3. Site Description

3.1 This chapter provides a description of the Proposed Development Site, including a brief site history and a description of its surrounding area. It also summarises the potential environmental considerations to the proposed development of the Site.

3.2 The land associated with this proposal comprises an area of previously undeveloped agricultural land and is located to the east of Cefn Road, Wrexham.

3.3 The northern edge of the site is bounded by Oakhurst and Thornleigh (Dol Ddraenen) to its north west. A historic woodland can be found south and southeast of the site. The east and south of the site are bounded by hedgerows and open fields. The site is publicly accessible and several Public Rights of Way (PROW's), including footpaths ABE/1 and ABE/2 run from east to west through the site.

3.4 The site is mostly open grassland with existing playing pitches to the west and arable agricultural land to the east and south. Woodland occupies a small portion of the site, towards the west. The existing playing pitches are linked to Ysgol Morgan LLwyd, a local secondary school located to the immediate west across Cefn Road.

3.5 The surrounding areas around the site are largely characterised by existing residential dwellings, and community facilities. To the north and west of the site are built up urban areas, comprised of detached, semi-detached and terraced properties.

3.6 The area adjacent to the west of the site also offers a range of services mainly within a small parade of retail premises including a convenience store, takeaway restaurants, pharmacy and hairdresser. Border Retail Park and an Asda Superstore are within a 25 minutes' walk from the site. A wider range of retail outlets are available in Wrexham town centre, 2km to the west, and on Wrexham Industrial Estate, 2.5km to the east.

3.7 Erlas Victorian Walled Garden is a community garden located adjacent to the site's north east limit. Acton Park is the closest large park, 2km north west of the site.

3.8 Queensway Sports Complex, home to the Wrexham Athletics Club and North Wales Crusaders rugby league club, is located 1.5km southwest of the site. Its facilities include: a swimming pool, gymnastics gymnasium, squash courts, 3G sport turf and athletics tracks and field.

3.9 Wrexham is served by two railway stations: Wrexham General Station and Wrexham Central Railway Station both located approximately 4km from the site.

3.10 There are bus services that run through Hullah Lane and Sutton Drive, and to the north through Holt Road and St. Andrew Crescent, the services are as follows:

- Stagecoach line 5: Wrexham Bus Station (Wrexham)to Chester Railway Station (Chester);
- Arriva Bus lines 7 and 8: Wrexham Bus Station to Caia Park;
- Arriva Bus line 35: Wrexham Bus Station to Plas.

Site History

3.11 The site consists of a number of fields, with the Victorian Walled Garden and Wrexham Ruby Club to the north. Historic maps depict the site comprising of a number of field boundaries of varying sizes. Large trees and/or hedgerows are visible at the majority of the field boundaries, indicating their presence for sometime.

3.12 The settlements surrounding the site extend up to its western and northern edges. A collection of buildings labelled as Bryn-Estynare located to the north-east of the application site, with a small building labelled as Perth-y-biand Warn House to the east, and a collection of buildings labelled as Llwyn Knottia to the south-east of the application site. Cefn Park and associated features are visible to the south of the site.

Environmental Context

LVIA

3.13 From a landscape and visual perspective, the Site contains no rare, notable or unique landscape features and would not be considered to represent a 'Valued Landscape' in terms of the NPPF. The Site is not the subject of any statutory landscape designation which indicates that it is important at a national or regional scale.

3.14 The Site is allocated for residential development (KSS2) within the adopted Wrexham Local Plan. Upon adoption of the Local Plan, land identified as part of the allocation was removed from land designated as Green Barrier. Therefore, the Site is no longer subject to this designation.

3.15 An assessment of the effects of the Proposed Development on LVIA is presented in **Chapter 6: LVIA.**

Ecology and Nature Conservation

3.16 No national statutory designated sites were located within 2 km of the site. Three non-statutory designated sites were located within 2 km of the site, including;

- Cefn Park Local Wildlife Site (LWS)
- Borras Bog LWS
- Errdig Estate LWS

3.17 The site consists of grassland pasture and arable agricultural land with field boundaries including mature hedgerows and tree groups and a small area of mature woodland. Mature trees are found mostly along the phase 1 boundary

3.18 An ecological survey highlighted a number of badger setts across the sites which will require a 30m easement to guarantee the protection of the habitat. The locations of these setts are confidential.

3.19 The habitat plan identifies that bats are known to pass through the site having been sighted on the middle portion and to the south of the site, mostly between the site's western border and the existing woodland, and close to Wrexham Rugby Club.

3.20 An assessment of the effects of the Proposed Development on Ecology is presented in **Chapter 7: Ecology and Nature Conservation.**

Cultural Heritage

3.21 There are no designated heritage assets within the site boundary. There are no World Heritage Sites, Registered Battlefields, Registered Historic Parks or Gardens, Conservation Areas, or Scheduled Monuments within the 1km study area.

3.22 There are nine Grade II Listed Buildings within the 3km study area for heritage assets;

- Cefn Park (including attached stableyard range to N), early/mid-18th century Georgian mansion with later additions.
- 95 Dean Road
- Pavilion including attached Skittle Alley at Cefn Park
- Cefn Park Lodge, mid to late 19th century gate lodge to the Cefn Park Estate
- Gates and gate-piers at Cefn Park Lodge
- Ice-house to NW of Llwyn Onn Hall Hotel, late 18th or 19th century ice house, Llywyn Onn Hall Hotel
- No.93, Dean Road (W Side)
- The Lodge, Jeffreys Road (W Side)
- Cherry Hill, Borras Park Road (N Side)

3.23 The regional Historic Environment Record for Clwyd-Powys holds details for 154 recorded archaeological monuments and findspots (excluding designated assets), and 5 archaeological events, within the 1km study area.

3.24 The five archaeological events includes two HE1 assessments on Erlas Hall (51638) and Tyn Twll (51982), as well as a photographic survey at Tyn Twll Farm (129203). Archaeological evaluation was undertaken at Holt Road in 2020 (164331), with archaeological recording and monitoring in 2024 at 4 Oaklands Avenue (218129).

3.25 Evaluation at Holt Road (164331) took place 0.63km north-east from the proposed development. Investigations revealed prehistoric circular features, interpreted as pits and clamp ovens, as well as post-medieval pottery associated with the

occupation of Bryn Estyn Court and a possible quarry feature. Archaeological monitoring at 4 Oaklands Avenue (218129) is situated 0.48km north-west from the proposed development.

3.26 An assessment of the effects of the Proposed Development on Cultural Heritage is presented in **Chapter 8: Cultural Heritage.**

Transport and Access

3.27 Cefn Road forms the western boundary of the Site and forms a north-south route along the eastern side of Wrexham, providing access to the Caia Park residential area and providing connections for the A534 to the north and A525 to the south.

3.28 Bryn Estyn Road runs along the northern edge of the Site. It has the character of a rural lane and connects the Greyhound Roundabout in the west to the industrial estate to the east. It also provides access to the Erlas Victorian Walled Garden. To the east of the Walled Garden the road is closed to motor vehicles so the connection to the east is for cyclists and pedestrians only.

3.29 Pedestrian facilities in the vicinity of the Proposed Development include formal footways, shared footways/cycleways, and public rights of way (PRoW). Through the Site, two PRoW footpaths cross the northern area and a bridleway passes along the southern boundary of the Site.

3.30 Bryn Esty Road is an advisory cycle route that leads to Wrexham Industrial Estate and there will be an access point onto Bryn Estyn Road from the Site facilitating direct access for cyclists between the Site and this cycle route to the Industrial Estate.

3.31 There are several bus stops located within a 400 metre walk from the edge of the Site. The closest bus stops are located on Sutton Drive outside Ysgol Morgan Llwyd, with stops also located close by to the north on St Andrews Crescent. Circular routes operating from Wrexham Bus Station and provide good accessibility during the day to Wrexham Town Centre. All services start and terminate at Wrexham Bus Station.

3.32 The Transport Assessment highlighted that the highly sustainable nature of the KSS2 site location has already been established through the LDP site allocation process given that it benefits from proximity to a wide range of local facilities providing the potential to make it a very well-connected development. These local active travel connections to key facilities have been explored in detail within the Transport Assessment and it has been demonstrated that walking and cycling will be highly attractive.

3.33 An assessment of the effects of the Proposed Development on Transport and Access is presented in **Chapter 9: Transport and Access.**

Air Quality

3.34 There are currently no Air Quality Management Areas (AQMA) declared in North Wales.

3.35 WCBC monitors NO_2 using diffusion tubes at 26 locations, including one diffusion tube triplicate site which is co-located with an automatic monitoring station which is part of the Automatic Urban and Rural Network (AURN). The AURN site is located approximately 2.5 km southwest of the Proposed Development. Therefore, it is not representative of the conditions at the Proposed Development.

3.36 There are four NO_2 diffusion tube monitoring sites within 2 km of the Proposed Development. Monitoring results indicate that annual mean concentrations of NO_2 were below the NO_2 annual mean objective at the identified monitoring sites during 2018-2022. The results also indicate that the short-term objective for NO_2 was unlikely to be exceeded at the identified monitoring sites as monitored annual mean concentrations were well below the indicative screening concentration.

3.37 WCBC has one PM_{10} and $PM_{2.5}$ monitoring location. This is at the automatic station AURN. As discussed, this AURN is not representative of the conditions at the development site.

3.38 An assessment of the effects of the Proposed Development on Air Quality is presented in **Chapter 10: Air Quality.**

Noise and Vibration

3.39 In general, the environmental sound climate at and around the site is characterised by local and distant road traffic noise, typical of a suburban semi-rural location. The dominant sources of distant road traffic noise across the site are Wrexham Road (A534) and the Llan-y-Pwll Link Road (A5156). In the vicinity of local road links considered within this chapter, road traffic noise from the closest road link becomes the dominant source.

3.40 Noise Sensitive Receptors (NSRs) are identified within the study area and include residential, school, outdoor amenity or sports facility receptors. The residential NSRs and Morgan Llwd School are considered to have high sensitivity. Erlas Gardd Furiog Fictoraidd and Clwb Rygi Wrecsam are considered to have low sensitivity.

3.41 An assessment of the effects of the Proposed Development on Noise and Vibration is presented in **Chapter 11: Noise and Vibration.**

Flood Risk and Drainage

3.42 There are no watercourses present on the site and the site is in Flood Zone 1, which identifies the area as having a low probability of flooding.

3.43 Some areas of the site are naturally vulnerable to surface water flooding and have the possibility to flood due to extreme rainfall events. These areas are at the edge of the site and within the woodland at the centre of the site and therefore will have less impact on the design proposals.

3.44 An assessment of the effects of the Proposed Development on Flood Risk and Drainage is presented in **Chapter 12: Flood Risk and Drainage.**

Agricultural Land

3.45 Agricultural land in Wales is graded between 1 and 5, depending on the extent to which physical or chemical characteristics impose long-term limitations on agricultural use. The Site extends to 40.27ha, including 31.1ha of agricultural land, which has been classified as mostly best and most versatile (BMV) quality agricultural land Grades 2 and 3a.

3.46 An assessment of the effects of the Proposed Development on Agricultural Land is presented in **Chapter 13: Agricultural Land.**

Minerals

3.47 The British Geological Survey (BGS)[4] show on their GeoIndex website that the site is mainly underlain by Devensian Glaciofluvial Sheet Deposits, which comprise sands and gravels.

3.48 A small part of the site to the west is shown to be underlain by Devensian Till or Diamicton, which comprises mixed sands, silts, clays and gravels.

3.49 The BGS show these superficial deposits are underlain by the Salop Formation, which comprises mudstone, sandstone, and conglomerate.

3.50 There are no historical BGS borehole records within the site boundary. One record (SJ35SE22) is around 100m southeast of the site. The borehole was 25m deep and shows an overall grading (through particle size density testing) of 92% sand and gravel (83% sand). The testing does however show a higher fines content in the higher lying deposits.

3.51 An assessment of the effects of the Proposed Development on Minerals is presented in **Chapter 14: Minerals.**

Summary

3.52 The chapter has presented a description of the Site including a description of the location, a brief site history and a description of its surrounding area. Based on the information presented in this chapter, the main environmental characteristics of the Site have been identified as follows:

- The Site in its current form is previously undeveloped agricultural land located to the east of Cefn Road, Wrexham.

- The surrounding areas around the site are largely characterised by existing residential dwellings, and community facilities. To the north and west of the site are built up urban areas, comprised of detached, semi-detached and terraced properties.
- The site is accessible by a range of transport modes;
- The site is located within Flood Zone 1;

3.53 These identified constraints have been taken into account in the development of the proposals to ensure a thorough iterative design process and through the identification of appropriate mitigation measures as presented in **Chapter 5: The Proposed Development.**