Landscape and Visual Impact Assessment



Erlas Park, Wrexham

17th February 2025

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Tyler Grange

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Contents:

Summary

Section 1: Introduction and Site Context 3

Section 2: Methodology 4

Section 3: Landscape Setting 8

Section 4: Planning and Evidence Base 12

Section 5: Landscape Character 19

Section 6: Visual Baseline 28

Section 7: The Proposals, Mitigation Measures and Enhancements 31

Section 8: Assessment of Likely Effects 34

Section 9: Conclusion 44

Appendices:

Appendix 1: Parameter Plan

Appendix 2: Phasing Plan

Appendix 3: Illustrative Masterplan

Appendix 4: TG Assessment Criteria Tables

Appendix 5: Special Landscape Areas Study (January 2017) extract

Appendix 6: Wrexham Supplementary Planning Guidance: Landscape Character Area Guidance (Adopted March 2007) SPG

Appendix 7: Planning Guidance Note 19 Wrexham Town's Character Areas map extract

Appendix 8: Planning Guidance Note 34 Clwydian Range and Dee Valley Area of Outstanding Natural Beauty extract

Appendix 9: TG Assessment of Landscape Effects

Appendix 10: TG Assessment of Visual Effects

Plans:

Plan 1: Site Location (Figure 6.1: 13539/P01d)

Plan 2: Site Context (Figure 6.2: 13539/P02d)

Plan 3: Landscape Planning Policy (Figure 6.3: 13539/P03f)

Plan 4: Published Landscape Character (Figure 6.4: 13539/P04d)

Plan 5: Topography (Figure 6.5: 13539/P05d)

Plan 6: Zone of Theoretical Visibility (Figure 6.6: 13539/P06d)

Plan 7: Photoviewpoint Locations (Figure 6.7: 13539/P07e)

Plan 8: Photosheets (Figure 6.8: 13539/P08d)

Plan 9: Landscape Strategy Plan (Figure 6.9: 13539/P10b)

Summary

Assessment Context and Scheme Description

S.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Tyler Grange Group Limited on behalf of Haworth Group to accompany an outline planning application for residential development at land known as 'Cefn Park, Wrexham' (hereby referred to as 'the Site').

S.2. The Proposed Development is described as: *"Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space, SUDs and a wastewater treatment plant (if necessary) with all matters reserved except for detailed means of primary highway access."*

Key Findings and Conclusion

S.3. The Site contains no rare, notable or unique landscape features and would not be considered to represent a 'Valued Landscape' in terms of paragraph 6.3.3 of the PPW (Edition 12, February 2024). The Site is not the subject of any statutory landscape designation which indicates that it is important at a national or regional scale.

S.4. The Site has intervisibility with Clwydian Range and Dee Valley AONB and existing/proposed revised Special Landscape Areas in the landscape surrounding Wrexham. It is judged that the Proposed Development will have negligible effect upon all these designations by Year 15, although mitigation planting is required to minimise potential adverse perceptions of the development upon the SLA to the south of the Site.

S.5. During the Construction Phase, the Proposed Development will introduce features and elements which are discordant with both the surrounding farmland and the adjoining townscape area. Due to the settled and industrial character of the wider landscape, views of construction activities are unlikely to form an unexpected component of views. During the Operation Phase, the Proposed Development will result in an urbanising influence particularly upon the Site , the adjoining landscape and nearby views but any adverse effects will be reduced to 'Minor Adverse' in all instances by Year 15 as a result of the mitigation planting which will integrate the proposal into the landscape, enhance the green contribution of the Site within views and enhance the character of the surrounding townscape by improving the contribution of the Site to the street scenes and sense of place of the settlement.

S.6. In terms of compliance with the relevant landscape policies of the Wrexham Local Development Plan (LDP) 2013 - 2028 (Adopted 20th December 2023), it is apparent that, through the formulation of the proposed Landscape Strategy, the Site can be progressed in a sensitive and appropriate manner to avoid unacceptable landscape and visual effects during the operation phase and subject to agreement with the Council on detailed design items held for the reserved matters stage. Where adverse effects arise, mitigation has been proposed to reduce the degree of harm and to provide a characteristic scheme that assimilates into the landscape and adjoining townscape character area.

Section 1: Introduction and Site Context

Background

1.1. Tyler Grange Group Limited (TG) has been appointed by Harworth Group to undertake a Landscape and Visual Impact Assessment (LVIA) to accompany an outline planning application for residential development of both Phase 1 and Phase 2 (up to 900 residential dwellings) at land known as 'Erlas Park, Wrexham' (hereby referred to as 'the Site'.

1.2. TG provided previous advice in relation to landscape planning and ecology matters in 2020 to inform the evolution of a concept masterplan with associated inputs into a vision document to promote the Site through the Development Plan Process. As such, the masterplan design has been developed with landscape and views in mind.

1.3. This LVIA has been prepared and reviewed by Chartered Members of the Landscape Institute (CMLI).

Description of Development Proposal

1.4. The proposed developed is described as:

1.5. *"Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (playing fields, open space and SUDs attenuation with all matters reserved except for detailed means of primary highway access."*

1.6. The Phase 1 Parameters Plan is provided in **Appendix 1** and the proposed Phasing Plan is provided in **Appendix 2**. The site-wide Illustrative Masterplan is provided in **Appendix 3** to illustrate the proposed future context of the Site.

Site Context

1.7. The Site location and its surrounding context are shown on **Plan 1** and **Plan 2**.

1.8. The Site comprises fields used for either agricultural (arable) purpose or recreational purposes, the latter by Wrexham Rugby Club. The Site adjoins the settlement of Wrexham with the predominantly residential ward of Catrefle the west and Rhosnesni to the north.

1.9. The Site is bound to the west mainly by Cefn Road but also Oakhurst (road) and the curtilages of residential dwellings off Cefn Road and Thornleigh (road). The Site is bound to the north by Bryn Estyn Road. The Site is bound to the east by the curtilage Old Bungalow Garage (business) and smallholding and by the wider KSS2 (south) adopted LDP allocation, which comprises further agricultural and recreational land uses. The access track to Cefn Park Farm (farmstead) and Cefn Park Container Storage (business) bounds to the southern boundary of the Site.

Section 2: Methodology

2.1. The LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The nature of effects of the proposed development upon discrete character areas and/or character types; and
- Visual Context: The nature of effects of the proposed development on views from visual receptors, and upon the amenity value of the views.

2.2. The approach taken in the preparation of this report is considered appropriate and proportional in the context of the professional guidance published by the Landscape Institute.

2.3. This report has been undertaken in accordance with the following guidance:

- An Approach to Landscape Character Assessment, Natural England, 2014;
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and IEMA, 2013; and
- Assessing Landscape Value Outside National Designations, Technical Guidance Note 02/21 Landscape Institute, 2021.

2.4. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) means "*an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors*".

2.5. Changes to landscape character can arise as a result of:

- Changes to the fabric of the landscape including either the loss of key elements or introduction of incongruous features which can alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

2.6. Changes to views will occur where there is alteration of an existing view in terms of elements present and their distribution or dominance.

2.7. The assessment process is set out in further detail below but involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;
- Assessment of potential effects on identified receptors; and
- Proposed mitigation measures.

2.8. For clarity, criteria that relate to judgements on the assessment of effects of the proposed development have been set out in more detail and contained at **Appendix 4**.

Baseline Appraisal

2.9. In order to establish the degree of change arising from the proposed development of the Site and the extent to which that change will affect local receptors, it is important to understand the existing situation and site context in terms of amenity, availability of views and the landscape character areas associated with the local area. The baseline appraisal process is a crucial part of any assessment and includes:

- A desktop and on-site appraisal of the landscape features and topography of the area;
- The identification of relevant designations at national and local level;
- The review of relevant planning policy and evidence base;
- An on-site review of the character of the Site and its surroundings;
- The review of relevant published landscape character assessments;
- Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

2.10. TG conducted fieldwork on the 12th January 2024 and 13th February 2024 to analyse the landscape character of the Site. Access to the Site itself was constrained to Public Rights of Way routes.

2.11. In June 2022, Public Rights of Way (PRoW) Footpath 'Abenbury 20' was identified through the public consultation process. PRoW Footpath 'Abenbury 20' had not been considered as part of the initial assessment. This report has been updated in to include people using the PRoW as a visual receptor.

Identification of Receptors and Their Sensitivity

2.12. The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.

2.13. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context. Professional judgement plays an important role in the landscape and visual appraisal process where the analysis of landscape character and visual amenity is both a subjective and objective process. The latest GLVIA (3rd Edition) places an emphasis on professional judgement as opposed to a formulaic approach;

however, a transparent appraisal process should still be evident, and the analysis process seeks to provide a narrative.

Identification of Receptors

2.14. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Proposed Development Receptors that are identified but then deemed to not be affected by the Proposed Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

2.15. Landscape sensitivity is dependent on:

- The susceptibility of the landscape to the type of change proposed; and
- The value placed on the landscape.

2.16. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

Visual Sensitivity

2.17. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:

- The location and context of the viewpoint;
- The expectations and occupation or activity of the receptors; and
- The importance of the view.

2.18. Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.

2.19. In order to assist in understanding the application of sensitivity to landscape and visual receptors, **Appendix 4** sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

2.20. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation. The effects are assessed at Year 1 post-construction based upon the

Parameters Plan provided in **Appendix 1** and at Year 15 based upon the Illustrative Masterplan is provided in **Appendix 2** with landscape mitigation.

2.21. The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.

2.22. The magnitude of change lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible.

2.23. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:

- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
- Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
- Affects strategic and important views in addition to the visual context of receptors and over what extent.

Level of Effect Criteria

2.24. Best practice guidelines stipulate that the level of any landscape related effect should be evaluated, both during the construction works and following completion of the development. The assessment of potential and residual effects is based upon the thresholds as contained at **Appendix 4.**

2.25. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.

Mitigation Measures

2.26. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.

Section 3: Landscape Setting

Designations

3.1. Designations of relevance to this assessment and present within the wider area of the Site are included on **Plan 3**.

3.2. The Site is not covered by any landscape-related statutory or non-statutory designations. The closest statutory landscape designation is The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) located c.7.13km west of the Site whilst the closest non-statutory designation is a Special Landscape Area encompassing Balloon Hill c.165m south of the Site.



Photograph 1. Taken from eastern boundary of the most southerly Phase 1 development parcel looking south-west towards the Clwydian Hills which form part of The Clwydian Range and Dee Valley AONB.

3.3. Cadw[i] records do not show any heritage assets within the Site. The closest heritage asset to the Site is Grade II Listed Cefn Park Lodge c. 140m south of the Site.

Settlement and Land Use

3.4. The Site is located beyond the existing settlement limit of Wrexham which extends to the north and east of the Site and, as such, the Site comprises greenfield land. Wrexham Rugby Club utilises the southern end of the northern parcel of the Site for recreational purposes and utilise land within the wider KSS2 (south) allocation to the east of the Site. The remainder of the Site and wider KSS2 (south) allocation is in agricultural use and connects with wider farmland in the countryside to the east of Wrexham.

3.5. Built form adjoining the Site includes Hullah Farm and associated outbuildings and comprise mainly two storey residential dwellings with predominantly brick and rendered facades reflecting the appearance of dwellings within the wider settlement (Photograph 2). Bungalows and detached properties are present along Bryn Estyn Road to the north of the Site (Photograph 3).



Photograph 2. Taken from Hullah Lane c.0.15km west of the Site looking east.



Photograph 3. Taken from Dean Road c.0.22km west of the Site looking south-east

3.6. Erlas Centre is present to the north-east within wooded grounds adjoining the wider KSS2 (south) emerging draft allocation, which are partly identified as ancient woodland. The curtilage contains the Erlas Victorian Walled Garden. The built form of the complex includes a Tudor style building and more modern additions (Photograph 4).



Photograph 4. Taken from Bryn Estyn Road looking south towards Erlas Centre complex.

3.7. The countryside surrounding the Site includes scattered farmsteads and businesses traditionally brick built (Photograph 5).



Photograph 5. Taken from Public Rights of Way Footpath 'Abenbury 12' looking north-east towards Cefn Park Farm (farmstead) and Cefn Park Container Storage (business) adjoining the Site.

3.8. Wrexham Industrial Estate located 1.52km east of the Site comprises mainly box warehouses and is located within the countryside to the east of the Site beyond which the farmland extends to include the River Dee corridor and beyond into the English county of Cheshire (**Photograph 6**).



Photograph 6. Taken from the Site looking east towards Wrexham Industrial Estate.

Access and Rights of Way

3.9. The Site is traversed by PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' which connect with Footpath 'Abenbury 3' to the east of the Site. ProW Footpath 'Abenbury 20' also traverses the Site connecting the junction of Thornleigh and Oakhurst with Footpath 'Abenbury 1'. PRoW Bridleway 'Abenbury 11' runs adjacent to the southern boundary of the Site. The above PRoW connect to the wider PRoW network which traverses the countryside to the east and south of the Site and extends across the Dee Valley Floodplain. Comparatively shorter sections of PRoW are also present within the adjoining settlement including PRoW Footpath 'Bieston 1' which links with Bryn Estyn Road to the north of the Site.

3.10. A network of Public Rights of Way is also found to the west of Wrexham extending into the Clwydian Hills and The Clwydian Range and Dee Valley AONB therein.

3.11. The Site is directly accessible via gated entrances off the access track to Cefn Park Farm (farmstead) and Cefn Park Container Storage (business), off Cefn Road and Thornleugh (road).

Topography and Hydrology

3.12. The Site extends onto the top and along the upper east-facing slope of a hill between a height between c.77 and 85 metres Above Ordnance Datum (AOD). The land falls towards Wrexham Industral Estate and the Dee Valley floodplain beyond in the east. To the west of Cefn Road, the topography falls towards the River Clywedog in a valley between the settlement and the rising slopes of the Clwydian Hills. The topography of the Site's context is shown on **Plan 5**.

3.13. The River Dee flows through the valley to the east whilst the River Clywedog flows through the valley to the west of Wrexham. A number of smaller watercourses within the countryside form part of their tributaries. There are no watercourse or ponds within the Site however there are a number of ponds within the countryside surrounding Wrexham included within the woodland adjoining the Site.

Vegetation and Field Pattern

3.14. The Site largely comprises arable fields which forms a component of the farmland to the east of Wrexham. A network of hedgerows with hedgerow trees define the field pattern and connect to parcels of woodland thereby creating linkages within the wider green infrastructure (GI) network. A small woodland containing a pond adjoins the Site. The hedgerow network within the wider landscape is gappy and appears denuded in places. Stretches of hedgerow are also replaced by fencing.

3.15. An area of ancient woodland adjoins the northern boundary of the wider KSS2 (south) allocation within the grounds of the Erlas Centre.

3.16. Historic ordnance survey mapping indicates that the field pattern of the Site has been disturbed to the north and south of the Site to create larger parcels. The layout of the fields overall reflects the irregular pattern of the wider landscape.

Summary

- The Clwydian Range and Dee Valley AONB is located c.7.13km west of the Site within the Clwydian Hills;
- A Special Landscape Area encompassing Balloon Hill c.165m south of the Site;
- The Site does not contain or adjoin any designated heritage assets however a number of listed buildings are scattered within the wider countryside including Grade II Listed Cefn Park Lodge to the south of the Site;
- The Site extends onto the top and along the upper east-facing slope of an hill between a height between c.77 and 85 metres Above Ordnance Datum (AOD). The topography falls to the east of the Site into the Dee River valley floodplain and to the west of Cefn Road into the River Clywedog valley;
- The Site is located within the countryside to the east of Wrexham which is dominated by mixed arable and pastoral farming land uses. Wrexham Industrial Estate is located c. 1.52km east of the Site within the adjoining countryside;
- The wider KSS2 (south) allocation adjoins the grounds of the Erlas Centre which contains ancient woodland;
- PRoW Footpaths 'Abenbury 1', 'Abenbury 2' and 'Abenbury 20' traverses the Site. PRoW Bridleway 'Abenbury 11' runs adjacent to the southern boundary of the Site. These footpaths form components of a rural network of paths to the east and south of Wrexham;
- The field parcels within the Site are defined by hedgerows with hedgerow trees and fencing. This is reflective of the wider countryside. The hedgerows connect to small woodland parcels; and
- The field parcels within the Site are irregular in shape and the layout of the fields has been disturbed however the pattern remains reflective of the wider landscape pattern.

Section 4: Planning and Evidence Base

National Planning Context

Planning Policy Wales (Edition 12, February 2024) ('PPW')

4.1. This document sets out the land use planning policies of the Welsh Government which are supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars and policy clarification letters. Together with the Minerals TANs, these documents comprise national planning policy.

4.2. The primary objective of PPW:

'is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well functioning planning system is fundamental for sustainable development and achieving sustainable places.'

4.3. PPW states that:

'The national sustainable placemaking outcomes …. should be used to inform the preparation of development plans and the assessment of development proposals.'

4.4. Sections 3 (Strategic and Spatial Choices) and Section 6 (Distinctive and Natural Places) are most relevant with regards to landscape considerations.

4.5. Paragraphs 3.9 and 3.10 confirm that:

'3.9 The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

3.10 In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the.' existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.'

4.6. Paragraph 6.3.5 also notes that:

'The statutory landscape designations that apply in Wales are National Parks, and AONBs. Planning authorities have a statutory duty to have regard to National Parks and AONB purposes.

This duty applies in relation to all activities affecting National Parks and AONBs, whether those activities lie within, or in the setting of, the designated areas.'

4.7. Furthermore, para. 6.3.9 states that:

'The special qualities of designated areas should be given weight in the development planning and the development management process. Proposals in National Parks and AONBs must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable.'

4.8. Furthermore, paragraph 6.3.12 states that:

'Planning authorities should provide for the conservation and, where appropriate, enhancement of local landscapes. This may include policies for landscape features, characteristics and qualities of local significance, and the designation of Special Landscape Areas (SLAs).' .... 'LANDMAP and any associated landscape character assessments (including the register of historic landscapes in Wales) should be used to inform local landscape policies and SPG, and to help identify or revise SLAs.'

Technical Advice Notes

4.9. Each (TAN) provides detailed planning advice on a different subject. TAN12 'Design' (2016) is of relevance to this assessment.

TAN 12: Design (2016)

4.10. The purpose of TAN12 Design (2016) is to provide advice to all involved in the design of development in the facilitation of 'promoting sustainability through good design' and 'planning for sustainable buildings.'

4.11. Within 'Section 4: Delivering Good Design', the following advice is provided in relation to landscape and visual considerations. When considering 'appraising character', TAN12 identifies a number of factors that should be considered, including the following (paragraph 4.8):

- Topography;
- Use of materials;
- Architecture and historic quality;
- Landscape character;
- Field patterns and land use patterns;
- Distinctive views (in and out of the site);
- Skylines and vistas;
- Boundary treatments; and

- Locally distinctive features.

4.12. Specific mention of landscape appraisal is considered at paragraph 4.11, stating that:

'Appraisal of the landscape should focus on its quality in terms of geology and geomorphology, vegetation and habitats, visual and sensory quality and historic and cultural quality. "LANDMAP" is one method of assessment which has the potential to provide a framework and information base from which good design and management can be developed.'

4.13. The legibility of an area is also identified when considering appraising character, with appraisals of legibility to concentrate on landmarks, including landmark buildings or landscape features, junctions, views and vistas, barriers and boundaries.

4.14. Within Paragraph 5.5.1. it is considered that:

'the way in which development relates to its urban or rural landscape... context is critical to its success. Because of this, an understanding of landscape quality, including its historic character, is fundamental to the design process.'

4.15. Adding to this, the text goes on to consider that good design is dependent on working with the natural constraints and historic character of the landscape, stating in paragraph 5.5.2 that:

'It is particularly important that proposals to amend or create new landscape are not considered as an afterthought and that the long-term impact of development on the landscape is fully understood.'

4.16. TAN12 also identifies the importance of taking into consideration the landscape qualities of settlements, including its contribution to views and links to the open countryside and historic character within the design process.

Future Wales – the National Plan 2040 (2021)

4.17. Future Wales is the highest tier of development plan within Wales and contains strategic priorities and policies. Policies relevant to landscape and visual matters are:

- Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking: This policy states that development should integrate GI and be informed GI Assessments.
- Policy 9: Resilient Ecological Networks and Green Infrastructure: Decision makers will expect GI assets be secured where practical to secure resilient and multi-functional benefits.
- Policy 15: National Forest – The Welsh government targets to increase woodland cover to include community woodland. Woodland creation can contribute towards this policy.

Statutory Development Plan Policy

Local Planning Policy

4.18. The Site lies within the administrative area of Wrexham County Borough Council. The current adopted Development Plan relevant to the Site is the Wrexham Local Development Plan (LDP) 2013 - 2028 (Adopted 20th December 2023) . This section should be read in conjunction with **Plan 3**.

4.19. Adopted policies relevant to landscape and visual matters are:

Policy SP4: KSS2: Land East of Cefn Road, Wrexham:

4.20. Land is allocated east of Cefn Road, Wrexham as shown on the proposals map to deliver a residential led mixed use scheme with a minimum of 1680 new homes, 1580 of which will be delivered within the plan period. Development will include an element of affordable housing and associated community uses, along with necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

- Necessary Infrastructure:
- Highway improvements to address known infrastructure capacity constraints at the Greyhound roundabout;
- Ensuring connectivity between the land north and south of Bryn Estyn Road;
- Education: on site provision of a 420 place primary school, contributions towards secondary provision in the vicinity of the site and the retention of existing (65,393 m^2) of playing fields for Ysgol Morgan Llwyd;
- Public open space;
- Community and leisure facilities, including the retention of the Erlas Victorian Walled Garden;
- Active Travel; and
- Public transport.

Policy SP6: Green Wedge

4.21. Green Wedges are designated between the following settlements as shown on the proposals map:

Wrexham and Wrexham Industrial Estate [...]

Green wedge designations will ensure protection of the openness of the land only for the Plan period and will be reappraised as part of future Plan reviews. In this way the green wedge designations will work with the settlement boundaries (policy SP2) to allow for appropriate spatial growth in the long term.

4.22. It is noted that the Green Wedge boundary has been amended as part of the adopted LDP2 to take account of the KSS2 allocation. Built form on-Site will be located fully within the KSS2 allocation boundary, safeguarding the Green Wedge and ensuring no harm to openness and coalescence.

Policy SP11: Transport and Accessibility

4.23. This policy has been developed to improve Wrexham's transport network, including the development of coverage of the active Travel Network across Wrexham to promote increased use of walking and cyclng as safe, viable and sustainable alternatives to the car.

Policy SP12: Design Principles & Masterplanning Framework

4.24. All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the masterplanning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Policy SP14: Natural Environment

4.25. Development will only be permitted where it seeks to protect, conserve and enhance the natural environment including:

- Special Areas of Conservation, Special Protection Areas, and Ramsar Sites;
- Sites of Special Scientific Interest and National Nature Reserves;
- Protected Species and their habitat;
- The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty
- Local Wildlife Sites;
- Local Nature Reserves;
- Special Landscape Areas;
- Natural landscape features and Green Infrastructure such as trees, hedges and woodland which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;
- The quality of natural services including water, soundscape, air and soils; and
- Habitats and species of principal importance to Wales.

Policy SP19: Green Infrastructure

4.26. Wrexham's distinctive natural heritage provides a network of green and blue infrastructure. Protection, conservation and enhancement of natural heritage networks needs to be reconciled with the benefits of development.

4.27. Development will be required to maintain the extent, quality and connectivity of multifunctional green infrastructure on or near a site, and, where appropriate to enhance it by:

i. Creating new interconnected areas of green infrastructure between the proposed site and the existing network;

ii. Filling gaps in the existing network to improve connectivity;

iii. Protecting the features most valuable for both nature and people; and

iv. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets on a site-specific basis.

Policy NE3: Trees, Woodlands and Hedgerows

4.28. Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services.

4.29. Development affecting all existing and new proposed woodlands should:

i. Support proposals which assist in the respectful and appropriate use and protection of woodlands and boundary edges;

ii. Promote sustainable management to deliver multiple benefits; and

iii. Support the relevant aims and objectives of the Wrexham Tree & Woodland Strategy 2016-2026 and all subsequent amendments.

4.30. Where adverse effects cannot justifiably be avoided and sustainable integration is not possible then adequate mitigation will be required. In such cases development should include proposals for the planting of new trees, woodlands, and hedgerows within the site, ensuring connectivity between proposed and existing green infrastructure.

Policy NE4: Area of Outstanding Natural Beauty

4.31. Within the Area of Outstanding Natural Beauty (AONB), development will only be permitted where it conserves or enhances the natural beauty of the area and its setting. Development proposals that are outside, but closely interlinked with the AONB must not have an adverse impact on the natural beauty of the AONB.

Policy CF1: Protection of Existing Open Space, Sport and Recreation Facilities

4.32. Development will be expected to protect, manage and enhance the existing network of open spaces and to provide alternative provision to offset loss.

Policy CF2: Provision of New Open Space

4.33. The Proposed Development will be expected to provide public open space in accordance with the standards set out in the most up to date open space study.

Policy T2: Active Travel

4.34. The purpose of this policy is to improve the current Active Travel Network and increase opportunities to improve levels of walking and cycling by ensuring new developments contribute to the advancement of the network and include design features and facilities that help to promote Active Travel as a viable alternative to the private car. This policy should be read in conjunction with the masterplanning framework and KSS schematic plans.

SPG, Planning Guidance Notes and Evidence Base

Summary

To comply with relevant planning policy and guidance, the proposed development should:

- Enhance the characteristics and qualities of the landscape by consideration of views towards the Site and the treatment of the Site boundaries.
- Enhance the characteristics and qualities of Wrexham by contributing to the creation of an attractive development which reinforces the distinctiveness of the settlement with regards to the natural, built and cultural environment. The development should be well related to adjoining development with regard t scale, height, density, layout, materials and landscaping.
- Ensure that the parameter plans are informed by multi-disciplinary findings to include landscape character and visual amenity considerations.
- Protect, conserve and enhance the Site's GI and achieve a net gain in GI Provision. Where practical, the GI provision should be integrated with the site's recreational resources;
- Protect, retain and expand the Site's PRoW network to deliver net gains in footpath provision. The PRoW routes should be designed to accommodate horses where practical and connect to retained and/or new open spaces.
- Protect and mitigate the visual amenity of designated landscapes with intervisibility with the Site to conserve valued landscapes in the wider area of the Site and to protect the role of these designations in providing a local sense of place.

Section 5: Landscape Character

5.1. The published landscape character areas of relevance to the Site and their extents are illustrated on **Plan 4** which should be reviewed in conjunction with this section.

5.2. TG have been involved with the potential development of the Site since 2020, when an initial Site visit and high-level desktop study was undertaken to inform the emerging proposals. For the purposes of this report, TG conducted fieldwork on the 12th January 2024 and 13th February 2024 to analyse the landscape character of the Site. Access to the Site itself was constrained to Public Rights of Way routes and the Phase 1 areas.

5.3. The following published landscape character types/areas (LCT/LCA) of relevance to the Site and the Study Area:

- National level: National Landscape Character Area 13: Deeside and Wrexham (NCLA13) [1]
- Regional level: Terrace North & East of Wrexham (Area ID: WRXHMVS057) Visual and Sensory [2]
- Regional level: Llay grasslands (Area ID: WRXHMLH041) Landscape Habitats[5]
- Regional level: Terrace North & East of Wrexham (Area ID: WRXHMCLS126) Cultural Landscape[5]
- Regional level: Borras (Area ID: WRXHMGL080) Geological Landscape[5]
- Regional level: Llan-y-pwll (Area ID:WRXHMHL016) Historic Landscape[5]
- Local level: LCA 8: Gwersyllt, Llay, Gresford, Borras [3]

5.4. The characteristics of the Site that reflect the key characteristics of the above published LCT/LCAs are provided in **Table 2.**

[1] Natural Resources Wales (March 2013) National Character Area NLCA13: Deeside and Wrexham
[2] Natural Resources Wales (accessed January 2022) LANDMAP
[3] Wrexham Supplementary Planning Guidance: Landscape Character Area Guidance (Adopted March 2007) LCA 8: Gwersyllt, Llay, Gresford, Borras

Table 2: Site-Specific Character and the character of the Site in relation to published LCA/LANDMAP Aspect Areas

Characteristic	Description of the Character of The Site	Deeside and Wrexham (NCLA13)	Regional: LANDMAP Aspect Areas					LCA 8: Gwersyllt, Llay, Gresford, Borras
			Terrace North & East of Wrexham (Area ID: WRXHMVS057) Visual and Sensory	Llay grasslands (Area ID: WRXHMLH041) Landscape Habitats	Terrace North & East of Wrexham (Area ID: WRXHMCLS126) Cultural Landscape	Borras (Area ID: WRXHMGL080) Geological Landscape	Llan-y-pwll (Area ID:WRXHMHL016) Historic Landscape	
Topography	The Site extends onto the top and along the upper east-facing slope of a hill between a height of c.77 and 85 metres Above Ordnance Datum (AOD).	The Site is located on a slope towards the River Dee and exhibits localised variation. The Site is characteristic of NCLA13 in this aspect. The Site is not associated with the flat floodplain.	The undulating farmland is characteristic of this aspect area and is located on a slope.	The Site does not contain kettle hole features and the topography does not appear to be influenced by old sand and quarry workings.	Not relevant to the published character of this aspect area	The Site lies within an aspect area forming part of the glacial and fluvioglacial 'Wrexham Delta Terrace' complex but does not does not contain kettle holes and the topography does not appear to be influenced by old sand and quarry workings.	The Site does not appear to be influenced by old sand and quarry workings.	The Site forms part of an undulating lowland plateau. The Site does not contain kettle hole features
Green Infrastructure	The Site largely comprises arable farmland and amenity grassland in addition to scattered areas of scrub. The fields are partly defined by hedgerows and hedgerow trees. The Site adjoins a small woodland containing a pond.	The Site does not form part of an incised wooded valley,	The fields are bound by hedgerows with hedgerow trees. The Site lacks woodland cover as is characteristic of this aspect area.	The Site does not contain woodland but adjoins a small woodland parcel. Small woodlands are characteristic of this aspect area.	Not relevant to the published character of this aspect area	The Site does not contain any ponds.	The Site does not contain any lakes or pools which characterise this aspect area.	The Site adjoins an area of woodland but does not contain this habitat type nor open water or mossland.
Blue Infrastructure / Drainage	The Site does not contain any water features. The Site appears to drain naturally.	The Site has intervisibility with and appears to form part of the catchment of the River Dee and associated streams.	The Site lacks ditches and in-field ponds.	The Site is not associated with the River Alyn which influences the character of this aspect area.	Not relevant to the published character of this aspect area	The Site does not contain any ponds.	The Site does not contain any lakes or pools which characterise this aspect area.	The Site is not associated with the River Alyn valley and does not contain any ponds. This LCA is characterised by few ponds.
Tree cover	The Site contains hedgerow trees and adjoins a small area of woodland.	The Site does not form part of an incised wooded valley,	The hedgerows are tree lined as typical of this aspect area. The Site also lacks woodland cover.	The Site adjoins a small woodland.	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	The Site adjoins a woodland but does not contain this habitat. Woodland cover is a characteristic of the Site's rural setting.
Landuse, landscape pattern and boundary treatments	The Site comprises greenfield land in agricultural and recreational use. The field boundaries are reflect the landscape pattern and are defined by hedgerow and fencing.	The Site is characteristic of the wider land uses of mixed pasture and arable.	The Site is dominated by arable farmland and has a generally well defined field pattern.	The Site is dominated by arable farmland but is not associated with parkland, golf courses or a county park.	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	The irregular pattern of the landscape is legible within the Site however the field pattern is disturbed. The field pattern is largely defined by hedgerows with hedgerow trees as characteristic of this	The Site is not associated with sand and gravel quarries and does not comprise restored land. The Site does lie within a landscape characterised in part however by mixed industrial development. The

							aspect area. The Site does not appear to be influenced by old sand and quarry workings. The Site is not associated with a golf course.	irregular pattern of the landscape is perceptible within the Site.
Settlement and road pattern	The Site adjoins the settlement of Wrexham and the northern and eastern boundaries are defined in part by Bryn Estyn Road and Cefn Road.	The Site adjoins the settlement edge of Wrexham which provides a settled context to the Site.	Bryn Estyn Road to the north of the Site is narrow and reflects the character or rural roads within this aspect area.	The Site is located on the edge of Wrexham.	The Site adoins the settlement edge of Wrexham which influences the night-time pollution at the Site.	The Site is located on the edge of Wrexham which provides an urban context.	Not relevant to the published character of this aspect area	Not relevant to the published character of this LCA
Rights of Way / Recreation	The Site is traversed by PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' and is adjacent to PRoW Bridleway 'Abenbury 11'.	Not relevant to NCLA13's published character	Not relevant to the published character of this aspect area.	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	Not relevant to the published character of this LCA
Time-depth	The historic landscape pattern is disturbed but remains legible.	The Site does not reflect the archaeological time depth of other Sites within NCLA13.	The Site is not associated with former estate parkland.	The Site is not associated with former estate parkland	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	The Site is not associated with minor country houses or parkland but does comprise farmland associated with nearby farmsteads.	The Site is not associated with Wat's Dyke.
Views	The Site benefits from intervisibility with the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty to the west and across the Dee floodplain towards the mid-Cheshire ridge to the west. The visual envelope to the north and south is restricted by topography, built form and tree cover.	The Site possesses wide open views but given the orientation of the Site these do not extend to the Wirral.	The Site possesses a sense of height due to its elevated position and panoramic views. Views in and out of the Site are considered to be generally attractive although the settlement edge and industrial estate have a detracting influence.	Not relevant to the published character of this aspect area	The Site possesses attractive views both in and out.	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	The Site has intervisibility with the adjoining urban area and industrial development.
Perceptual qualities	The Site has a soft scenic quality as a result of the as a result of the extent of GI within the visual envelope but has a settled context as a result of the adjoining settlement edge.	The Site's intervisibility with settlement edge Wrexham Industrial Estate character provides the a perception of a strongly settled character and industrial character as expected within parts of NCLA13.	Whilst Wrexham Industrial Estate does not notably influence the tranquility of the Site, it does create an industrial influence upon perceptions of the landscape. The adjoining settlement edge has a greater influence upon perceptions of 'tranquility' and 'peacefulness'. The industrious and settled character of this aspect area is therefore apparent with associated impact on night time pollution.	Not relevant to the published character of this aspect area	The settled context of the Site generates night-time pollution which adversely influences the Site's sense of wildness and seclusion.	The Site has intervisibility with the settlement of Wrexham and Wrexham Industrial Estate to reflect the urban / industrial characteristic of this aspect area.	Not relevant to the published character of this aspect area	Not relevant to the published character of this LCA

Key The Site is truly characteristic of a description of the published character area/aspect area with regard to the defined characteristic The Site is characteristic of a description of the published character area/aspect area to a certain degree with regard to the defined characteristic N/A The Site does not possess characteristics reflective of the published landscape character area/aspect area, or the published character area/aspect area does not include the defined characteristic as part of its description.		

5.5. LANDMAP provides 'Overall Evaluation scores' for each of the regional aspect areas which are (i) Oustanding: of National Importance; (ii) High: of Regional or County Importance; (iii) Moderate: of Local Importance; and (iv) Low: of little of no importance. These are:

- Terrace North & East of Wrexham (Area ID: WRXHMVS057) Visual and Sensory – Moderate.
- Llay grasslands (Area ID: WRXHMLH041) Landscape Habitats – High – The justification for this score is an ecology matter and considered outside the remit of this assessment.
- Terrace North & East of Wrexham (Area ID: WRXHMCLS126) Cultural Landscape – No score given
- Borras (Area ID: WRXHMGL080) Geological Landscape – Outstanding - The justification for this score is a geology matter and considered outside the remit of this assessment.
- Llan-y-pwll (Area ID:WRXHMHL016) Historic Landscape – Moderate - The justification for this score is an heritage matter and considered outside the remit of this assessment.

5.6. Wrexham Supplementary Planning Guidance: Landscape Character Area Guidance (Adopted March 2007) describes the sensitivity of LCA8 as 'under very high pressure' to further development in areas of high quality arable land. A copy of this SPG is provided in **Appendix 6**.

Townscape Character

5.7. The Wrexham Unitary Development Plan 1996-2011 is supported by planning guidance notes. Planning Guidance Note 19: Wrexham Town's Character Areas (TCA) divides Wrexham into a series of character areas which share similar characteristics in terms of age, form, concept or use. The Site adjoins the following: (i) 4a Early Post WW2 Estates to the west; (ii) 5 Mixed Non-Residential comprising Ysgol Morgan Llwyd (school) to the west; and (iii) 4c Recent Estates to the north. A copy of Wrexham Town's Character Areas is provided in **Appendix 7**. The urban and industrial character of the above TCA's reflects this characteristic of the wider landscape as discussed in **Table 2**.

Clwydian Range and Dee Valley AONB Character

5.8. The Site has intervisibility with the Clwydian Range and Dee Valley AONB. Planning Guidance Note 34 Clwydian Range and Dee Valley Area of Outstanding Natural Beauty defines and describes the Landscape Types found within the AONB. Those with intervisibility with the Site are (i) Hill slopes and (ii) Upland areas. Extracts for each of these Landscape Types is provided in **Appendix 8** to provide context for the character of views in and out of the Site.

Guidance

LANDMAP

5.9. Relevant guidance and management remarks provided in relation to the LANDMAP aspect areas applicable to the Site are summarised as:

- 'Woodland and hedgerow vegetation appear managed but declining in quality

- Conserve and where possible enhance existing boundary hedgerow features and woodland blocks with a view to improving age range and species diversity (with emphasis on British Native stock). Restore habitats where possible with a view to promoting biodiversity objectives. Improve links into the countryside from adjacent settlements and limit development and extension of industrial areas without satisfactory restoration and mitigation plans being in place that take account of the landscape structure and aim to improve and enhance it.

- Ensure phased replacement of maturing vegetation especially hedgerow trees and woodlands.

- Manage planting on restored landfill and new roads and their earthworks to ensure they are fully integrated into the landscape.

- Define the key qualities that should be enhanced: Field boundaries and margins

- Define the key elements that should be conserved: Field boundaries and general vegetation pattern

- Enhance connectivity throughout the area by replanting gappy hedges and plant additional woodland.

- Plant additional woodland areas to maintain connectivity.

- Retain potential green networks and develop green networks.

- Ensure that no significant geological or geomorphological features are lost or damaged (e.g. due to development, forestry, etc'.

Wrexham Supplementary Planning Guidance: Landscape Character Area Guidance (Adopted March 2007) LCA 8: Gwersyllt, Llay, Gresford, Borras

5.10. Relevant guidance and management remarks provided of relevance to the Site are:

- *'Maintain continuity and integrity of exposures and landforms*

- *Plant new hedgerow trees, particularly oaks to replace overmature trees*

- *Refer to Green Network Strategy due March 2007 and implement new links'*

Site-specific Landscape Character

5.11. Based upon the Site observations detailed in **Section 2** of this report (Landscape Context), the review of the Site against published studies detailed in **Table 2**, the valued attributes, elements and features of the Site which describe its landscape character are considered to be:

- Sloping topography towards the River Dee floodplain to the east;

- Sense of exposure on the top of the hill with long distance views eastwards towards Cheshire to the east and the Clwydian Hills to the west;

- Sense of settlement from the top of the hill as a result of the adjoining settlement edge and presence of Wrexham Industrial Estate in views across the countryside to the east of the Site;
- Hedgerows and Hedgerow Trees providing definition to the irregular landscape pattern; and
- Tree cover comprising Hedgerow Trees and the adjoining small woodland contributing to aa sense of layering within the landscape.

Site-specific Landscape Value

5.12. Having 'value' and being a 'valued landscape' are not inter-changeable terms. A landscape may have a degree of value but that does not equate to possessing value sufficient to reach and surpass the necessary threshold to be valued by a particular community at either a local or national scale.

5.13. The Landscape Institute Technical Guidance Note 'Assessing Landscape Value Outside National Designations' (TGN 02/21) provides information and guidance to landscape professionals and others who need to make judgments about the value of a landscape (outside national landscape designations) in the context of the UK Town and Country Planning system. It is also intended to be of assistance to those who review these judgements, so that there is a common understanding of the approach. Section 2.3 of this TGN relates to assessing landscape value of a site in its context, as part of development management (i.e. LVIA). Table 1 of the Technical Guidance Note sets out a range of factors that can be considered when identifying landscape value and it also includes examples of potential indicators of value.

5.14. The Site is not the subject of any statutory landscape designation. In order to ascertain whether the landscape of the site is valued, the 'TGN 02/21 Table 1' approach has been adopted within this LVIA. A summary of the value assessment for the Site and the surrounding landscape (study area) is set out below in **Table 2**.

Table 2. TG Landscape Value Analysis

Criteria	Observations/Comments
Natural heritage	The habitats with wildlife value within the Site are characteristic of the published landscape character areas and contribute positively to landscape character and form part of the wider GI network. The landform of the Site is also recognised within the published landscape character studies. The Site is judged as 'Medium' in its natural heritage.
Cultural heritage	The Site does not contain any designated heritage or cultural assets, however the historic field pattern remains legible in part and the PRoW traversing the Site provides time depth of the recreational value of the Site. The visual envelope of the Site which include the Clwydian Hills and panoramic views across the Dee floodplain contributes to a sense of place and cultural identity. The Archaeological and Heritage Desk-Based Assessment (Ref: B024030 V0) identified that the Site is located within an archaeological landscape and that it has moderate potential for previously unrecorded archaeological remain and deposits. The Site is judged as 'Medium' in its cultural heritage.
Landscape condition	The landscape pattern is defined by hedgerows and fencing. The hedgerows are gappy in places and therefore show signs of deterioration. Furthermore, some fields have been combined to create larger parcels although the irregular field pattern remains locally characteristic. The Site is judged as 'Medium' in its landscape condition.
Associations	At the time of writing this report, there are no known associations between the landscape of the Site and notable people, events or arts. The Site is judged as 'Low' in its landscape condition.
Distinctiveness	The Site extends along the top and slope of an hill, which although not pronounced, does afford panoramic views towards Cheshire and elevated views towards the Clywdian Hills across Wrexham. This topography of the Site is therefore distinctive and contributes positives to the landscape character of the Site and it's sense of place. The remaining landscape features/elements are not rare or unusual, but do contribute to landscape character overall. The Site is judged as 'Medium' in its distinctiveness.
Recreational	The Site contains recreational land used by Wrexham Rugby Club providing opportunity for outdoor recreation. PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' traverse the Site and connects to PRoW Footpath 'Abenbury 3'. Footpath 'Abenbury 20' also traverses the Site. PRoW Bridleway 'Abenbury 11' runs adjacent to the southern boundary of the Site. The above PRoW connect to the wider PRoW network within the wider countryside to the east and south of the Site. These footpaths provide opportunities to obtain views towards Cheshire and the Clywdian Hills. The Site is judged as 'High' with regard to recreation.
Perceptual (scenic)	The western parts of the Site benefit from distinctive views towards Cheshire and the Clywdian Hills. Views within and out of the Site predominantly have natural skylines and contain natural lines for example from the undulating topography, hedgerows and layers of tree cover within the landscape. As such the Site predominantly has a soft scenic quality that will contain changing colours and textures through the seasons. The Site is judged as 'Medium' in its scenic value.
Perceptual (wildness and tranquillity)	The urban and industrial characteristics of the surrounding area creates a settled influence upon the Site which reduces its sense of wildness. Glimpses and views towards built form in the wider area strengthens the settled quality of the surrounding area. The Site is judged as 'Low' in its wildness and tranquility.

Criteria	Observations/Comments
Functional	The Site likely forms part of the River Dee catchment with regard to surface water drainage. The boundary hedgerows and trees form part of the wider GI network and connect to woodland habitats in the surrounding countryside. The Site is judged as 'Medium' with regard to its functional value.

5.15. Having considered the key elements related to value set out in the table above, together with the lack of any local, regional or national landscape designations covering the Site that would make it valuable in a statutory manner, it is considered that the Site itself does not possess qualities or characteristics which would indicate that it is of more than **Medium Value** / local importance.

Summary

7.1. For the purpose of this assessment, the landscape character receptors to be assessed are:

- The Site-specific character and landscape features;
- Regional Landscape Character as collectively described by the published LANDMAP as areas;
- LCA 8: Gwersyllt, Llay, Gresford, Borras • The adjoining townscape hereafter referred to as 'Wrexham town'; and

7.2. Clwydian Range and Dee Valley AONB.

Section 6: Visual Baseline

Visual Context and Visual Receptors

6.1. In order to establish the degree of any change that may arise from future redevelopment of the Site and the extent to which such changes will affect identified local receptors, it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.

6.2. The visibility of the Site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping providing in **Plan 5** and Geographic Information System (GIS) first sieve analysis mapping provided on **Plan 6,** which has been refined and verified through field surveys undertaken on 12th January 2024 and 13th February 2024 to take into account any significant vegetation, topography or built form which further restricts or limits the extent of visibility. The Field Verified Visual Envelope is indicated on **Plan 7**. Access to the Site itself comprised the Public Rights of Way routes and the arable areas of the Site.

6.3. Survey conditions during both field visits were dry with a gentle breeze and moderate cloud cover. A number of representative viewpoints have been included that illustrate the approximate extent of areas from which the Site is visible and the receptors that will be affected. In accordance with GLVIA3, the visual analysis is based on views from external spaces within the public domain excluding barely discernible views and not from inside buildings or private spaces. However, where notable views from private properties are possible, these have been considered where relevant. Photographic records were obtained during winter for the worst-case scenario in terms of site visibility using professional judgement.

6.4. Photographs were taken from selected viewpoints with a digital camera with a fixed 50mm focal length lens at eye level (approximately 1600mm above ground). A total of 15 representative viewpoints have been chosen from locations surrounding the Site to enable the effects of the development to be assessed from all directions. The baseline photography is provided on **Plan 8. Photosheets**. These viewpoint locations are illustrated as non-survey verified visualisations on **Plan 7**.

6.5. Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, with the most significant views assessed further within this report. Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.

Published / Promoted Views

6.6. Local Planning Guidance Note 34. Clwydian Range and Dee Valley AONB Local Planning Guidance Note was not available at the time of writing this assessment.

6.7. The ordnance survey map purchased to provide a basemap for the plan suite accompanying this report does not contain any promoted 'Viewpoints'.

6.8. The Planning Guidance Notes available at the time of writing this report do not identify any published/promoted views.

Field Verified Visual Envelope

6.9. Short (<500m, medium (500m-2km and long (>2km) distance intervisibility exists with the Site. An overview of the field verified visual envelope recorded is described below:

6.10. To the north, the visual envelope comprises mostly **short** distance intervisibility which extends approximately 200m for the most part. **Medium** intervisibility also exists with a small number of residential dwellings including Firgrove Corner on elevated land within the settlement area to the north of the Site.

- To the west, the visual envelope comprises **short** and **long** distance intervisibility. The visual envelope extends into the settlement but is constrained by the topography which slopes eastwards and by built form. Long distance intervisibility is afforded with elevated land beyond Wrexham on the slopes up to The Clwydian Range and Dee Valley AONB.

- To the south, the visual envelope comprises short and medium distance intervisibility extends across the adjoining farmland. **Medium** distance intervisibility potentially exists with Cefn Park Lodge which is constructed on a localised high point.

- To the east, the visual envelope comprises **short**, **medium** and **long** distance intervisibility which extends over the fields adjoining the Site across the Dee floodplain towards the mid-Cheshire ridge.

6.11. Public accessible locations are present within The Clwydian Range and Dee Valley AONB which extends into the FVVE. Photoviewpoint 20 was taken from a public-accessible location approximately 8.65km west of the Site within the AONB and is considered to represent the Site's context in views from the designation.

Visual Receptors

6.12. The photographs included within this report are representative of individuals/groups of people likely to experience visual change. The identified receptors and their representative photoviewpoints are detailed in **Table 3**.

Table 3. Visual Receptors

Visual Receptor Type	Visual Receptor Name	Representative Viewpoint Number
Recreation	Users of PRoWs 'Abenbury 1' and 'Abenbury 2' within the Site	Photoviewpoints 15 and 16
Recreation	Users of PRoW 'Abenbury 20' within the Site	Photoviewpoint 16
Recreation	Users of PRoW within countryside to the south and east of the Site including PRoW Bridleways 'Abenbury 10' and 'Abenbury 11' and Footpaths 'Abenbury 3', 'Abenbury 9', 'Abenbury 12'.	Photoviewpoints 4, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16
Recreation	Users of Wrexham Rugby Club facilities	Photoviewpoint 13
Recreation	Visitors to Clwydian Range and Dee Valley AONB	Photoviewpoint 20
Recreation	Visitors to Erlas Centre / Erlas Walled Garden	N/A
Residential	Residents to the north and west of the Site within the settlement	Photoviewpoints 1, 2, 3, 17 and 18
Residential	Residents within the countryside to the east and south of the Site including at Llwyn Knottia Farm	Photoviewpoints 6, 8 and 10
Residential	Residents within the Clwydian Hills / Clwydian Range and Dee Valley AONB	Photoviewpoint 20
Transient	Users of transport routes within Wrexham settlement	Photoviewpoints 1,2, 3, 5, 17 and 18
Transient	Users of transport routes within the Clwydian Hills / Clwydian Range and Dee Valley AONB	Photoviewpoint 20
Transient	Users of transport routes in the countryside to the east of the Site	Photoviewpoints 10 and 19
Education	Students and employees at Ysgol Morgan Llwyd (school)	Photoviewpoint 1
Business	Employees at Wrexham Industrial Estate	Photoviewpoint 10

Summary

The Site has intervisibility with Clwydian Range and Dee Valley AONB located c.7.13km west of the Site and a number of SLAs including that encompassing Balloon Hill located c.165m south of the Site.

For the purpose of this assessment, the visual receptors to be assessed are those listed within Table 3.

Section 7: The Proposals, Mitigation Measures and Enhancements

Scheme Description

7.1. The proposed development is described as:

"Proposed phased residential development for the construction of up to 900 residential dwellings with associated infrastructure (primary school, playing fields, open space and SUDs attenuation with all matters reserved except for detailed means of primary highway access."

7.2. The Parameters Plan is provided in **Appendix 1,** the Phasing Plan is provided in **Appendix 2.** The Illustrative Masterplan is provided in **Appendix 3** to provide the proposed future context for the Site. The proposed Landscape Strategy for the Site is provided on **Plan 9**.

Mitigation and Design

7.3. Mitigation measures are those which are designed to prevent, reduce, offset or remedy any likely effects caused by a development. In accordance with GLVIA3, mitigation measures have been considered as part of the iterative design process to successfully integrate the development within the landscape and adjoining townscape as part of the landscape strategy. Mitigation measures can be either primary, those incorporated into the masterplan parameters and design, such as building height and layout, or secondary, those which are not incorporated into the main design, such as planting.

7.4. Landscape and Visual effects caused by the Proposed Development are assessed at Year 1, when no planting has become established, and based on the masterplan or parameters as shown and incorporating primary mitigation measures, and at Year 15, when planting has become established. This demonstrates the potential best- and worst-case scenario for development effects.

7.5. Enhancement measures are those which do not mitigate potential effects, but which elevate the Site above the current baseline. Examples may include increases in tree cover or the planting of hedgerows above and beyond the existing baseline situation.

Phase 1 and Phase 2 Embedded Mitigation Measures

7.6. The parameter plan demonstrates how Phase 1 and Phase 2 of the Proposed Development could be laid out. It illustrates the extension of the existing settlement pattern and the following embedded mitigation measures for the Phase 1 areas:

- Existing hedgerows, trees and woodland within and adjacent to the Site will be retained where practical to maintain the pattern of the landscape and habitat structure. These habitats provide wildlife and amenity benefits and will provide visual benefits from Year 1 whilst the new planting established;
- The existing woodland and pond will be retained;

- The topography of the Site will be protected where practical to maintain a perception a sloping Site and of local undulations providing scenic interest;

- Existing PRoW Footpaths traversing the Phase 1 areas will be incorporated within GI corridors. ProW 'Abenbury 1' will be retained and existing whereas PRoWs 'Abenbury 2' will be diverted around the southern edge of the northern parcel of the Site and PRoW 'Abenbury 20' will be diverted around the eastern and south edge of the proposed development parcel in the north-west corner of the Site. The connection between the junction of Thornleigh and Oakhurst with Footpath 'Abenbury 1' will be maintained in relation to PRoW 'Abenbury 20';

- New pedestrian and cyclist access points will be created to connect to an internal pedestrian and cycling network which will be linked to the existing PRoW network where practical. The pedestrian and cyclist route will also be strategically designed to integrate with retained GI corridors;

- A set-back will be established along the western boundary of the Site and planted with scattered trees. The introduction of a trees along this transport route will contribute to greening the urban area and enhancing the townscape of Wrexham;

- A landscape buffer will be established from the southern boundary of the Site to enable new woodland and tree planting to be undertaken. This will soften intervisibility with Cefn Park to the south of the Site and screen the Proposed Development from the adjoining countryside;

- A landscape buffer will be established along with SUDs attenuation ponds along the eastern boundary of the Site, creating a naturalistic transition to the adjacent countryside; and

- Streets are orientated to create new opportunities for the public to obtain views towards Cheshire in the east and the Clwydian Hills in the west. These views contribute to a sense of place.

7.7. Assumptions made include:

- The landscaped buffer will be created along the western boundary adjoining Cefn Road will be planted with trees;

- A landscaped buffer will be created along the eastern boundary of the Site adjoining the surrounding countryside. Tree planting will be undertaken behind the hedgerow along the southern boundary of the Site to soften intervisibility with Cefn Park.

- The boundary hedgerows will be maintained as locally characteristic features;

- Tree planting will be undertaken behind the hedgerow along the southern boundary of the Site to soften intervisibility with Cefn Park;

- The topography of the Site will be protected where practicable to maintain the perception of a sloping Site and of local undulations providing scenic interest; and

- New lighting columns will be hooded to direct light spill downwards and minimise perceptions of light pollution in long distance views towards the Site.

Phase 1 Secondary Mitigation Measures

7.8. The Landscape Strategy Plan for the Site is provided in **Plan 9** and will incorporate the following secondary mitigation measures to minimise potential adverse landscape and visual effects across the Phase 1 area:

- Existing woodland, trees and hedgerows will be enhanced where practical;
- New streets will be lined with avenue trees where practical;
- Tree planting will be undertaken to create a net gain in the Site's tree cover. This will be achieved by expanding existing woodland cover, planting street trees, introducing trees to the landscape buffer off Cefn Road and by the enhancement of existing woody habitats with new hedgerow trees and canopy/understorey planting;
- The planting palette will comprise native species of local provenance where practical to integrate the Site with the wider landscape through visual unity. Native species also provide proven wildlife benefits and will be suited to local ground conditions;
- New PRoW routes will be created to link the proposed pedestrian/cycle access points and to connect with existing routes that traverse and adjoin the Site. The new PRoW routes will be associated with GI corridors where practical; and
- GI corridors will be strategically located to connect existing GI assets and provide visual amenity benefits i.e. screening of the new houses and streets where practical.

Enhancement

7.9. The following measures would enhance the GI quality of the Site but is not required to mitigate the effects of the Proposed Development:

- The Sustainable Drainage basin(s) will be permanently wet where practical and will be enhanced with marginal, emergent and submerged vegetation selected to deliver visual amenity and wildlife benefits. This will also enhance the Site's contribution to the local GI network.

Section 8: Assessment of Likely Effects

8.1. This section of the LVIA assesses the potential effects of the proposed development upon the landscape/townscape and visual receptors identified through the baseline appraisal set out earlier in this document, as well as any key designated areas. This has included consideration of the effects arising during the Operational Phase at Year 1 and Year 15, i.e. before and after mitigation planting has become established.

8.2. Effects during construction are not specifically assessed and the removal of existing landscape features, where appropriate, are assessed at Year 1. However, magnitude of effects during construction generally balance out against those at Year 1 for the following reasons:

- Construction activity is more discordant in views than completed development, comprising disparate elements, such as moving plant, sheeting, materials, fencing and scaffolding. These changes would increase the magnitude of effect.

- Construction activity is temporary, lasting for a limited number of years, as opposed to the final development which is assessed as permanent.

8.3. These two elements are balanced against each other.

Likely Landscape Effects

8.4. The assessment of the landscape effects at Year 1 and residual effects of the proposals upon completion and maturation of the landscape planting (Year 15) is set out in full at **Appendix 9. Assessment of Landscape Effects** and includes explanations and justifications of the judgements made. This incorporates an assessment of the sensitivity of each receptor, taking into account both the value and susceptibility of the receptor to the proposed development, including embedded mitigation measures. The methodology and criteria tables at **Appendix 3** have been used to inform the judgements made.

8.5. The sensitivity of the various receptors is summarised on **Table 4** below. The explanation for the judgements of sensitivity is set out in detail at **Appendix 11**.

Table 4. Summary of Landscape Effects

Landscape Resource	Sensitivity of the Receptor	Year 1		Year 15	
		Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Site-specific character and landscape features	Medium	Medium Adverse	Moderate Adverse	Medium Adverse	Moderate Adverse
Regional Landscape Character	Medium	Medium Adverse	Moderate Adverse	Medium Adverse	Moderate Adverse
LCA 8: Gwersyllt, Llay, Gresford, Borras	Medium	Low adverse	Minor adverse	Low adverse	Minor adverse
Wrexham town	Low	Medium Adverse	Minor Adverse	Medium Adverse	Minor Adverse

Likely Effects on Designations

The Clwydian Range and Dee Valley AONB

8.6. The Site has intervisibility with The Clwydian Range and Dee Valley AONB.

8.7. The Proposed Development will not have a direct impact on the AONB and will not change the setting of the designation as a result of the intervening distance and topography of the Site which will result in the Proposed Development being barely perceptible from the AONB. Development that can be perceived would appear as a component of the existing settlement and not introduce incongruous components into the landscape surrounding the AONB. The topography of the Site further reduces the geographic extent of the proposed development which will be perceptible from the AONB.

8.8. Overall, the Proposed Development will have a **negligible** effect on The Clwydian Range and Dee Valley AONB at both Year 1 and Year 15 such that no unacceptable landscape character and visual amenity harm will arise to the designation.

Special Landscape Areas

8.9. The Site has intervisibility with a number of existing Special Landscape Areas. The closest is located c.165m south of the Site. Of note, the Special Landscape Areas Study (January 2017)[4] proposes an update to the extent and distribution of SLAs within the visual envelope of the Site, including the removal of those currently closest to the Site.

8.10. With regard to the existing SLA to the south, the Proposed Development will have an urbanising influence by extending the extent of built form within views from the SLA. Given the intervening distance however, small extent of the SLA to be influenced and presence of intervening vegetation to soften the changes views, the change is not expected to result in greater than **minor adverse** effect upon the SLA at Year 1. The southern boundary of the Site will be enhanced to incorporate

[4] Wrexham County Borough Council (January 2017) Special Landscape Areas Study EBNB03

new tree planting behind the Site boundary along with a new woodland corridor. The canopies of the new trees will further filter and soften intervisibility between the Site and the SLA to the south of the Site such that the Proposed Development will have a **negligible** effect on this designation at Year 15.

8.11. New tree planting across the Site will provide some filtering to views from existing and proposed SLAs within the wider countryside to the east of the Site however the Proposed Development is likely to remain perceptible. Given that the Proposed Development will be viewed in the context of a settled landscape, it is not expected that the landscape context of these SLAs will change. As such the Proposed Development will have a **negligible** effect on the SLAs located within the wider visual envelope of the Site at both Year 1 and Year 15. A similar effect is likely for the existing and proposed revised SLA within The Clwydian Range and Dee Valley AONB where intervisibility with the Site exists.

Likely Visual Effects

8.12. The assessment of visual effects at Year 1 and residual effects of the proposals upon completion and maturation of the landscape planting (Year 15) are set out in detail at **Appendix 10**. **Assessment of Visual Effects**. The table in **Appendix 10** sets out the assessment of the way in which the proposals may influence the composition of views, features and elements within them and the resulting effects upon the views and the visual context within which the Proposed Development are experienced.

8.13. An assessment has been made for reach of the visual receptors identified and is summarised in **Table 5** overleaf.

Table 5: Summary of Visual Effects

Visual Resource	Sensitivity of the Receptor	Year 1		Year 15		Representative Viewpoint
		Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect	
Recreation						
Users of PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' within the Site	Medium	Medium Adverse	Moderate Adverse	Low Adverse	Minor Adverse	15 and 16
Users of PRoW 'Abenbury 20' within the Site	Medium	Medium Adverse	Moderate Adverse	Low Adverse	Minor Adverse	16
Users of PRoW within countryside to the south and east of the Site including PRoW Bridleways 'Abenbury 10' and 'Abenbury 11' and Footpaths 'Abenbury 3', 'Abenbury 9', 'Abenbury 12'.	Medium	Low Adverse	Minor Adverse	Negligible to Low Adverse	Negligible to Minor Adverse	4, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16
Users of Wrexham Rugby Club facilities	Low	Low Adverse	Minor Adverse	Negligible to Low Adverse	Negligible to Minor Adverse	13
Visitors to Clwydian Range and Dee Valley AONB	High	Negligible	Negligible	Negligible	Negligible	20
Visitors to Erlas Centre / Erlas Walled Garden	Low to Medium	Negligible	Negligible	Negligible	Negligible	N/A
Residential						
Residents to the north and west of the Site within the settlement	High	Medium Adverse	Moderate Adverse	Low Adverse	Minor Adverse	1, 2, 3, 17 and 18

Visual Resource	Sensitivity of the Receptor	Year 1		Year 15		Representative Viewpoint
		Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect	
Residents within the countryside to the east and south of the Site including at Llwyn Knottia Farm	High	Medium Adverse	Minor Adverse	Low Adverse	Minor Adverse	6, 8 and 10
Residents within the Clwydian Hills	High	Negligible	Negligible	Negligible	Negligible	20
Transient						
Users of transport routes within Wrexham settlement	Low	Low Adverse	Negligible	Negligible	Negligible	1, ,2 3, 5, 17 and 18
Users of transport routes within the Clwydian Hills	Low to Medium	Negligible	Negligible	Negligible	Negligible	20
Users of transport routes in the countryside to the east of the Site	Low to Medium	Negligible	Negligible	Negligible	Negligible	10 and 19
Education						
Students and employees at Ysgol Morgan Llwyd (school)	Low	Low Adverse	Negligible	Negligible	Negligible	1
Business						
Employees at Wrexham Industrial Estate	Low	Low Adverse	Negligible	Negligible	Negligible	8

Policy Compliance

8.14. The following text identifies relevant policies with respect to the development proposals and considers compliance or conflict where they are relevant to landscape character and visual amenity matters:

- Policy SP11: Transport and Accessibility: The Proposed Development retains and protects existing PRoW within and adjoining the Site and proposed diversions where applicable to maintain paths and provides new routes through the Site to connect these routes and deliver a net gain in PRoW. The Proposed Development is considered compliant with regards to this policy.

- Policy SP14: Natural Environment – This assessment has found that the Proposed Development will not have unacceptable adverse effects on landscape-related designations (AONB/SLAs) and that the valued attributes, elements and features of the Site will be largely retained, protected and enhanced. The Proposed Development will also result on a net gain in GI quality. The Proposed Development is considered compliant with regards to this policy.

- Policy SP19: Green Infrastructure – The valued GI features and elements of the Site will be largely retained, protected and enhanced. The Proposed Development will also result on a net gain in GI quality and connectivity and will increase the extent of tree cover across the Site. The Proposed Development is considered compliant with regards to this policy.

- Policy NE3: Trees, Woodlands and Hedgerows – The valued GI features and elements of the Site will be largely retained, protected and enhanced. The Proposed Development will also result on a net gain in GI quality and connectivity and will increase the extent of tree cover across the Site. Woodland, tree and hedgerow habitats adjoining the Site will also be protected and retained. The Proposed Development is considered compliant with regards to this policy.

- Policy NE4: Area of Outstanding Natural Beauty – This assessment has found that the Proposed Development will have negligible effect upon the Clwydian Range and Dee Valley AONB at Year 1 and Year 15. The Proposed Development is considered compliant with regards to this policy.

- Policy CF1: Protection of Existing Open Space, Sport and Recreation Facilities - The Proposed Development retains and protects existing PRoW within and adjoining the Site and proposed diversions where applicable to maintain paths and provides new routes through the Site to connect these routes and deliver a net gain in PRoW. In addition, it also protects existing open space, sport and recreation facilities. The Proposed Development is considered compliant with regards to this policy.

- Policy CF2: Provision of New Open Space – The precise open space requirement or contribution will be determined at the reserved matters stage however as part of the masterplanning process, the layout of the Site has allowed for the creation of new open spaces to benefit from natural surveillance connect with an enhanced pedestrian network across the Site. The Proposed Development is considered compliant with regards to this policy subject to the provision of an agreement to secure the delivery of open space(s) which is likely to include playing field(s) and/or equipped children's play area(s) and open amenity area(s) unless agreed otherwise.

- Policy T2: Active Travel: the Proposed Development will retain, protect and enhance the existing recreational route network across the Site. Further detailed design proposals will be provided at the reserved matters stage to specify the nature of these retained and new routes and the access

permissions to be associated with them e.g. horses. PRoW 'Abenbury 11' adjoining the Site is a bridleway and could be connected to the Site however PRoW 'Abenbury 1' is a footpath only. The Proposed Development is considered compliant with regards to this policy subject to the provision of an agreement to agree the nature of the proposed recreational routes within the Site, noting the existing nature of the retained footpaths influences opportunities for linkages.

Likely Effects of Delivering the illustrative Masterplan for the full KSS2 (south) Allocation

8.15. The Proposed Development will likely result in the loss of landscape elements and features; however, as recorded at the Site, these features are in deteriorated condition and opportunity exists to enhance the overall GI provision across the full KSS2 (south) allocation to benefit landscape character. From a visual amenity perspective, Phase 1 of the Site comprises the most visually prominent part of the full KSS2 (south) allocation for the majority of visual receptors. Phase 2 will be nestled within existing farmland which benefits from local undulations and increased screening from existing tree cover.

8.16. Addressing Policy SP12: Design Principles & Masterplanning Framework, the approach to identifying and designing the GI component of the Site has taken into account the existing assets surrounding the Site to:

- Establish enhanced GI corridors that follow public footpaths to be retained and created to protect and enhance pedestrian and cyclist experiences. Diverted routes will be contained within new GI corridors to buffer these routes from the edge of proposed development parcels;
- Create pedestrian and cyclising linkages between the Site and the adjoining urban areas to benefit new and existing residents;
- Connect with existing habitats and strengthen the contribution of the Site to the local GI network and to provide joined up habitats for wildlife;
- Incorporate SuDS features to enhance the blue components of the local GI network; and
- Reflect local context and landscape character to incorporate locally suitable habitats that should also therefore be easier to maintain in the long-term.

Summary

Due to the settled and industrial character of the wider landscape, views of construction activities are unlikely to form an unexpected component of views.

Once completed, the Proposed Development will not result in greater than 'Moderate Adverse' effects upon landscape character at Year 1. These worst-case effects are anticipated for the 'site-specific character and landscape features' and the 'Regional Landscape Character' but will be reduced to 'Minor Adverse' for both receptors as the mitigation planting matures to enhance the GI components of the Site, soften perceptions of the scale and density of the development and improve its perceptual qualities.

Once completed, the Proposed Development will not result in greater than 'Moderate Adverse' visual effects. This level of effect will be experienced by people (i) using the PRoW within the Site to be retained / diverted and (ii) residents to the north and west of the Site within the settlement. As the mitigation planting matures, these effects will be reduced and softened such that the PRoWs within the Site will follow attractive GI corridors and the Proposed Development will appear as an integrated part of the existing settlement with a high level of tree canopy cover.

The Proposed Development is expected to have negligible effect upon the Clwydian Range and Dee Valley AONB and existing/proposed revised Special Landscape Areas in the landscape surrounding Wrexham. This means that no unacceptable landscape character and visual amenity harm will arise to these designations. To minimise visual effects upon the existing SLA to the south of the Site, the southern boundary of the Site will be enhanced to incorporate new tree planting behind the Phase 1 boundary and a new woodland corridor along the southern boundary of the Future Phase area. Perceptions of change from the designations will be further minimised by the introduction of street tree planting across the development parcels.

In terms of the Green Wedge policy area, built form on-Site will be located fully within the KSS2 allocation boundary, safeguarding the Green Wedge and ensuring no harm to openness and coalescence.

Measures to minimise this implication of the Proposed Development are provided as part of the Landscape Strategy to integrate the proposed development into the landscape and to orientate streets/built form to maintain panoramic and long distance views from the Site.

Section 9: Conclusion

9.1. In considering the landscape and visual effects of development it is important to recognise that any change to an undeveloped (greenfield) site such as this site will result in landscape and visual effects. However, the extent of these effects should be considered within the local context and the proposals degree of conformance with their surroundings. In addition, the effects need to be put in the planning balance with all other economic, social and environmental effects of the development.

9.2. The Site contains no rare, notable or unique landscape features and would not be considered to represent a 'Valued Landscape' in terms of paragraph 6.3.3 of the PPW (Edition 12, February 2024). The Site is not the subject of any statutory landscape designation which indicates that it is important at a national or regional scale.

9.3. Green Wedges work in conjunction with the settlement boundaries to strategically manage built form at settlement edges. To ensure that the Green Wedge is not compromised in this location, proposed built form on-Site will be located fully within the KSS2 allocation boundary. The boundary of the site adjacent to the Green Wedge are proposed to have a naturalised aesthetic, with landscape enhancements through new planting, ensuring no harm to openness, nor any perception of encroachment and coalescence beyond the KSS2 allocation boundary.

9.4. This assessment has found that the Site does contain elements and features that has landscape value in their own right and contribute to the overall character of the wider landscape. These are:

- Sloping topography towards the River Dee floodplain to the east;
- Sense of exposure on the top of the hill with long distance views eastwards towards Cheshire to the east and the Clwydian Hills to the west;
- Sense of settlement from the top of the hill as a result of the adjoining settlement edge and presence of Wrexham Industrial Estate in views across the countryside to the east of the Site;
- Hedgerows and Hedgerow Trees providing definition to the irregular landscape pattern; and
- Tree cover comprising Hedgerow Trees and the adjoining small woodland contributing to aa sense of layering within the landscape.

9.5. During the Construction Phase, the Proposed Development will introduce features and elements which are discordant with both the surrounding farmland and the adjoining townscape area. Due to the settled and industrial character of the wider landscape, views of construction activities are unlikely to form an unexpected component of views.

9.6. During the Operation Phase, the Proposed Development will create nor result in greater than 'Moderate Adverse' effects upon landscape character and views at Year 1. These worst-case effects are anticipated for the 'site-specific character and landscape features' and the 'Regional Landscape Character' but will be reduced to 'Minor Adverse' for both receptors by Year 15 as the mitigation planting matures to enhance the GI components of the Site, soften perceptions of the scale and density of the development and improve the perceptual qualities of the retained and created landscape features and qualities.

9.7. During the Operation Phase, the Proposed Development will not result in greater than 'Moderate Adverse' visual effects upon a small number of people. This level of effect will be experienced by people (i) using the PRoW Footpaths within the Site to be retained / diverted and (ii) residents to the north and west of the Site within the settlement. As the mitigation planting matures, these effects will be reduced to 'Minor Adverse' by Year 15 and softened such that the PRoWs within the Site will follow attractive GI corridors and the Proposed Development will appear as an integrated part of the existing settlement with a high level of tree canopy cover.

9.8. The Proposed Development is expected to have negligible effect upon the Clwydian Range and Dee Valley AONB and all but one of the existing/proposed revised Special Landscape Areas in the landscape surrounding Wrexham at both Year 1 and Year 15. A minor adverse effect is expected upon the SLA located c.165m south of the Site at Year 1 until the mitigation planting matures.

9.9. In terms of compliance with the relevant landscape policies of the LDP2 2013-2028, it is apparent that through the formulation of the proposed Landscape Strategy that the Site can be progressed in a sensitive and appropriate manner. Where adverse effects arise, mitigation has been used to reduce the degree of harm and to provide a characteristic scheme that assimilates into the landscape and adjoining townscape character area.

Appendix 1: Parameter Plan

TTE_UD_v2



Aerial image: © Google Earth 2022

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KEY

- Planning application boundary
- KSS2 boundary
- Proposed residential use (C3), including up to 900 residential dwellings up to 3 storeys with associated infrastructure, open space and SuDS
- Proposed strategic spine road - alignment to be determined
- Proposed indicative SuDS ponds
- Retained trees / hedgerows showing root protection areas (RPA)
- Proposed primary vehicular access
- Proposed secondary / emergency access
- Proposed pedestrian / cycle access
- Retained Public Right of Way (PRoW)
- Proposed sports pitches
- New green space for sports pitch provision
- Open space outside development parcels

Document control

Rev	Description	Date	Dwn	Chk	App
P05	Amendments to attenuation ponds and red boundary	12.11.24	EI	AC	AC
P05	Amendments to attenuation ponds and red boundary	12.11.24	EI	AC	AC
P04	Amendments to attenuation ponds and red boundary	23.02.24	LA	BR	BR
P03	Updates according to new strategic masterplan	20.02.24	LA	BR	BR

Erlas Park Wrexham

Harworth Group

PARAMETER PLAN

TTE Proj No	Drwn | Date	Checked | Date	Appr'd | Date	Scale @ A3	Suitability
B024030	EI | Nov '24	AC | Nov '24	AC | Nov '24	1:5,000	S0

Client Proj No	Originator	Vol/System	Level/Location	Type/Code	Role	Number	Revision
-	TTE	00	XX	DR	UD	23	P05

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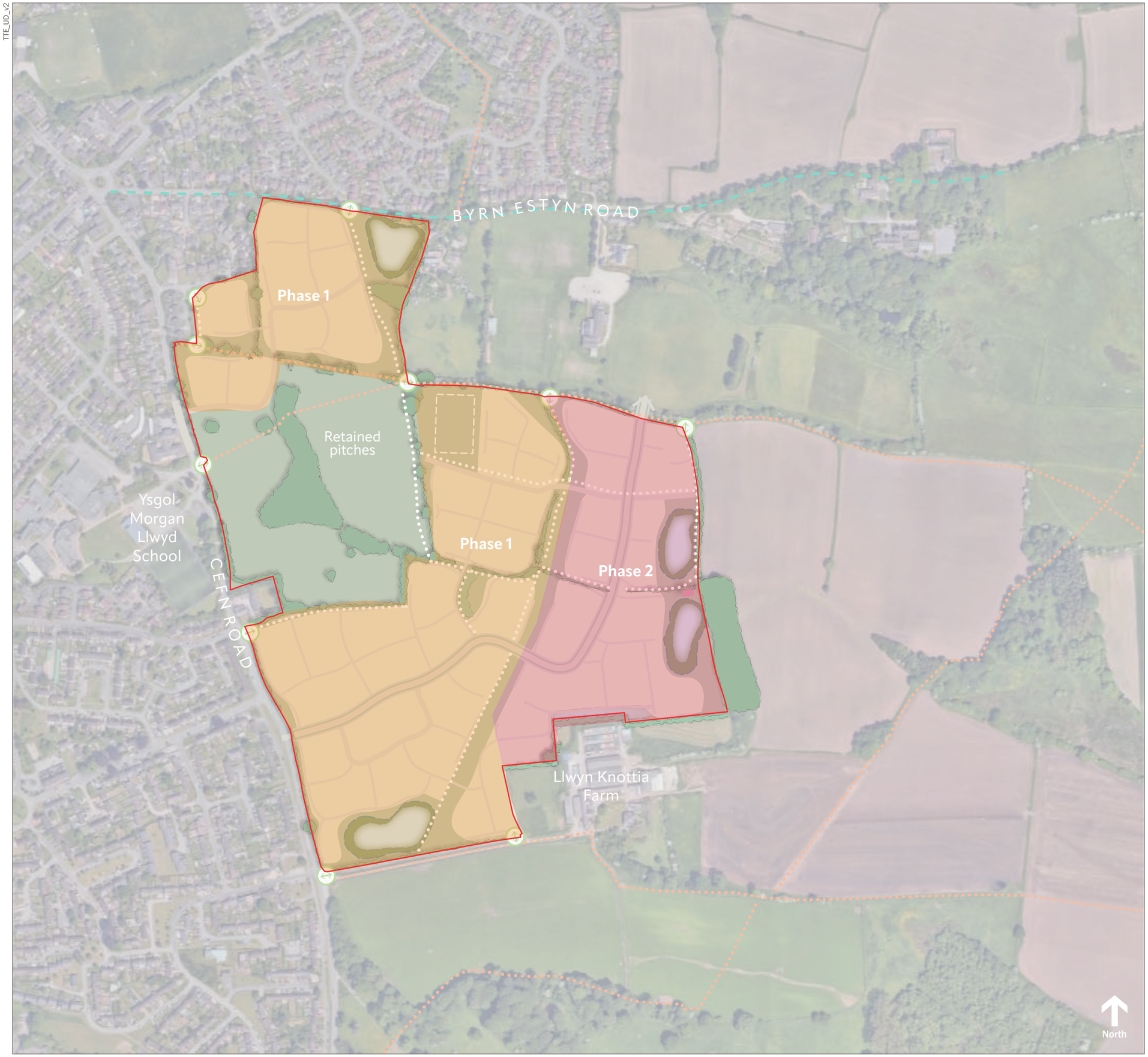
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Appendix 2: Phasing Plan

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Aerial image: © Google Earth 2022

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KEY

Site boundary

Phase 1 area

Phase 1* net residential (approx. 14.87ha)

Phase 2 area

Phase 2 net residential (approx. 6.21 ha)

**Phase 1 excludes 0.96ha of new playing pitch on what was previously the school. The pitch to be commissioned before any existing sports pitch land in phase 1 area is developed for housing.*

Document control

Rev	Description	Date	Dwn	Chk	App
-	-	-	-	-	-
-	-	-	-	-	-
P02	Updated to reflect drainage strat and sports pitch layout	25.11.24	EI	AC	AC
P01	Updated in line with client comments and drainage strat	12.11.24	EI	AC	AC

Erlas Park Wrexham

Harworth Group

INDICATIVE PHASING PLAN

TTE Proj No	Drwn | Date	Checked | Date	Appr'd | Date	Scale @ A3	Suitability
B024030	EI | Nov '24	AC | Nov '24	AC | Nov '24	1:5000	S0

Client Proj No	Originator	Vol/System	Level/Location	Type/Code	Role	Number	Revision
-	TTE	00	XX	DR	UD	-	P02

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Appendix 3: Illustrative Masterplan



Appendix 4: TG Assessment Criteria Tables



Landscape and Visual Impact Assessment Methodology summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – Which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change; and
- Significance of Effect – a judgement of the level of significance of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development "without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies." (GLVIA, 3rd edition, para 5.40) and identifies "the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations." (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following tables below A and B for both landscape and visual receptors.

Landscape **Value** is "the relative value that is attached to different landscapes by society" (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of negligible to high. Together the *Scale, Geographical Extent, and Duration and* Reversibility of effect are all considered in understanding the overall Magnitude of change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Significance of Effect

Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in table.5

The following terms will be used to define residual landscape/townscape effects:
Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and
Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:
Adverse: the proposed development reduces visual amenity; and
Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

		Landscape Value		***Landscape Susceptibility***
	Designations and Conservation Interests/Associations *Landscapes recognised and valued for their quality and / or cultural associations / recreational value*	***Key Characteristics and Features*** *As recognised in published Landscape Character Assessments or policy*	***Landscape Condition*** *Degree to which the landscape is intact and legible & its scenic quality*	*The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences*
High	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recogniseable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
Low	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.



Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

	Value (attached to views)	***Visual Susceptibility*** *The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations*
High	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land).	People visiting recognised viewpoints with views towards the development. People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development.
	Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps.	People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Users of Public Rights of Way and Access Land with intermittent views towards the development.
Low	No designations present	People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.

e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.



Table.3 Magnitude of Change: Landscape/Townscape Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale	***Geographical Extent***	***Duration and Reversibility***
	identifies the degree of change which would arise from the development	*of effect indicates the geographic area over which the effects will be felt*	*of effect identifies the time period over which the change to the receptor would arise as a result of the development.*
High	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Low	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.
e.g. Negligible - The development would introduce barely discernible elements or physical change to the landscape/townscape. Key characteristics of the landscape /townscape and the integrity of the landscape /townscape remain unaffected.

Table.4 Magnitude of Change: Visual Receptors



As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale	***Geographical Extent***	***Duration and Reversibility***
	identifies the degree of change which would arise from the development	*Wide, and/or within close proximity, and/or open views.*	*identifies the time period over which the change to the receptor would arise as a result of the development.*
High	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Low	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.
e.g. Negligible - The development would be barely discernible in views. Proposals perceived as a background component in views or are subservient to other elements within it.

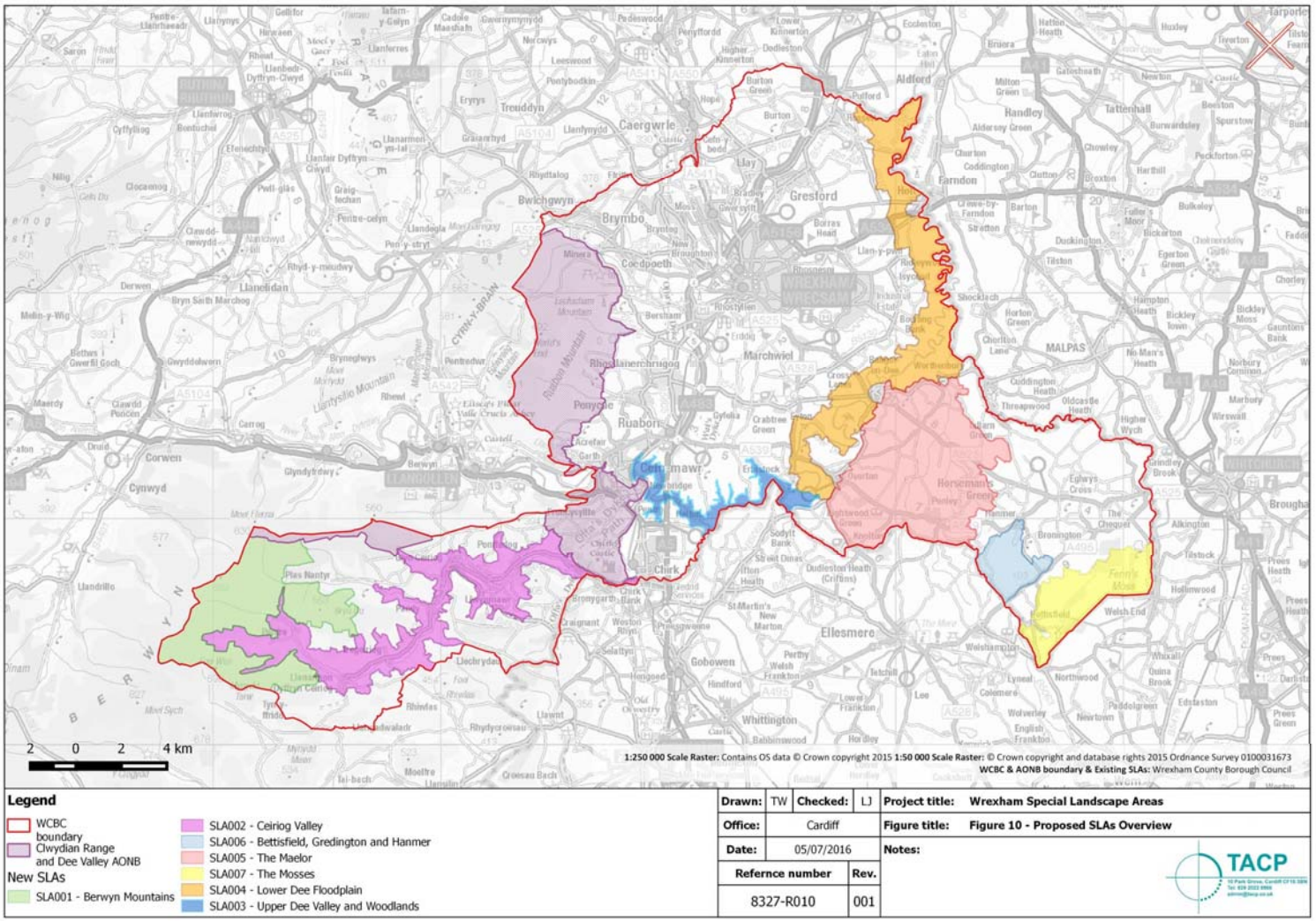
Table.5 Level of Significance of Effect



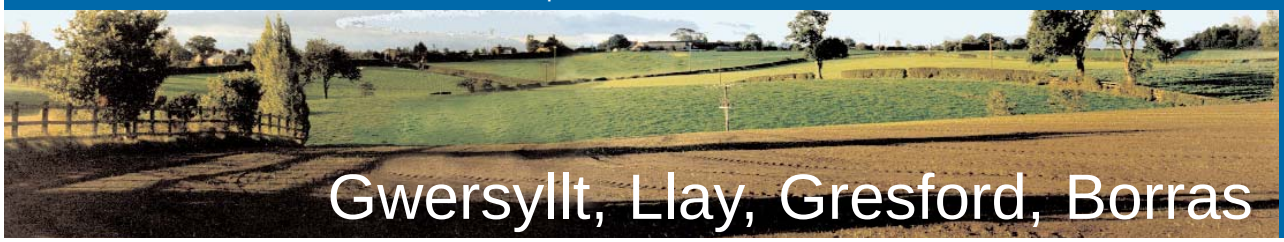
Landscape/Townscape or visual effects above moderate adverse (i.e. Major) are considered to be significant; all other effects are considered not significant.

Major beneficial:	The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;
Moderate beneficial:	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
Minor beneficial:	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
Negligible:	The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
Minor adverse:	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
Moderate adverse:	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
Major adverse:	The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Appendix 5: Special Landscape Areas Study (January 2017) extract


2 0 2 4 km
1:250 000 Scale Raster: Contains OS data © Crown copyright 2015 1:50 000 Scale Raster: © Crown copyright and database rights 2015 Ordnance Survey 0100031673
WCBC & AONB boundary & Existing SLAs: Wrexham County Borough Council
Legend
WCBC boundary
Clwydian Range and Dee Valley AONB
New SLAs
SLA001 - Berwyn Mountains
SLA002 - Ceiriog Valley
SLA006 - Bettisfield, Gredington and Hanmer
SLA005 - The Maelor
SLA007 - The Mosses
SLA004 - Lower Dee Floodplain
SLA003 - Upper Dee Valley and Woodlands
Drawn: TW Checked: LJ
Office: Cardiff
Date: 05/07/2016
Refernce number 8327-R010
Rev. 001
Project title: Wrexham Special Landscape Areas
Figure title: Figure 10 - Proposed SLAs Overview
Notes:
TACP

Appendix 6: Wrexham Supplementary Planning Guidance: Landscape Character Area Guidance (Adopted March 2007) SPG



Gwersyllt, Llay, Gresford, Borras 8

This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.



Gwersyllt, Llay, Gresford, Borras summary

- Gently undulating lowland plateau formed by glacial sands and gravels
- Prominent escarpment at Marford
- Fast-changing area with active sand and gravel quarries and large areas of restored land
- Unusual and distinctive landscape of kettle holes of glacial origin south of Gresford
- East and west areas separated by River Alyn valley
- Good well-drained agricultural land - few ponds and ditches
- Growing commuter villages, originally mining communities
- Border area - crossed by Wat's Dyke

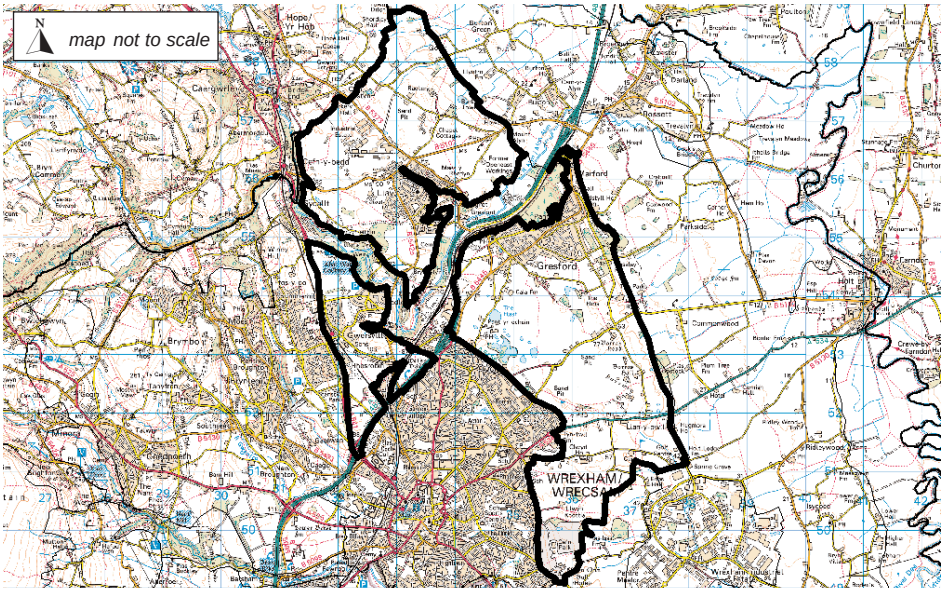


A valuable lowland plateau of well-drained agricultural land, sand and gravel extraction, and commuter villages with a mining history, which surrounds Wrexham to the north and east.

Landscape context

This character area is a centrally situated lowland terrace which has historically been a favourable area for settlement and farming. Its extent and character are threatened by urban growth, road corridors sand and gravel quarrying.

Map of Gwersyllt, Llay, Gresford, Borras Landscape Character Area



Character Area boundaries should be considered transitional rather than precise

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Key characteristics

Visual character:

- Generally undulating open arable farmland affected by proximity to urban areas
- Large visible sand quarry at Ballswood to west of A483.Other quarries are extensive but less widely visible
- Very distinctive kettle hole landscape to the east of Wrexham, including open farmland dimpled with hollows and attractive landscapes with open water, mosses and woodland
- Mixed industrial development and locally prominent coal tips at Llay and Gresford
- Villages are semi-rural with extensive suburban development

Geological character:

- Part of the plateau known as the Wrexham Delta Terrace with deep deposits of fluvio-glacial sands and gravels
- Much has been quarried in the past and there are large areas of artificial restored landforms
- Noticeable escarpment to east and north, steepest near Marford
- Wet and dry kettle holes, depending on depth of water table. Vicarage Moss and the former Singret Quarry have glacial features of particular interest
- The Grade 1 and 2 soils of the area are derived from the well-drained sands and gravels

Ecological character:

- Most farmland is improved
- Sand quarries provide disturbed land and areas of natural regeneration of value for wildlife
- Important basin mires at Vicarage Moss (SSSI) and Llay Bog
  Small areas of semi-natural woodland

Historical character:

- Remnants of ridge and furrow, regular and irregular fields
- Wat's Dyke is a prehistoric military feature on a former political boundary
- Kettle holes are valuable for the potential archaeological record they may hold
- Gresford, Marford and Llay are of medieval origin, while Gwersyllt and Bradley are of 19th and 20th century origin
- Remnants of Y Gaer prehistoric military enclosure at Llay
- Designed landscapes at Cefn Park and the former Horsely Hall

Cultural character:

- Major transport routes make the area very accessible to commuters
- Llay is a good example of a planned radial colliery community, with a prominent Miner's Institute
- Alyn Waters Country Park on reclaimed land is a popular centre for informal recreation
- Strong sense of place at Bryn Alyn hillfort overlooking Alyn Valley

Overall management strategy:

Conservation, Mitigation, Restoration, Enhancement.

Management guidance

Aims	Guidelines
Conserve special features and visual qualities	● Restrict and mitigate environmental impact from quarrying ● Retain and protect landscape with distinctive kettle hole topography ● Protect physical and visual integrity of scarps from inappropriate development
Conserve geological features	● Maintain continuity and integrity of exposures and landforms ● Maintain integrity of glacial landforms, kettle holes and fluvial landforms
Conserve and extend habitats for wildlife	● Promote agri-environment agreements, encourage sustainable farming on high quality farmland ● Plant new hedgerow trees, particularly oaks to replace overmature trees ● Protect raised bogs
Preserve known archaeological sites	● Preserve in situ any surviving banks and ditches of Y Gaer Hillfort in Llay ● Evaluate industrial sites before development, preserve disused railway and tram lines ● Development which adversely affected the site or setting of Wat's Dyke would not be permitted - contact CADW
Preserve historic landscape features and survey / assess the historic resource	● Avoid draining and improvement of kettle hole bogs, carry out archaeo-environmental study ● Carry out further field assessment of Gresford and Marford and surrounding fieldscape ● Evaluate moat site at Horsely Hall ● Preserve important elements of designed landscapes, and seek to reinstate original design intent, where in decline or degraded
Develop recreational potential of area	● Continue existing management of Alyn Waters country park and consider links with area of former Llay Hall colliery and Bryn Alyn area ● Refer to Green Network Strategy due March 2007 and implement new links
Strengthen cultural heritage of area	● Preserve sense of community and industrial history in former mining villages

Landscape sensitivity:

The landscape is under very high pressure. It is highly vulnerable to further sand and gravel quarrying - irreversible loss of character would result from any major schemes. High quality arable land is vulnerable to future residential, recreational highway, and commercial development.



For further information contact:

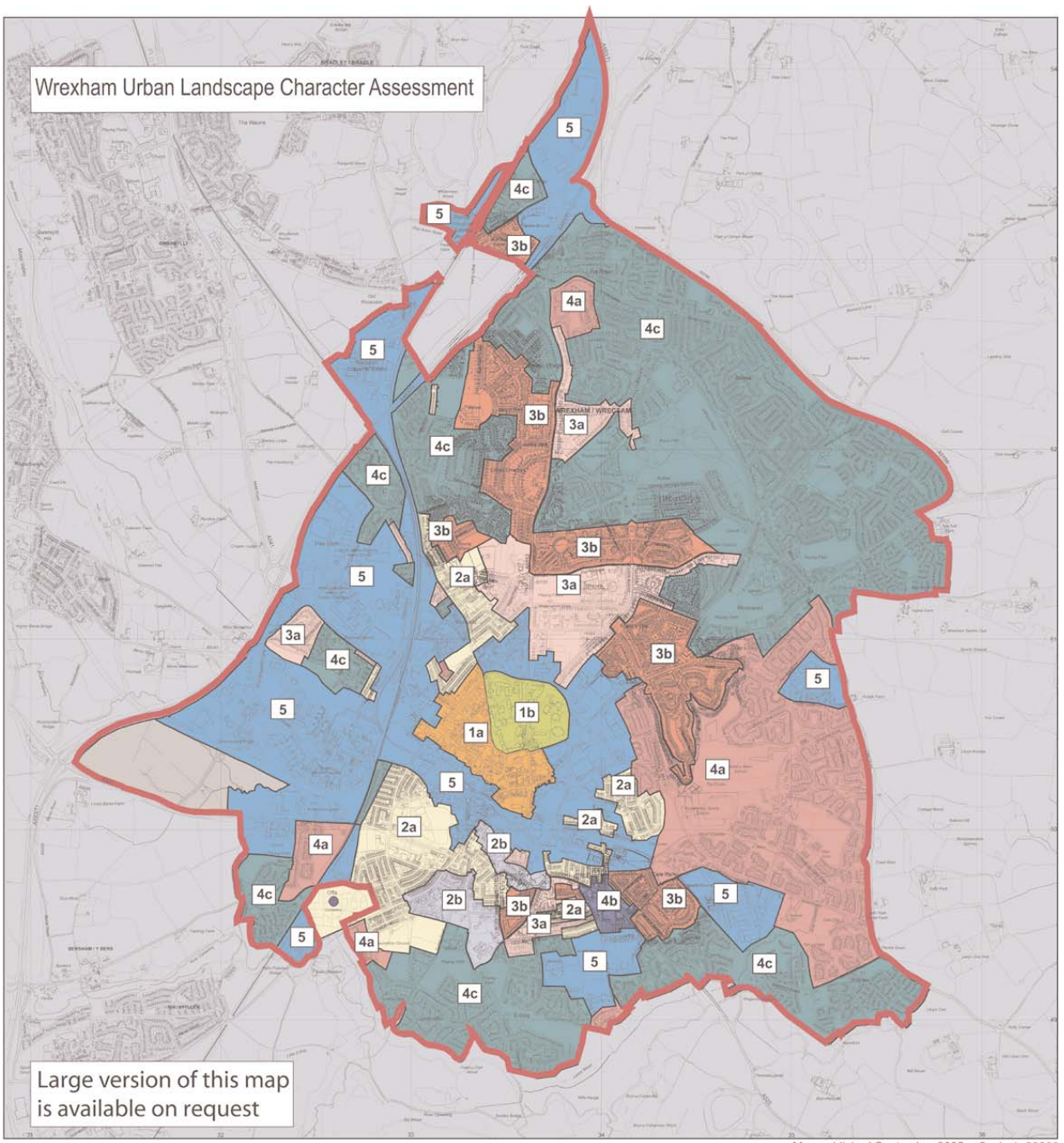
Planning Environment
Planning Department
Wrexham County Borough Council
Lambpit Street, Wrexham. LL11 1AR
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www.wrexham.gov.uk/planning

All our information is available in accessible formats

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Back

Appendix 7: Planning Guidance Note 19 Wrexham Town's Character Areas map extract



Key to areas

- Settlement Limit
- 1b Civic Centre
- 1a Historic Core
- 2a Traditional Terraced
- 2b Pre WW1Suburban
- 3a Interwar Suburban
- Area undeveloped at time of Urban Landscape Character Assessment
- 3b Interwar Planned Suburbs
- 4a Early Post WW2 Estates
- 4b Hightown Flats
- 4c Recent Estates
- 5 Mixed Non-Residential
- Wrexham Cemetery - CADW Register of Historic Parks and Gardens

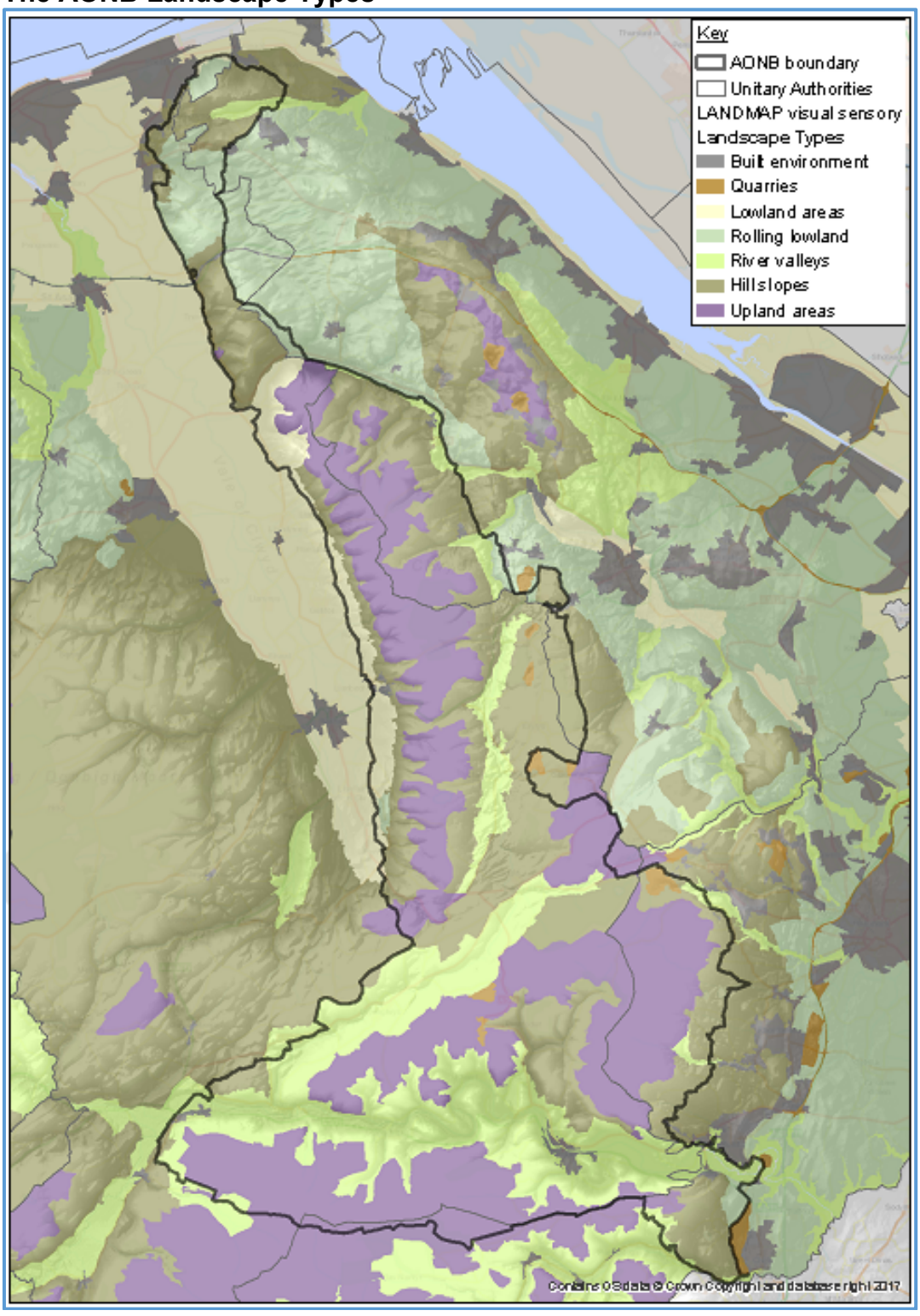
Reproduced from the Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright reserved O.S. Licence No. 10023429 August 2005.

Category	No	Character areas
1 TOWN CENTRE The town centre, consisting of the oldest part of the town, the present shopping centre, and the area used for 'civic' purposes, lies to the north of the small River Gwenfro valley. The centre of Wrexham is now largely separated from residential areas by a surrounding ring of mixed non-residential land uses but is still the main focus of the town.	**1a**	**Historic core** Area surrounding the 14th century Parish Church of St Giles. Much is included in the Town Centre and Grosvenor Road Conservation Areas. Retail centre.
	1b	**Civic centre** Includes council offices, library, pool, police station, law courts. Relatively modern and open character.
2 PRE-WWI RESIDENTIAL Much of the older pre-World War I industrial housing near the town centre was demolished under public health and slum clearance programmes, but significant areas of Victorian and Edwardian housing remain outside the town centre. This housing falls into two categories of contrasting character.	**2a**	**Traditional terraced** Dense pattern of narrow streets, red brick terraces, community buildings, on-street parking, few trees, but with some large areas of communal open space.
	2b	**Pre WW1 Suburban** Suburban villas, gardens, mature trees and hedges. Much is included within the Salisbury Park. and Fairy Road Conservation Areas.
3 INTERWAR RESIDENTIAL Interwar housing was largely built to the north and east of the older centre of Wrexham, with a few smaller estates to the south and west. These residential areas represent the mass suburbanisation of industrial Wrexham. They contain two main housing types, but both share characteristics of the Garden City movement with similar architectural styles and landscape features such as front and rear gardens, boundary hedges and often grassed verges with street trees.	**3a**	**Interwar suburban houses** 1930s "Home Counties" semi-detached houses, often taking the form of ribbon development along arterial roads. Front and rear gardens, hedges, mature trees.
	3b	**Interwar planned suburbs** Planned estates of semi-detached and terraced houses - Garden Village, the Old Acton Park development, Spring Lodge, Huntroyde, E. Avenue.
4 POST WWII RESIDENTIAL Since World War II there has been very extensive housing development on the outskirts of Wrexham, particularly to the north and east, with three main landscape character subdivisions.	**4a**	**Early Post WWII Estates** Short terraces of housing separated from main roads, little provision for cars, much public open space.
	4b	**Hightown Flats** Angular concrete medium rise flats
	4c	**Recent Estates** Extensive recent estates are mainly of detached houses in cul-de-sacs with roads designed for the car.
5 MIXED NON-RESIDENTIAL An area encircling the historic core which traditionally contained a mix of small or moderate scale residential, industrial and commercial development of which small areas remain.	**5**	**Mixed Non-residential** Mainly composed of a variety of new industrial, business, retail, service, and leisure development, together with associated road development and car parks. Buildings often at a large scale which can appear incongruous when close to older buildings.

Appendix 8: Planning Guidance Note 34 Clwydian Range and Dee Valley Area of Outstanding Natural Beauty extract

and enhance these features. In the case of “Built Environment”, the term is used more generically to include buildings and infrastructure.

The AONB Landscape Types



- In the case of the Vale of Llangollen, there are diverse historical influences within a visually scenic valley context - including farming, quarrying, lines of communication (river, road, rail and canal infrastructure) rural villages and town with urban villages to the east.
- The engineering solution to the topographical challenges and beauty of the valley have been addressed in the design of the Pontcysyllte and Chirk Aqueducts and Horseshoe falls. This has given rise to the area's recognition for its landscape and heritage value.
- Scenic qualities and visual interest also derive from a valley's 'lines of visual force' i.e. valley shape, skyline edges, descending ridges, crags/ outcrops and screes and sinuous line of river, to which the pattern of fields, woodland and trees complement the overall scene. An example for the hillslopes area would be how Castell Dinas Bran marks the top of its rounded hill with particular aesthetic effect.

Development management considerations

- Topography (enclosing hillslopes, narrow valley sections) and floodplains form natural constraints to development within the valley and place pressure open more open and elevated locations where development could be more intrusive.
- Strategic development of a scale to be potentially visible in the landscape should work with 'visual lines of force' and areas with a strong integrating pattern of vegetation (i.e. intact tall hedgerows, lines of hedgerow trees, copses and woodland)
- New proposals within the Vale of Llangollen need to assimilate and complement land-scape character and heritage values to support both the AONB and World Heritage Site.

Hill slopes



Special Qualities Landscape Character and Quality (tranquillity, wild, remote) Historic Environment.

Key Characteristics

- Hill Slopes include steep rising landform, escarpments below the uplands and lower hills of the AONB.
- Land cover and settlement characteristics are strongly rural and where development is minor or absent perceptions of tranquillity, remoteness and wildness can be particularly strong.

- These areas all form prominent scenic backdrops to adjacent settled lower areas of the north-east Wales coastal plain, Vale of Clwyd, Deeside, Vale of Llangollen and Welsh Maelor and as such provide a strong sense of place.
- Geomorphology and landform has brought about some notable natural and wild areas. For example - outcropping rock, native woodland, and scrub and grassland mosaics of the limestone escarpments above Prestatyn, Dyserth, Bryn Alyn and the Eglwyseg valley.
- Irregular field patterns and woodland edges, scattered farms along winding narrow lanes and tracks occupy more gentle hillslopes, shallow cwms and side valleys of the area. Some large areas of forestry lie within this area.
- Reservoirs are found in some of the shallower eastern facing valleys.
- Scattered farming and worker cottages associated with historical mining and pro-cessing industries lie this area, with occasional villages at lower elevations. Older settlement is distinctive displaying use of stone, vernacular, rural traditions and integration with the landscape.

Development management considerations

- Slope angle has greatly influenced ease of access to this area and much of the pattern of development hasn't altered or evolved much (with the exception of forestry), which in part gives the landscape a strong rural and traditional character.
- The area's visibility and contribution to scenic quality and sense of place to the more populated adjacent areas, makes the area sensitive to change from development. Available views, development scale, character and integration is therefore important to consider.
- Development within or encroaching upon the more natural and wild escarpments can have particular contrast and appear at odds with the AONB special qualities.

Upland areas



Special Qualities Landscape Character and Quality (tranquillity, remote, wild), Habitats and Wildlife, Access, Recreation and Tourism, Historic Environment.

Key Characteristics

- The uplands comprise elevated rolling ridges, hilltops and plateau of pasture fields and open moorland. The highest points include Moel Famau (554m) within the Clwydian Hills, Moel y Gamelin (577m) on the Llantysilio Mountain

ridgeline, Ruabon Mountain (502m) on the Esclusham/Ruabon escarpment and Moel Fferna (628m) on the north Berwyn ridge.

- Notable scenic qualities of the area include its natural upland skylines – as the chain of hills that define the horizon and backdrop to north-east Wales; there are some particularly distinctive skyline silhouettes - for example Moel Y Parc from the north, Moel Arthur, Moel Famau (its pyramidal form and the highest point marked by the jubilee tower); the bedding plains and outcrops of the limestone escarpments across the area; and the areas of open moorland heather that create strong colour contrasts with the enclosed lower hillslopes such as at Ruabon and Llantysilio Mountain,
- Development is absent except for some remotely located transmitter infrastructure, quarrying and occasional crossings by electricity infrastructure, roads, lanes and tracks.
- Many areas are open moorland unenclosed by field patterns. Where present post and wire fencing is used, with some dry-stone walling along the Clwydian Hills. Forestry extends into some areas from the adjacent hillslopes.
- The northern Berwyn ridgeline differs, in its access by lanes and pattern of improved pasture fields, occasional forestry and pockets of moorland.
- Historic, cultural marks in this area are visually iconic - in the case of the Jubilee Tower, Castell Dinas Bran and many of the Iron Age hillforts. Other earthworks, cairns and field systems are more subtle, add to the local character but remain of historical importance.
- These areas have wide ranging expansive views of landscape and settled lower areas. The sense of removal from towns and villages below, lack of development and visual foci, openness and exposure contribute to the area's special qualities of space and freedom, remoteness, tranquillity and wildness.

Development management considerations

- This is a very visible area of the AONB where natural skylines make an important contribution to the area's special qualities, making it very sensitive to change from development.
- Accessibility along roads and lanes brings potential for activity, movement and noise that can erode the tranquillity of this area. The high passes are popular destinations for visitors and recreation with notable destinations at Bwlch Pen Bara and the Horseshoe Pass. The management of people, parking and character of development have evolved and been treated differently in these locations, with varying success. These are sensitive open locations where careful attention to visual integration is important to support the areas' special qualities.
- Vertical structures on skylines have considerable contrast against the sky and horizontal form of the landscape. The eye-catching nature of such development makes it very difficult to successfully integrate in designated landscapes.

7. Factors for Landscape Change

7.1 The landscape we see today has largely been shaped by the influence of man. This process continues, although with the progression of climate

Appendix 9: TG Assessment of Landscape Effects

Appendix 8: Assessment of Landscape Effects

Landscape Resource	Sensitivity of the Receptor	Year 1		Year 15	
		Magnitude of Change	**Significance of Effect**	**Magnitude of Change**	***Significance of Effect***
Character of the Site	**Medium** Refer to Table 2 in Section 5 for detailed commentary relating the judgement of the Site's value. The Character of the Site is considered to have Medium Susceptibility to the Proposed Development. The features/elements of the Site contributing to landscape character will be predominantly retained and protected however the proposed development will introduce elements that are at odds with the currently character of the Site e.g. residential development and associated infrastructure.	**Medium Adverse**	**Moderate Adverse**	**Medium Adverse**	**Moderate Adverse**
		The Proposed Development will introduce noticeable change within the Site which will dominate the character of the Site however the existing landscape features will be mostly retained and protected. As such the scale of the changes will be of a partial alteration to characteristics. The changes be localised to the Site and boundaries adjoining the surrounding countryside but will be permanent. As the landscaping associated with the proposed development matures and establishes, this will strengthen the characteristic features of the Site, however the magnitude of change will remain unchanged.			
Regional Landscape Character	**Medium** Refer to Section 5 for overall evaluations of the aspect areas contributing to regional landscape character. The Regional Landscape Character is considered to have Medium Susceptibility to the Proposed Development considering the characteristics of the five aspect areas. The features/elements of the Site contributing to the aspect areas forming this receptor will be predominantly retained and protected although the development will be at odds with the published visual and sensory characteristics of the area and will increase the urbanising influences of existing settlement upon the Site.	**Medium Adverse**	**Moderate Adverse**	**Medium Adverse**	**Moderate Adverse**
		The Proposed Development will introduce noticeable changes to some characteristics of the published LANDMAP aspect areas applicable to Site for instance views both in and out, the landuse and traditional boundary types. The effect of the proposed development on views in and our will be mitigated as structural planting matures to soften views and reduce the perceived scale of development. The changes will be permanent and range in geographic extent from the immediate setting only to a proportion of the wider aspect areas.			
LCA 8: Gwersyllt, Llay, Gresford, Borras	**Medium** LCA 8 is considered to have medium value. This character area incorporates the extents of SLA designations in the landscape surrounding the Site and contains elements, features and characteristics than contribute positively to landscape character. The landscape also demonstrates regogniseable structure	**Low adverse**	**Minor adverse**	**Low adverse**	**Minor adverse**
		The Proposed Development will introduce built form into this LCA which is already characterised as having a visual relationship with urban areas. As such the Proposed Development will introduce a minor change to the qualities and characteristics of this LCA. In addition the elements and features that contribute to the character of the LCA will largely be retained and protected. The changes will be localised and affect a small portion of the LCA but will be permanent. The mitigation planting will introduce tree cover to enhance the character of the LCA and integrate the development into the landscape.			

Landscape Resource	Sensitivity of the Receptor	Year 1		Year 15	
		Magnitude of Change	**Significance of Effect**	**Magnitude of Change**	***Significance of Effect***
	and characteristic patterns.				
Wrexham town	**Low** The townscape of Wrexham within the visual envelope of the Site is considered to have Low value. There are no designations present such as Conservation Areas and the townscape mostly comprises post WW2 housing lacking traditional detailing or distinctive vernacular. The urban area to the immediate north of the Site demonstrates improved street scenes. The susceptibility of Wrexham town to the proposed development is low. The development will comprise new housing and associated infrastructure that is consistent with the character of this receptor relating to grain, land use, scale and massing.	**Medium Adverse**	**Minor Adverse**	**Medium Adverse**	**Minor Adverse**
		The proposed development will affect the setting of this receptor by introducing development into a greenfield Site. This will be highly noticeable from the edges of Wrexham Town closest to the Site. The changes will be permanent but appear reduced in scale as the mitigation planting around the edges of the Site matures, particular along the buffer off Cefn Road.			

Appendix 10: TG Assessment of Visual Effects

Appendix 9: Assessment of Visual Effects

Visual Resource	Representative Viewpoint	Sensitivity of the Receptor	Year 1		Year 15	
			Magnitude of Change	**Significance of Effect**	**Magnitude of Change**	**Significance of Effect**
Users of PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' within the Site	15 and 16	**Medium** PRoW routes are recognised on the borough's definitive map and often form established routes demonstrating time-depth. People using PRoWs 'Abenbury 1' and 'Abenbury 2'will be buffered from the settlement edge by the greenfield character of the Site and will have intermittent focus on the scenic qualities of the Site as part of their journey. The visual experience of the route therefore contributes towards the visual amenity of this footpath and people's enjoyment of using it.	**Medium Adverse**	**Moderate Adverse**	**Low Adverse**	**Minor Adverse**
			The Proposed Development will introduce noticeable alterations to the baseline view by bringing the extent of built form closer to these routes. The changes will appear at close proximity and will be largely unscreened at Year 1. The changes will be permanent. The magnitude of change will be reduced and the changes will appear softened as the mitigation planting matures within the GI corridor to be maintained and enhanced on either side of the footpath.			
Users of PRoW 'Abenbury 20' within the Site	16	**Medium** As described for 'Users of PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' within the Site	**Medium Adverse**	**Moderate Adverse**	**Low Adverse**	**Minor Adverse**
			The Proposed Development will introduce noticeable alterations to the baseline view by bringing the extent of built form closer to this route which is to be diverted around the edge of a proposed development parcel. The changes will appear at close proximity and will be largely unscreened at Year 1. The changes will be permanent. The magnitude of change will be reduced and the changes will appear softened as the mitigation planting matures within the GI corridor to be established on either side of the footpath.			
Users of PRoW within countryside to the south and east of the Site including PRoW Bridleways	4, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16	**Medium** PRoW routes are recognised on the borough's definitive map and often form established routes demonstrating time-depth.	**Low Adverse**	**Minor Adverse**	**Negligible to Low Adverse**	**Negligible to Minor Adverse**
			The Proposed Development will introduce change that is noticeable within the views from these routes. This is largely a result of the low level of intervening tree cover as is			

Visual Resource	Representative Viewpoint	Sensitivity of the Receptor	Year 1		Year 15	
			Magnitude of Change	**Significance of Effect**	**Magnitude of Change**	**Significance of Effect**
'Abenbury 10' and 'Abenbury 11' and Footpaths 'Abenbury 3', 'Abenbury 9', 'Abenbury 12'.		The PRoW to the south and east of the Site and located within the countryside and as such the visual experience of these route therefore contributes towards the visual amenity and people's enjoyment of using them/	characteristic of the rural landscape and the elevate nature of the Site which increased the visual prominence of the Site. The changes will appear extensive due to the extent of the Site but mostly at medium distance and will be greatest for those PRoWs closest to the Site. Intervening hedgerow and tree cover will also contribute to some filtering of the views.			
Users of Wrexham Rugby Club facilities	13	**Low** The grounds of the rugby club comprise recreational resources. The focus of people at the rugby club will be predominantly upon the recreational activities being undertaken however the greenfield nature of the Site will likely be appreciated for providing a scenic backdrop to the surrounding views.	**Low Adverse**	**Minor Adverse**	**Negligible to Low Adverse**	**Negligible to Minor Adverse**
			As described for 'Users of PRoW within countryside to the south and east of the Site noting however that the majority of people at the club will be buffered from the changes by intervening and retained greenfield land and GI.			
Visitors to Clwydian Range and Dee Valley AONB	20	**High** These people are located within a national designation valued in part for its scenic qualities. The views from the AONB contribute to people's enjoyment of the designation and the view will often form the focus of attention.	**Negligible**	**Negligible**	**Negligible**	**Negligible**
			The Proposed Development will introduce changes that are barely perceptible due to the intervening distance. Furthermore the Site will appear largely screened by the existing ward of Catrefle adjoining the Site. The changes will be permeant.			
Visitors to Erlas Centre / Erlas Walled Garden	N/A	**Low to Medium** Although Erlas Centre / Erlas Walled Garden is not designated, it forms a recreational resource and the greenfield nature of the Site contributes towards its scenic value. The existing tree cover within the grounds of Erlas Centre / Erlas Walled Garden however restricts views across the adjoining countryside towards the Site such that views out of its grounds are unlikely to be the focus of attention.	**Negligible**	**Negligible**	**Negligible**	**Negligible**
			The Proposed Development will introduce a minor alteration within views from Erlas Centre / Erlas Walled Garden. The views will be filtered by intervening tree cover and will appear within the context of the existing settlement edge. The changes to these views will be permeant.			
Residents to the north and	1, 2, 3, 17	**High**	**Medium Adverse**	**Moderate Adverse**	**Low Adverse**	**Minor Adverse**

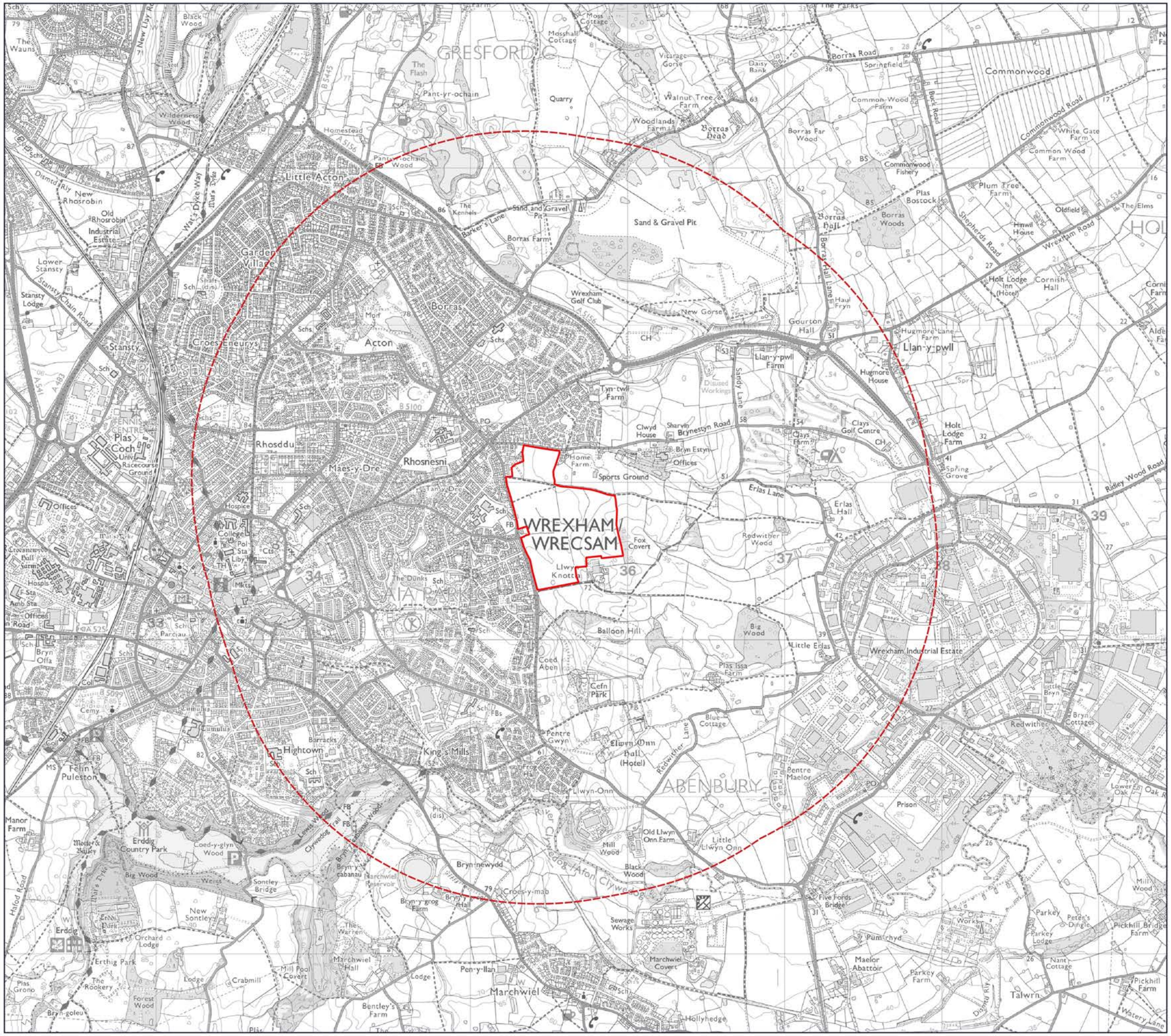
Visual Resource	Representative Viewpoint	Sensitivity of the Receptor	Year 1		Year 15	
			Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
west of the Site within the settlement	and 18	Residents by nature of this receptor type attach high value to their views. The residents will have an awareness of the existing views and will have an interest in changes to these views. Given the rural setting these views provide to these residents, it is considered that these people will attach high susceptibility to their views.	The changes to the views of these receptors will appear dominant for those located at the settlement edge but less prominent for those set back due to the falling topography to the west and more contained nature of views to the north. The residents to be affected by the changed views form a small component of the settlement. The changes to the views will be permeant but will not be at odds or unexpected with the urban context of these dwellings as part of an existing settlement and will not wholly block the existing views. The scale of the change will become reduced as the mitigation planting matures to soften the perceived scale and extent of the development and to filter the changed views.			
Residents within the countryside to the east and south of the Site including at Llwyn Knottia Farm	6, 8 and 10	**High** Residents by nature of this receptor type attach high value to their views. The residents will have an awareness of the existing views and will have an interest in changes to thee views. Given the rural context of these residents and the contribution of the Site to this setting, it is considered that these people will have moderate susceptibility to the proposed changes.	**Low Adverse**	**Minor Adverse**	**Low Adverse**	**Minor Adverse**
			The magnitude of change will be similar to as described for 'Users of PRoW within countryside to the south and east of the Site' however the number of potential receptors to be affected is reduced. Furthermore only a small number of people within this group, namely those at Llwyn Knottia Farm, will experience changee at close proximity. The Proposed Development will also not alter the composition of views since the existing settlement edge and development within the Countryside already frames/forms a component of these views.			
Residents within the Clwydian Hills	20	**High** Residents by nature of this receptor type attach high value to their views. The residents will have an awareness of the existing views and will have an interest in changes to thee views. Given the location of these receptors within a national designation valued in part for its scenic quality, it is considered that these people will have high susceptibility to the proposed changes.	**Negligible**	**Negligible**	**Negligible**	**Negligible**
			The magnitude of change will be similar to as described for 'Visitors to Clwydian Range and Dee Valley AONB'.			

Visual Resource	Representative Viewpoint	Sensitivity of the Receptor	Year 1		Year 15	
			Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Users of transport routes within Wrexham settlement	1, ,2 3, 5, 17 and 18	**Low** The urban roads within the visual envelope of the Site are not designated as recreational routes. Whilst users of these roads may have glimpsed opportunities to obtain views into and across the Site, these opportunities are fleeting and will not be the focus of attention.	**Low Adverse**	**Negligible**	**Negligible**	**Negligible**
			The Proposed Development will increase the urban context of these roads by introducing additional built form into the skyline of views. As such the views will appear as a major alteration to the baseline view in many instances and at close proximity. The proposed buffer off Cefn Road will soften this impact for receptors to the west and the geographical extent of the changes will appear increasingly softened as the mitigation planting matures. The changes will be permanent.			
Users of transport routes within the Clwydian Hills	20	**Low to Medium** Given the location of these receptors within a national designation valued in part for its scenic quality, these receptors will attach greater value to these routes than those outside the AONB. The enclosed and winding nature of these routes however limits opportunities for people to enjoy the views of these routes.	**Negligible**	**Negligible**	**Negligible**	**Negligible**
			The magnitude of change will be similar to as described for 'Visitors to Clwydian Range and Dee Valley AONB'.			
Users of transport routes in the countryside to the east of the Site	10 and 19	**Low to Medium** Given the location of some of these receptors within a SLAs, these receptors may attach greater value to these routes than those outside the AONB. The enclosed and winding nature of these routes however limits opportunities for people to enjoy the views of these routes.	**Negligible**	**Negligible**	**Negligible**	**Negligible**
			The Proposed Development will introduce barely noticeable changes to the baseline view of these people. The changes will appear in the context of a landscape influenced by urban and industrial development and will appear in the context of existing development. The changes will also often be screened and filtered by intervening vegetation primarily hedgerows defining the verges of these routes. The changes will be permanent.			
Students and employees at Ysgol Morgan Llwyd (school)	1	**Low** The school is not designated for its visual amenity and is set back from the settlement edge such that opportunities to view the settlement fringe and wider countryside are limited. Students and employees within the school grounds are unlikely to be focussed on views.	**Low Adverse**	**Negligible**	**Negligible**	**Negligible**
			The Proposed Development will increase the urban context of the school by introducing additional built form into the skyline of views. As such the views will appear as a noticeable change albeit framed by existing built form at the settlement edge. The proposed buffer off Cefn Road will soften this impact and the geographical extent of the changes will appear increasingly softened as the mitigation planting matures. The changes will be permanent.			
Employees at			**Low Adverse**	**Negligible**	**Negligible**	**Negligible**

Visual Resource	Representative Viewpoint	Sensitivity of the Receptor	Year 1		Year 15	
			Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Wrexham Industrial Estate	8	**Low** These receptors are not located within an area valued for its scenic qualities. Employees within the estate are also unlikely to be focussed upon the views which are also largely restricted by the industrial buildings and surrounding tree cover.	The Proposed Development will introduce a minor alteration to the baseline views of this receptor group due to the fleeting nature of views between the intervening industrial units. The changes will also be framed by the intervening built form and tree cover and will appear at medium distance from these people. The view will also become increasingly screened/filtered as the mitigation planting matures. The changes will be permanent.			

Plans:

Plan 1: Site Location (Figure 6.1: 13539/P01d)
Plan 2: Site Context (Figure 6.2: 13539/P02d)
Plan 3: Landscape Planning Policy (Figure 6.3: 13539/P03f)
Plan 4: Published Landscape Character (Figure 6.4: 13539/P04d)
Plan 5: Topography (Figure 6.5: 13539/P05d)
Plan 6: Zone of Theoretical Visibility (Figure 6.6: 13539/P06d)
Plan 7: Photoviewpoint Locations (Figure 6.7: 13539/P07e)
Plan 8: Photosheets (Figure 6.8: 13539/P08d)
Plan 9: Landscape Strategy Plan (Figure 6.9: 13539/P10b)



LEGEND

Site Boundary

2km Study Area

0 | 0.5 | 1 km

Project	Cefn Park, Wrexham
Drawing Title	Figure 6.1: Site Location
Scale	1:25,000@A3
Drawing No.	13539/P01d
Date	JAN 2025
Checked	EL_CD

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Site Boundary

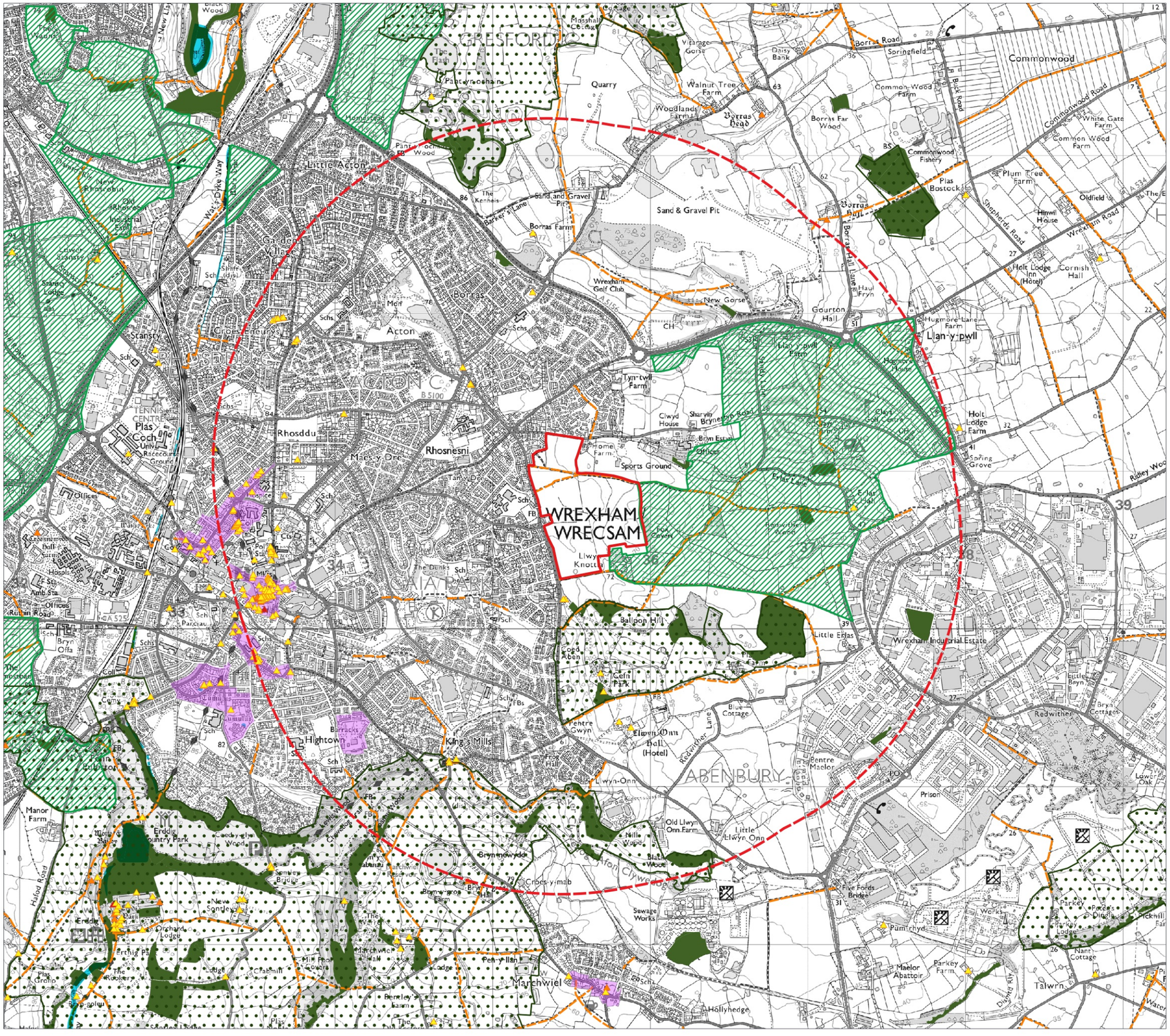
0 0.25 0.5 km

Project	Cefn Park, Wrexham
Drawing Title	Figure 6.2: Site Context
Scale	1:10,000@A3
Drawing No.	13539/P02d
Date	JAN 2025
Checked	EL_CD

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LEGEND

- Site Boundary
- 2km Study Area
- Green Wedge (SP6)
- Ancient Woodland
- Conservation Areas
- Special Landscape Area
- Scheduled Ancient Monuments
- Public Rights of Way

Listed Buildings

- Grade I
- Grade II*
- Grade II

Revision	Description
f	update to site boundary

0 0.5 1 km

Project	Cefn Road, Wrexham
Title	Figure 6.3: Landscape Planning Policy
Scale	1:25,000 @ A3
Drawing No.	13539/P03f
Date	JAN 2025
Checked	EL/CD

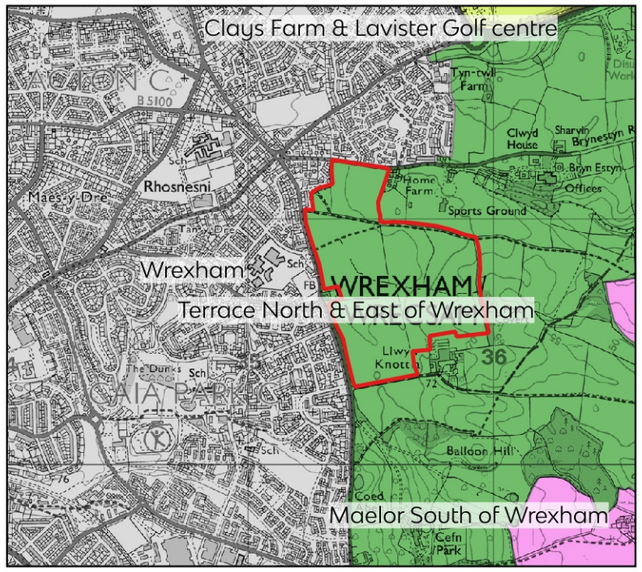
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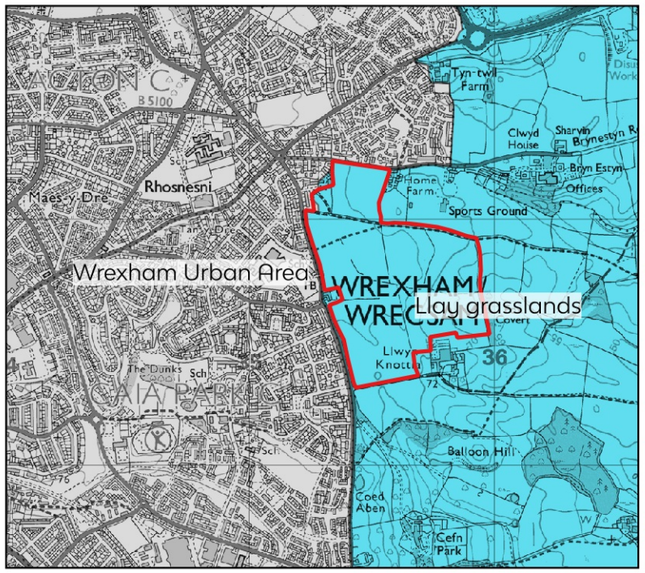
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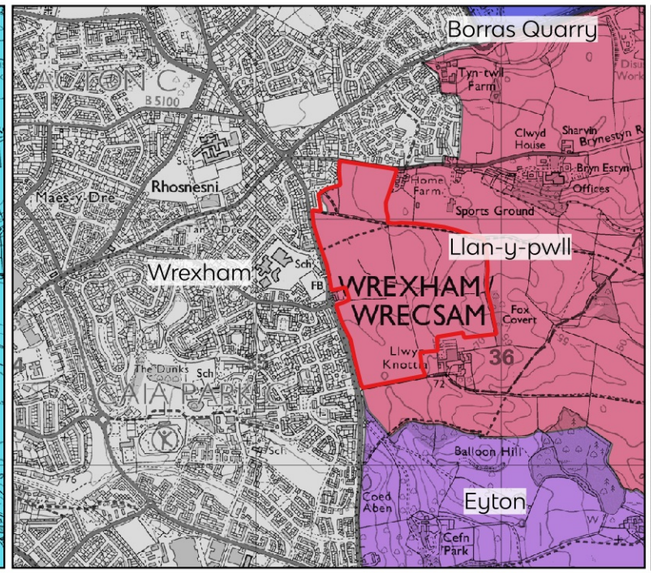
Landmap Cultural Landscape Services
(adopted April 2020)



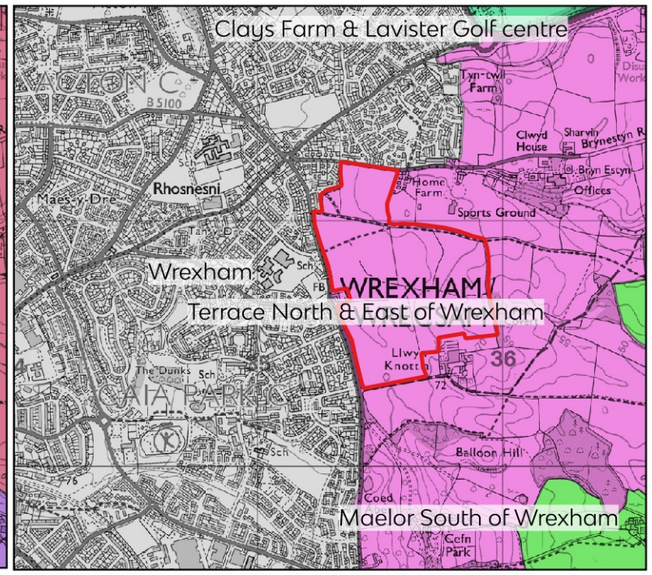
Landmap Landscape Habitats
(adopted April 2020)



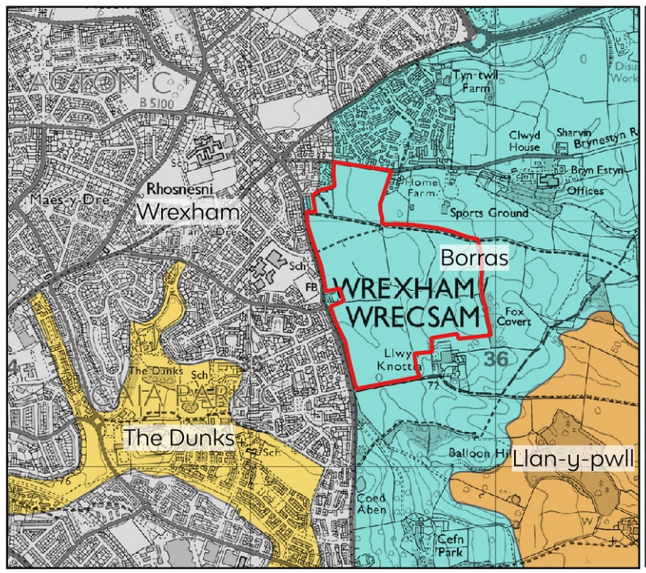
Landmap Historic Landscape
(adopted April 2020)



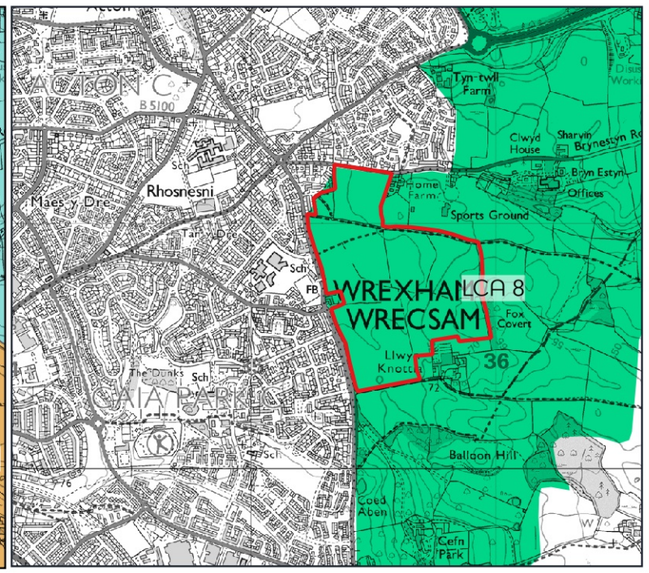
Landmap Visual and Sensory Landscape
(adopted April 2020)



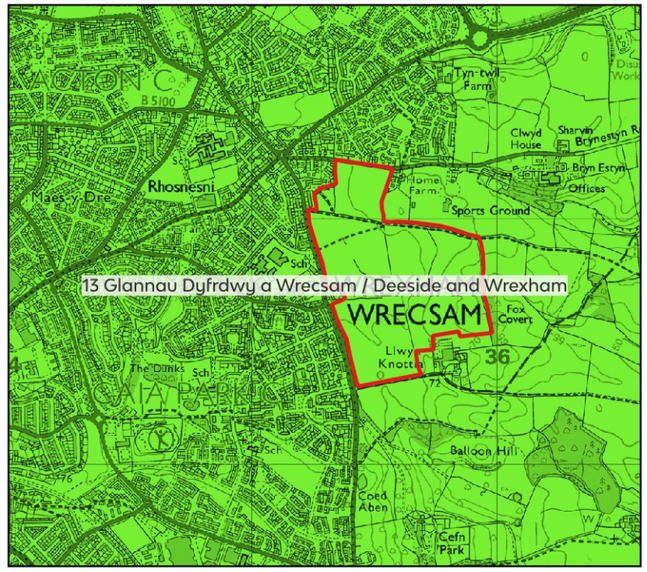
Landmap Geological Landscape
(adopted April 2020)



LCA 8: Gwersyllt, Llay, Gresford, Borras
(adopted March 2007)



Wales National Landscape Character Areas
(adopted October 2008)



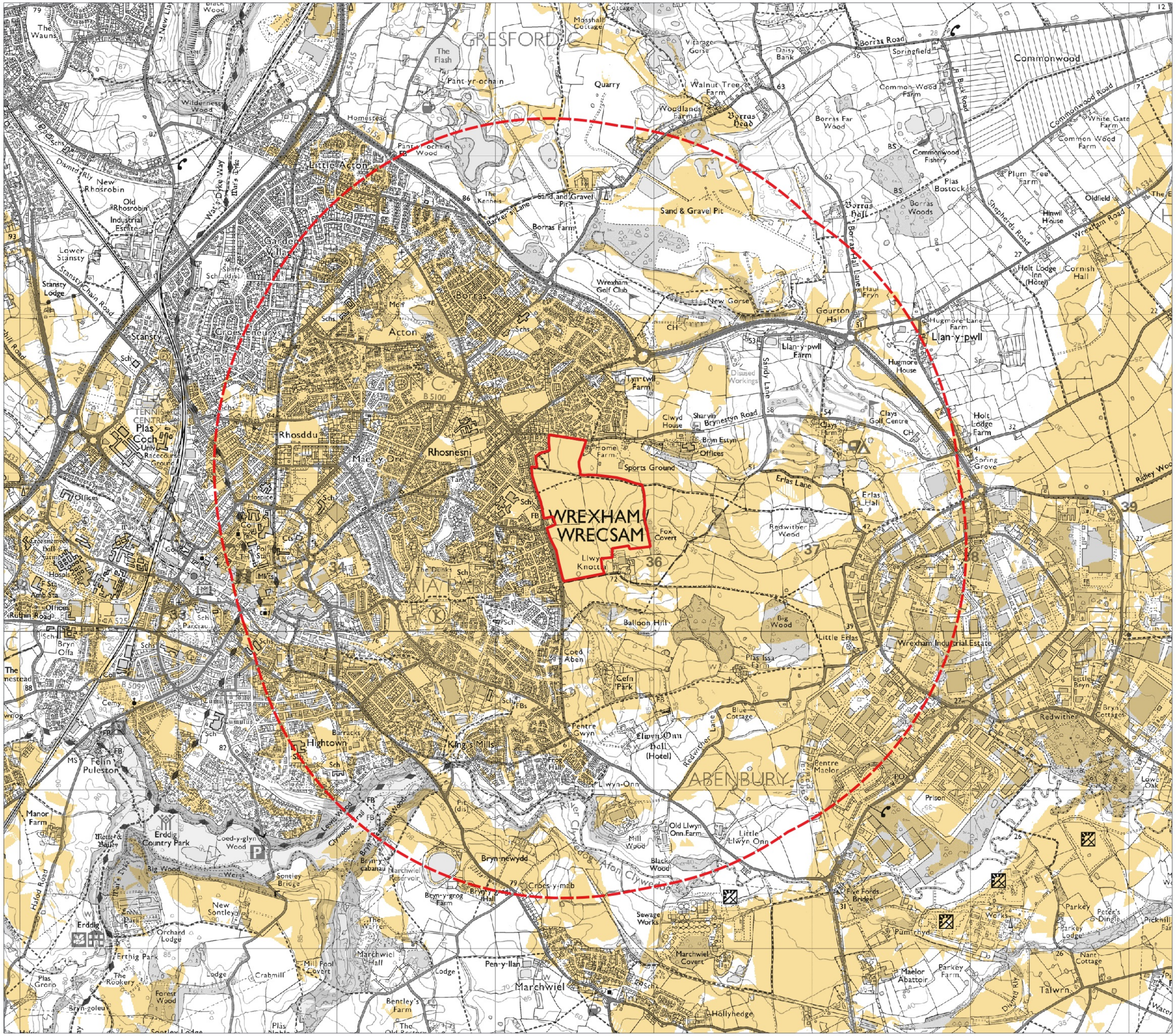
Site Boundary

0 0.5 1 km

Project	Cefn Park, Wrexham
Drawing Title	Figure 6.4: Published Landscape Character
Scale	1:25,000 @ A3
Drawing No.	13539/P04d
Date	JAN 2025
Checked	EL_CD

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LEGEND

Site Boundary

2km Study Area

Zone of Theoretical Visibility

Development theoretically visible
Development not visible

Notes:

The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at a 12m ridge height is potentially visible within a 5km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and LIDAR composite DSM data, and therefore takes into account built form and vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

Revision	Description
d	Updated Site Boundary

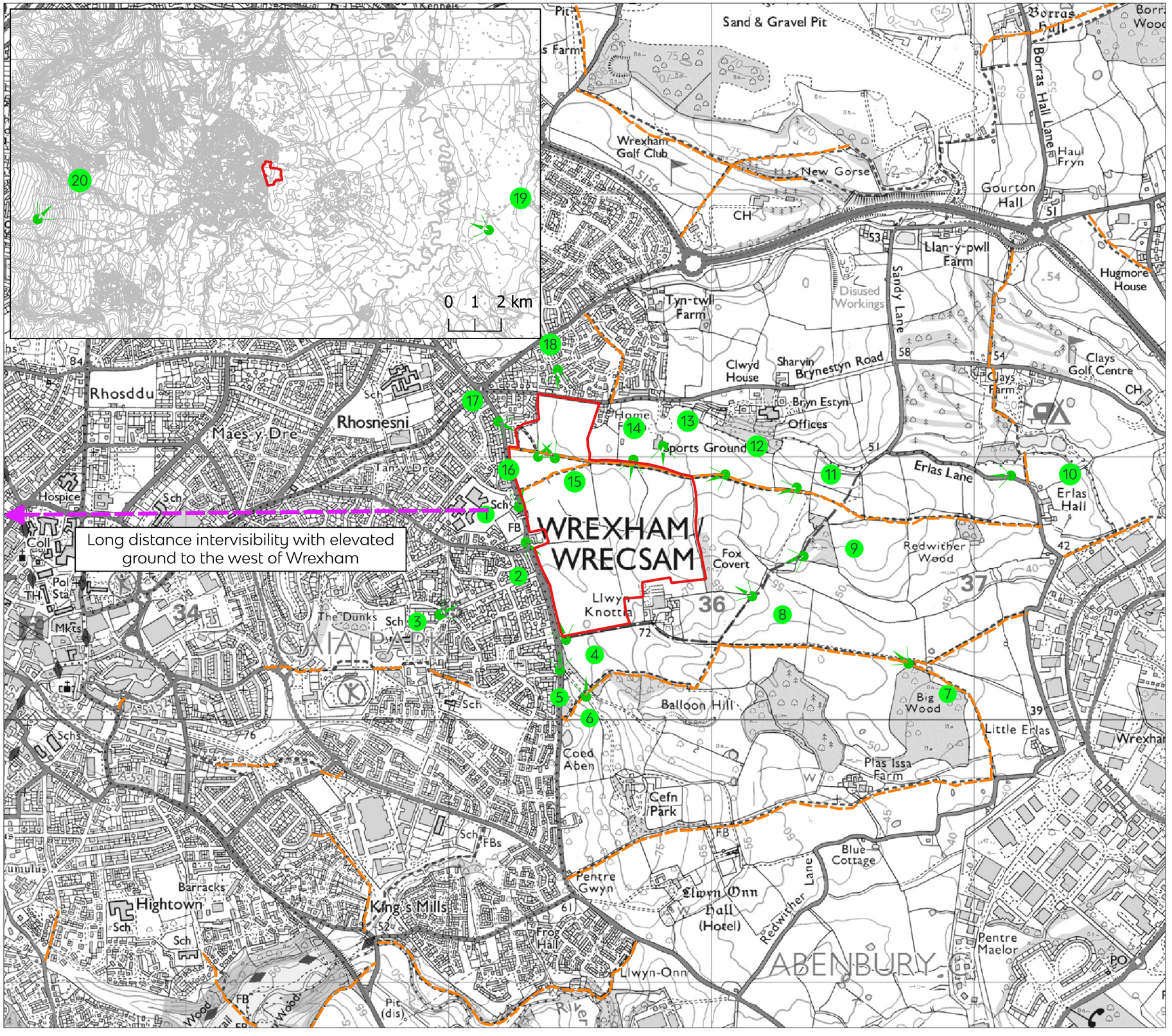
0 0.5 1 km

Project	Cefn Road, Wrexham
Title	Figure 6.6: Zone of Theoretical Visibility
Scale	1:25,000 @ A3
Drawing No.	13539/P06d
Date	JAN 2025
Checked	EL_CD

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LEGEND

- Site Boundary
- Public Rights of Way

Viewpoint Locations

- 1 - 20
- Long-Distance Indivisibility with the Hill Slopes of the Clwydian Hills and Upland Areas Beyond

Revision	Description
-	First Issue

0 250 500 m

Project	Cefn Road, Wrexham
Title	Figure 6.7: Photoviewpoint Locations
Scale	1:15,000 @ A3
Drawing No.	13539/P07e
Date	JAN 2025
Checked	EL_CD

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Representative Photo Viewpoint Information Sheet

View 1 - Cefn Road



Date of Photo:	12/01/2024 15:15
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35271 50832



View 2 - Hullah Farm, Cefn Road



Date of Photo:	12/01/2024 15:20
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35302 50656



View 3 - Churchhill Drive Roundabout



Date of Photo:	12/01/2024 15:49
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 34971 50408



View 4 - Track to Llwyn Knottia Farm



Date of Photo:	12/01/2024 13:48
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35438 50322



View 5 - Cefn Road



Date of Photo:	12/01/2024 13:51
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35422 50204



View 6 - WX/Abenbury/12



Date of Photo:	13/02/2020 12:27
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35522 50108



View 7 - WX/Abenbury/8



Date of Photo:	12/01/2024 16:26
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 36732 50227



View 8 - WX/Abenbury/10



Date of Photo:	12/01/2024 14:16
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 36140 50482



View 9 - WX/Abenbury/3



Date of Photo:	12/01/2024 14:22
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 36320 50623



View 10 - Erlas Lane



Date of Photo:	12/01/2024 16:09
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 37118 50942



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Project No:	13539	Date:	Mar-24
Client:	Harworth Group	Project:	Cefn Park, Wrexham
Status:	Planning	Figure:	Data Sheet

Representative Photo Viewpoint Information Sheet

View 11 - WX/Abenbury/3



Date of Photo:	12/01/2024 14:34
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 36298 50887



View 12 - WX/Abenbury/3



Date of Photo:	13/02/2024 13:01
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 36029 50948



View 13 - Wrexham Rugby Club clubhouse

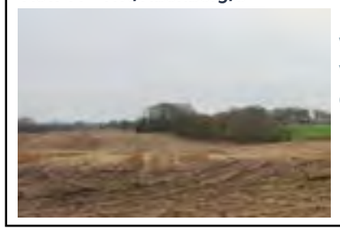


Date of Photo:	13/02/2024 13:03
Weather:	Good Visibility
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35806 51020



View 14 - WX/Abenbury/3



Date of Photo:	12/01/2024 14:56
Weather:	Good Visibility
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35690 50958



View 15 - WX/Abenbury/1



Date of Photo:	12/01/2022 14:53
Weather:	Good Visibility
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35397 51014



View 16 - WX/Abenbury/1



Date of Photo:	12/01/2024 14:56
Weather:	Good Visibility
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35356 51019



View 17 - Cefn Road



Date of Photo:	12/01/2024 15:03
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35200 51121



View 18 - Glenagles



Date of Photo:	12/01/2024 15:56
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 35414 51318

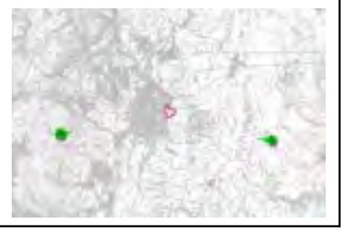


View 19 - Worthenbury Road



Date of Photo:	05/01/2022
Weather:	Overcast
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 43619 48717

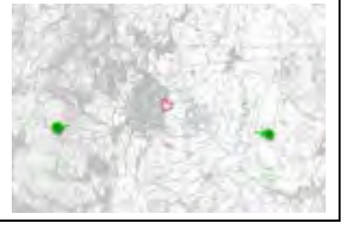


View 20 - vWX/Esclusham Above/17A



Date of Photo:	05/01/2022
Weather:	Good Visibility
Visualisation Type:	Type 1
Camera:	Canon EOS 1100D
Frame Type:	Single Frame
Projection:	Planar
Lens Focal Length:	Canon 50mm
Horizontal FOV:	39.6°

OS: SJ 26676 49107



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Project No:	13539	**Date:**	Mar-24
Client:	Harworth Group	**Project:**	Cefn Park, Wrexham
Status:	Planning	**Figure:**	Data Sheet

Approximate extent of Application Site

Cefn Road

PRoW Footpath
'Abenbury 2'



10cm

0cm

(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35273 50829	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	North-East	**Distance to site:**	6m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 01



10cm

(Original image size 390 x 260mm)

0cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35302 50656	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	South-East	**Distance to site:**	18m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 02

Approximate extent of Application Site

Churchhill Drive



10cm

0cm

(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange

Marsden Estate, Rendcomb, Cirencester, GL7 7EX
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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



Tyler Grange

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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 34971 50408	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	North-East	**Distance to site:**	400m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 03

Approximate extent of Application Site



10cm

0cm

(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange

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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



Tyler Grange
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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35438 50322	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	North	**Distance to site:**	0m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 04

Approximate extent of Application Site



10cm

0cm

(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35422 50204	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	North	**Distance to site:**	110m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 05



10cm
0cm
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	14/02/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35522 50108	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	North	**Distance to site:**	225m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 06



10cm
0cm
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1
Taken From:	SJ 36732 50227	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%
Direction of View:	North-West	**Distance to site:**	825m	**Visibility:**	Good	**Page Size:**	A1 width

Project No:	13539	**Date:**	Mar-24
Client:	Harworth Group	**Project:**	Cefn Park, Wrexham
Status:	Planning	**Title:**	Photosheets - Photoviewpoint 07

Approximate extent of Application Site

Fox Covert

PRoW Footpath
REF 'Abenbury 3'

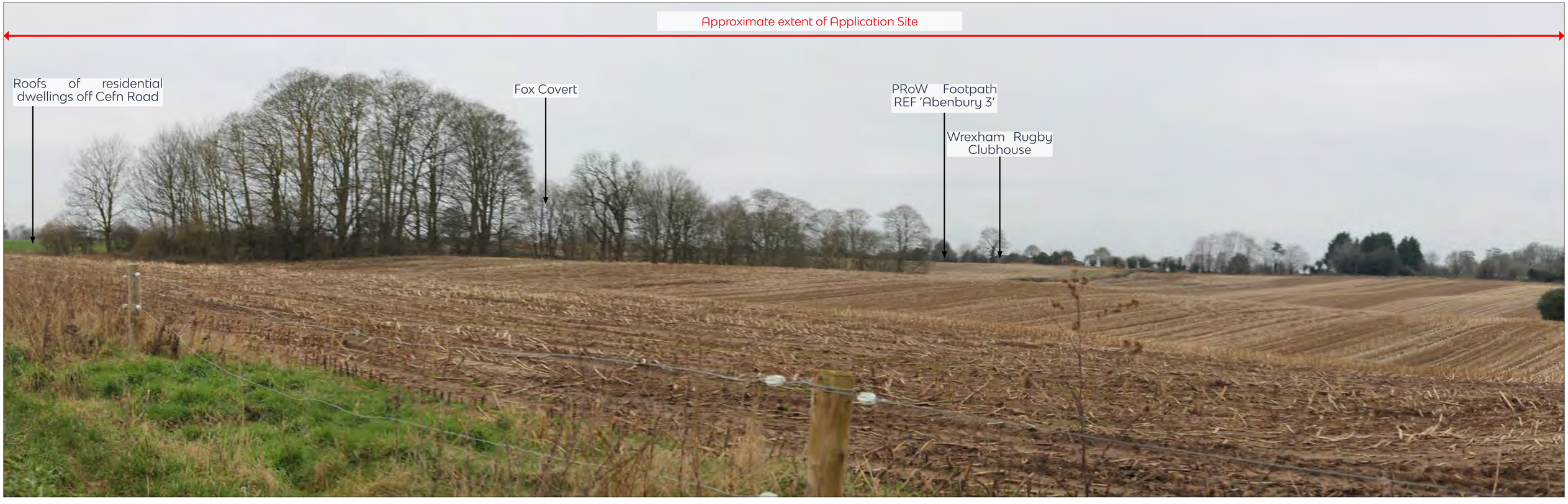


10cm
0cm
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



Tyler Grange
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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 36138 50476	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	West	**Distance to site:**	175m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 08

Approximate extent of Application Site

Wrexham Container Storage

Fox Covert

10cm

0cm

(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange

Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	24/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 36320 50623	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	West	**Distance to site:**	370m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 09



10cm
0cm
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



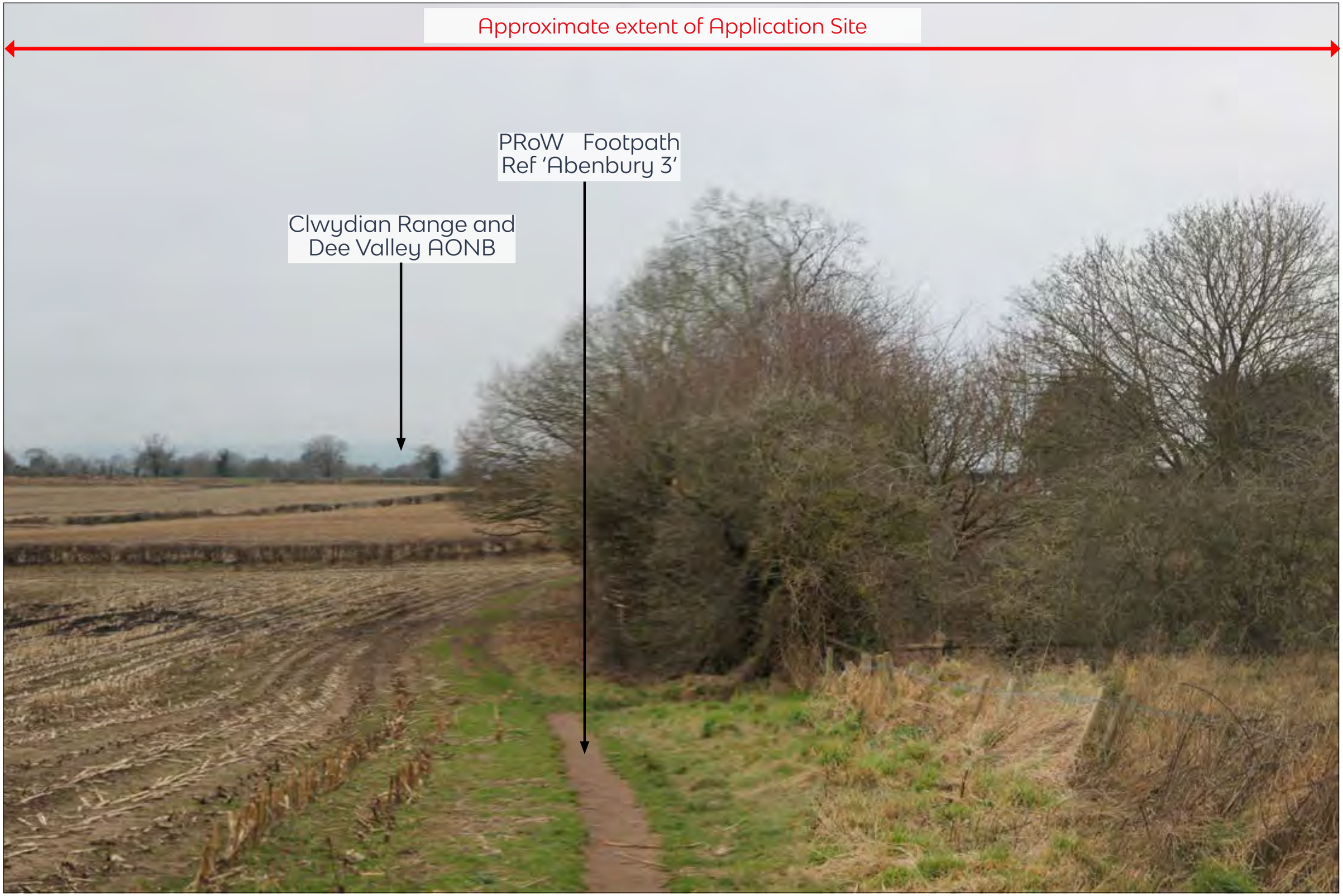
Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	24/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 37118 50942	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	West	**Distance to site:**	1.2km	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 10

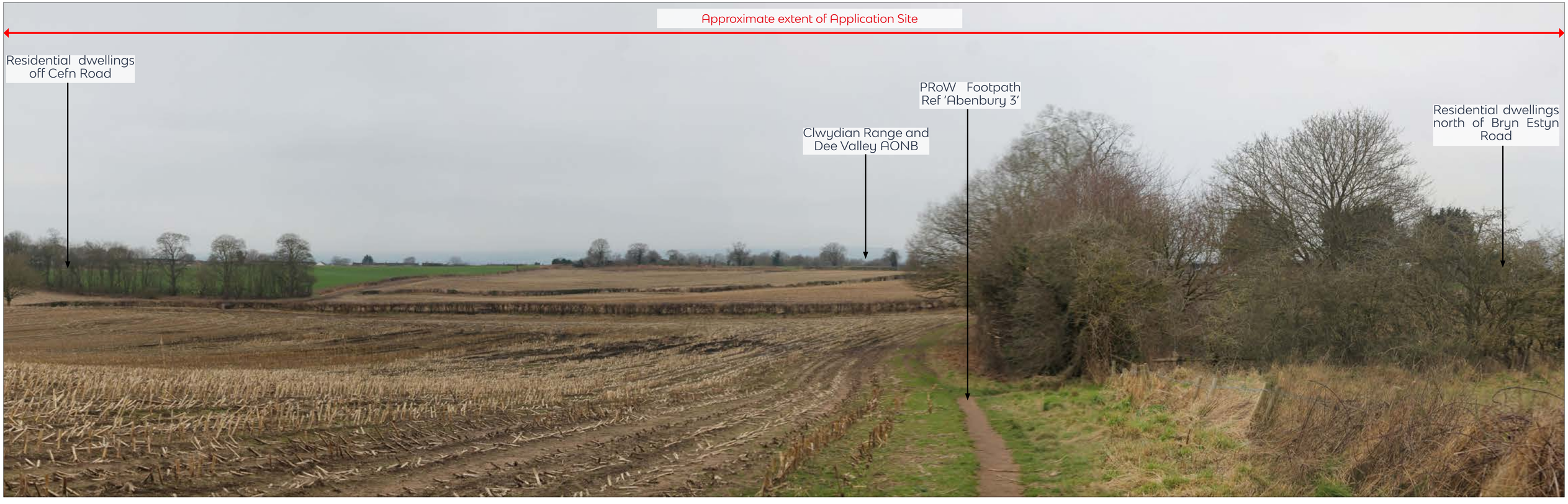


10cm
0cm
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 36298 50887	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	West	**Distance to site:**	380m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 11

Approximate extent of Application Site

Wrexham Container Storage



10cm

0cm

(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange

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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



Tyler Grange
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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	13/02/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1
Taken From:	SJ 36029 50948	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%
Direction of View:	South	**Distance to site:**	20m	**Visibility:**	Good	**Page Size:**	A1 width

Project No:	13539	**Date:**	Mar-24
Client:	Harworth Group	**Project:**	Cefn Park, Wrexham
Status:	Planning	**Title:**	Photosheets - Photoviewpoint 12



10cm
0cm
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



Tyler Grange
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T: 0121 828 4045 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	13/02/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35806 51020	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	South	**Distance to site:**	0m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 13

Approximate extent of Application Site

Wrexham Container Storage



10cm

0cm

(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange

Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35690 50958	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	South	**Distance to site:**	0m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 14

Approximate extent of Application Site

Residential dwellings off Thornleigh (road)



10cm

0cm

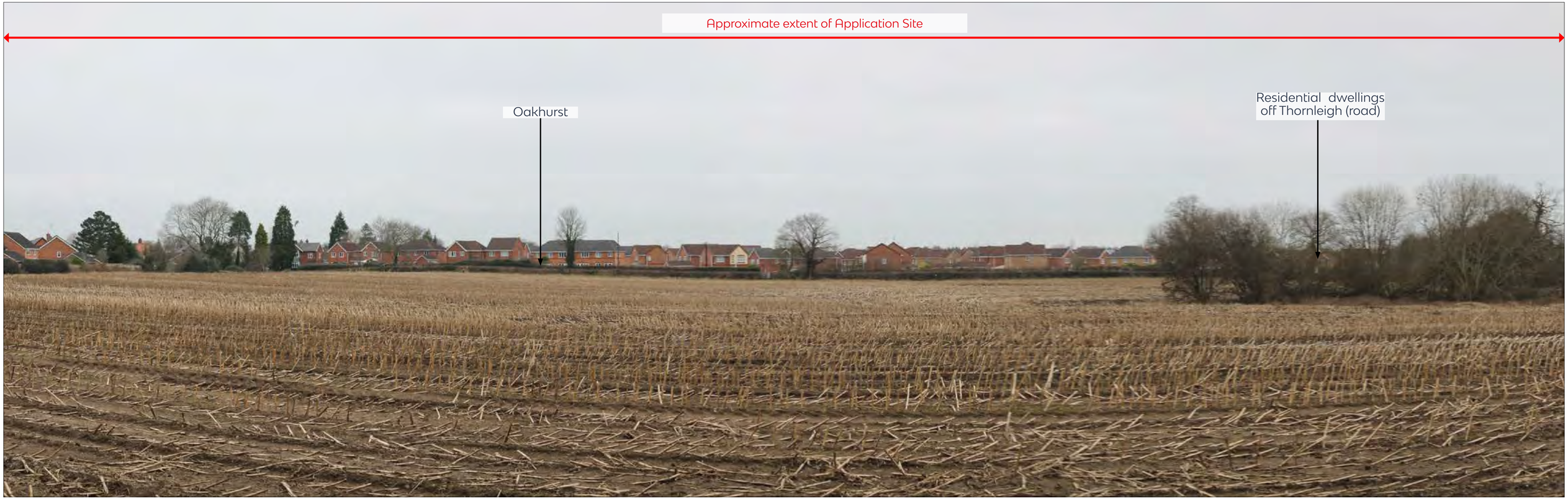
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Tyler Grange

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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1
Taken From:	SJ 35397 51014	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%
Direction of View:	North-West	**Distance to site:**	0m	**Visibility:**	Good	**Page Size:**	A1 width

Project No:	13539	**Date:**	Mar-24
Client:	Harworth Group	**Project:**	Cefn Park, Wrexham
Status:	Planning	**Title:**	Photosheets - Photoviewpoint 15



10cm
0cm
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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0cm (Original image width 820mm) 10cm

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Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35356 51019	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	North-East	**Distance to site:**	0m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 16



10cm
0cm
(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35200 51121	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	South-East	**Distance to site:**	65m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 17



10cm
0cm
(Original image size 390 x 260mm)

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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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Date Taken:	12/01/2024	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 35414 51318	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	South	**Distance to site:**	90m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 18

Approximate extent of Application Site

Clwydian Range and Dee Valley AONB

Wrexham Industrial Estate

10cm

0cm

(Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

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Visualisation Type:	Type 1	**Project No:**	13539	**Date:**	Mar-24
Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	05/01/2022	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 43619 48717	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	North-West	**Distance to site:**	8km	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 19

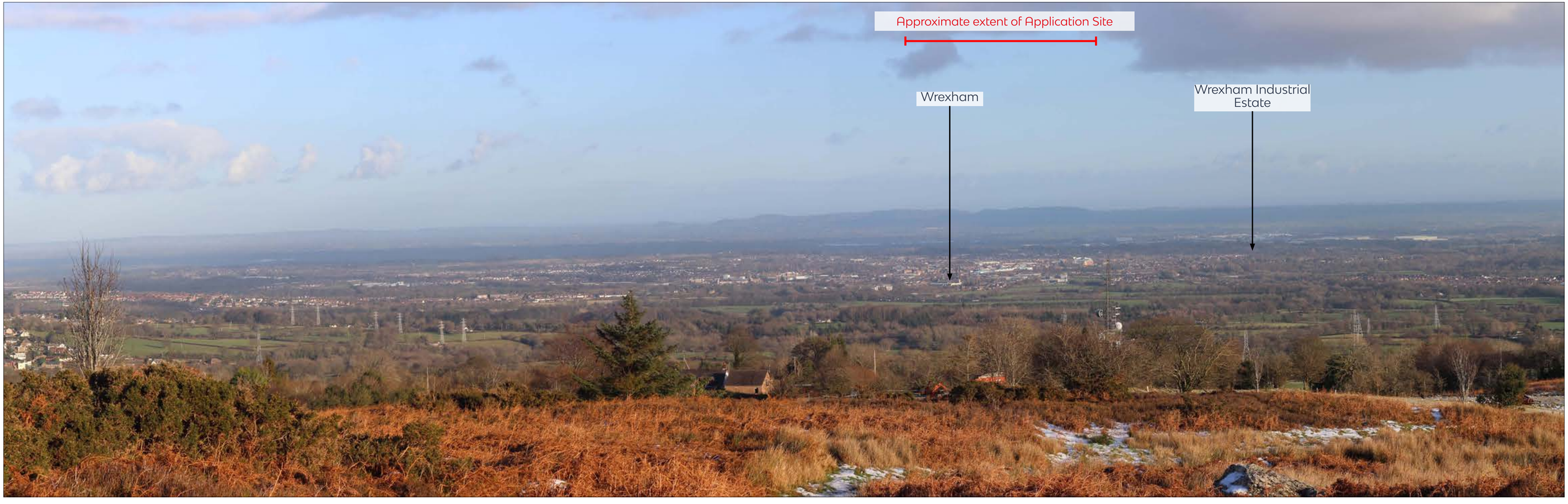


10cm
0cm
(Original image size 390 x 260mm)

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Image Enlargement:	100%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Page Size:	A3	**Status:**	Planning	**Figure:**	Data Sheet



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Date Taken:	05/01/2022	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	13539	**Date:**	Mar-24
Taken From:	SJ 26676 49107	**Camera:**	Canon EOS 1100D	**Lens:**	Canon 50mm	**Image Enlargement:**	96%	**Client:**	Harworth Group	**Project:**	Cefn Park, Wrexham
Direction of View:	North-East	**Distance to site:**	8.6m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning	**Title:**	Photosheets - Photoviewpoint 20



- Site Boundary
- Existing Vegetation
- Existing Public Rights of Way
- Proposed Residential Development
- Proposed Primary School
- Proposed Native Trees
- Proposed Street Trees
- Proposed Native Hedgerow
- Proposed Native Scrub
- Proposed Amenity Grassland
- Proposed Wildflower Grassland
- Proposed Attenuation Basin
- Proposed Wetland Planting
- Existing and Proposed Play Space
- Proposed Sports Pitches
- Retained and Proposed Pedestrian anc Cycle Routes

N

Project	Cefn Park, Wrexham
Drawing Title	Figure 6.9: Landscape Strategy Plan
Scale	1:2000 @ A1
Drawing No	13539 P10b
Date	JAN 2025
Checked	EL/CD

Tyler Grange

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