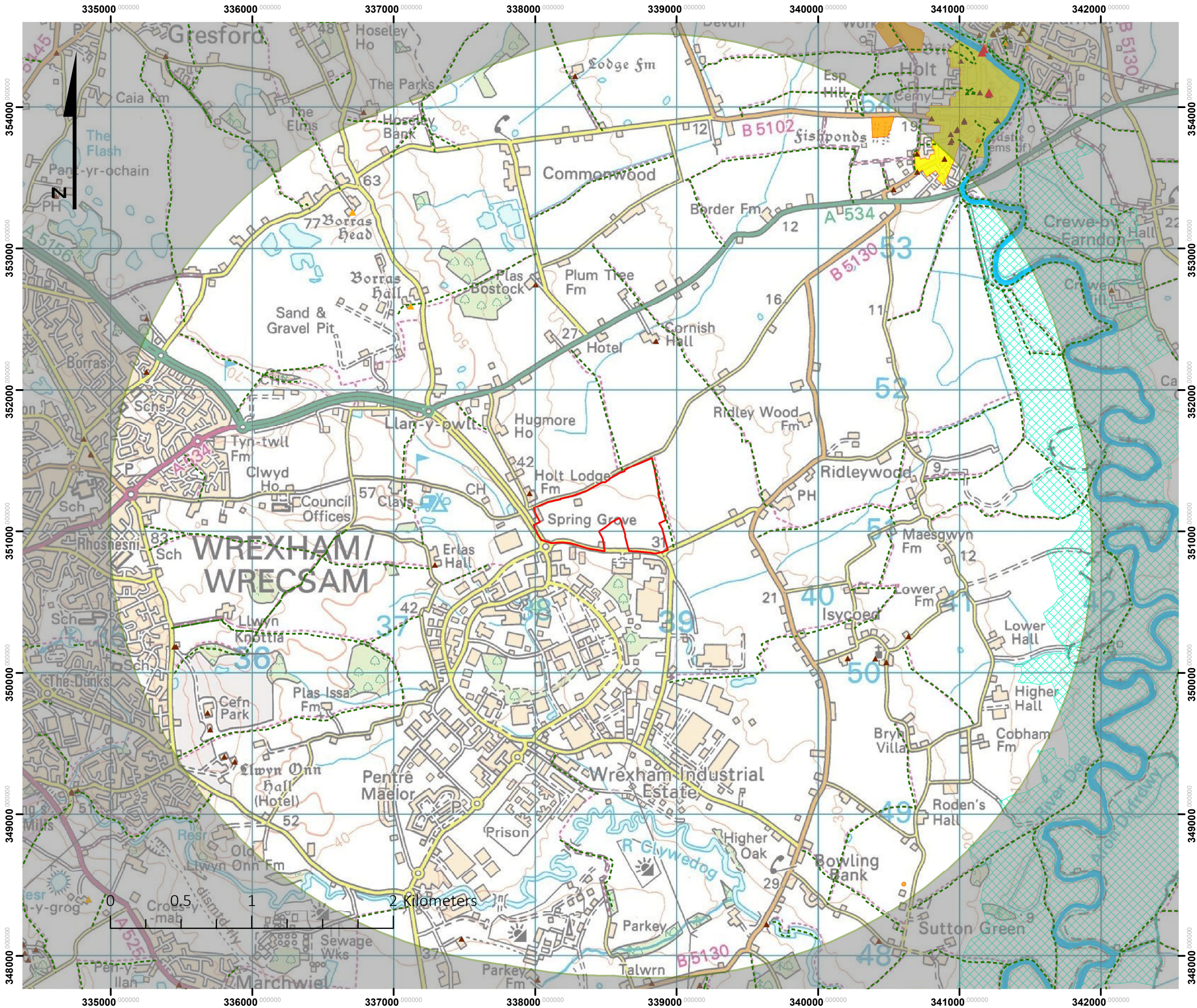
Appendix 1: Plans

Ref: 22-1522 Baseline Study V1

22-2730 ZTV V1

22-1959 Viewpoint Location Plan V3

22-2630 Landscape Strategy Plan V2



LEGEND:

- Site Boundary
- Study Area
- Conservation Area
- Scheduled Monument
- Site of Special Scientific Interest
- Special Area of Conservation

Listed Buildings:

- I
- II*
- II

Public Rights of Way:

- Footpath

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Leading solutions for the natural environment

TITLE: Baseline Study

PROJECT/SITE: Wrexham

CLIENT: Mauna Kea Limited

MAP REF: 5967/01/22-1522

VERSION: v1

DATE: 15/02/23 SCALE: 1:25,000 @A3

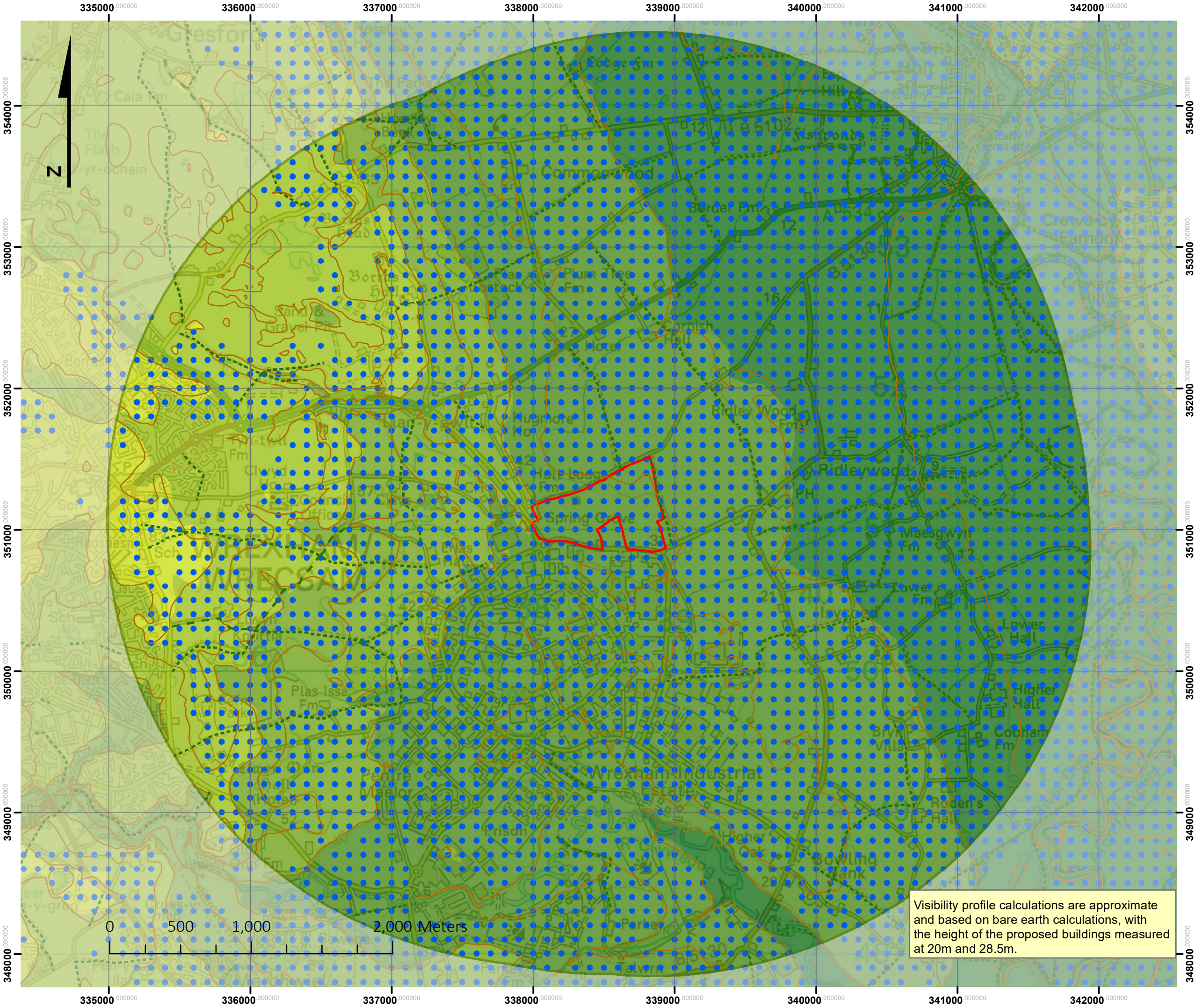
APPROVED BY: ID PRODUCED BY: SM

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LEGEND:

- Site Boundary
- Study Area
- Public Rights of Way:**
 - Byway Open to All Traffic
 - Public Bridleway
 - Public Footpath
 - Contours (10m)
 - Potential Visibility Point

Height (m)



NICHOLSONS
Leading solutions for the natural environment

TITLE: Zone of Theoretical Visibility	
PROJECT/SITE: Wrexham	
CLIENT: Mauna Kea Limited	
MAP REF: 22-2730	
VERSION: v1	
DATE: 01/06/2023	SCALE: 1:25,000 @A3
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Visibility profile calculations are approximate and based on bare earth calculations, with the height of the proposed buildings measured at 20m and 28.5m.



LEGEND:

-  Site Boundary
-  Viewpoint Location and Direction
-  Viewpoint with Wireframe Location and Direction

Public Rights of Way:

-  Bridleways
-  Footpath

NICHOLSONS
Leading solutions for the natural environment

TITLE: Viewpoint Location Plan	
PROJECT/SITE: Wrexham	
CLIENT: Mauna Kea Limited	
MAP REF: 5967/01/22-1959	
VERSION: v3	
DATE: 30/05/23	SCALE: 1:20,072 @A3
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