

Appendix 5.3: Viewpoint Selection

1.0 Introduction

- 1.1.1 This document has been prepared to provide an understanding of the process by which viewpoints were selected for inclusion within the LVIA. The aim is to present, in a transparent format, the process that has been followed in arriving at an appropriate number and range of viewpoints. Earlier versions of the document were provided to consultees as part of the process of identifying and subsequently agreeing viewpoints.
- 1.1.2 When considering which viewpoints to include as part of an assessment it is important to not assess too few or too many viewpoints. The absence of a viewpoint from a location does not imply that there would be no view of a proposed development.
- 1.1.3 The Table overleaf sets out details of each viewpoint location included within the LVIA, together with details of those considered and ruled out. The source of the viewpoint is noted (whether from the Applicant or from consultees).

2.0 Potential Viewpoints

Table 1: Viewpoints included in the LVIA

Viewpoint Reference	Viewpoint Name	British National Grid Co-ordinates	Source of Viewpoints	Viewpoint Details	Include or Omit?
A	Chirk Recreation Ground	329040, 337815	Identified as part of prior LVIA work	<i>Representative</i> of views from public open space in Chirk village centre	Omit. The Proposed Development would wholly screened from view by intervening structures
B	Offa's Dyke Path near Fron Isaf	327302, 339844	Identified as part of prior LVIA work	<i>Representative</i> of views from the National Trail, north-west of the site	Include. The viewpoint is located along a National Trail, and within the AONB
C	N edge of Chirk	328921, 339165	Identified as part of prior LVIA work	<i>Representative</i> of views available to residents and road users at the edge of Chirk	Include. The viewpoint reflects the views the nearest properties to the Site
D	Chirk Castle Gates	328106, 337680	Identified as part of prior LVIA work	<i>Specific</i> view from the Castle gates	Omit. The Proposed Development would not be visible from the viewpoint
E	Green Lane	329696, 338817	Identified as part of prior LVIA work	<i>Illustrative</i> of the degree to which the Proposed Development would be screened by other features in views from elevated locations	Omit. View towards the Proposed Development are well screened by hedgerow vegetation adjacent to the viewpoint. Omitted in favour of Viewpoint Z
F	B5070 north of Chirk	328869, 339668	Identified as part of prior LVIA work	<i>Representative</i> of the views available from the road leading into Chirk	Include. The viewpoint illustrates the views available to those travelling into Chirk from the north
G	Offa's Dyke Path west of Bronygarth	325714, 336544	Identified as part of prior LVIA work	<i>Representative</i> of views from the National Trail, south-west of the site	Include. The viewpoint is located along a National Trail, and within the AONB

Viewpoint Reference	Viewpoint Name	British National Grid Co-ordinates	Source of Viewpoints	Viewpoint Details	Include or Omit?
H	Chirk Castle	327158, 338969	Identified as part of prior LVIA work	<i>Specific</i> view from the garden terrace at the Castle	Include. A designed view from the Chirk Castle Estate
I	New Hall	327559, 338814	Identified as part of prior LVIA work	<i>Representative</i> of views from the adjacent road network and nearby property, and also from the entrance to Chirk Castle	Include. The viewpoint is located within the AONB at the main entrance to the Chirk Castle Estate.
J	Canal towpath near marina	328604, 339624	Identified as part of prior LVIA work	<i>Representative</i> of views available to canal and towpath users (including those at the marina)	Include. To demonstrate the limited visibility from this stretch of the canal corridor
K	Canal towpath north-west of site	328520, 338945	Identified as part of prior LVIA work	<i>Illustrative</i> of the degree to which views from the canal corridor are screened	Include. To demonstrate the lack of visibility from this stretch of the canal corridor
L	Chirk Castle driveway	327234, 338569	Identified as part of prior LVIA work	<i>Representative</i> of views available to visitors on their way to the Castle itself.	Include. To demonstrate views from the Chirk Castle Estate
M	Canal towpath north of site	328562, 339101	Identified as part of prior LVIA work	<i>Illustrative</i> of the degree to which views from the canal corridor are screened	Include. To demonstrate the lack of visibility from this stretch of the canal corridor
N	Canal towpath north of site	328564, 339152	Identified as part of prior LVIA work	<i>Illustrative</i> of the degree to which views from the canal corridor are screened	Include. To demonstrate the lack of visibility from this stretch of the canal corridor
O	B5070, outside number 15	328926, 338884	Identified as part of prior LVIA work	<i>Representative</i> of views available to local residents and road users	Omit. The Viewpoint was identified specifically in relation to another development proposal, and the Proposed Development would not be visible
P	B507, next to bus stop near Co-op	328972, 338690	Identified as part of prior LVIA work	<i>Representative</i> of views available to local residents and road users	Omit. The Viewpoint was identified specifically in relation to another development proposal, and the Proposed Development would not be visible

Viewpoint Reference	Viewpoint Name	British National Grid Co-ordinates	Source of Viewpoints	Viewpoint Details	Include or Omit?
Q	New Hall South Lodge (Chirk Castle Entrance)	327507, 338782	Identified as part of prior LVIA work (in consultation with National Trust)	<i>Specific</i> view from the entrance to Chirk Castle, adjacent to the listed lodge building	Include. The viewpoint is located within the AONB at the main entrance to the Chirk Castle Estate
R	Eastern edge of Chirk Castle Estate	327544, 338701	Identified as part of prior LVIA work (in consultation with National Trust)	<i>Illustrative</i> of views from the eastern edge of the Chirk Castle Estate	Omit. The viewpoint is located at the edge of the ZTV and visibility would be very limited
S	B5070, opposite Kronospan main entrance	329024, 338309	Identified as part of prior LVIA work	<i>Representative</i> of views available to road users	Omit. The Viewpoint was identified specifically in relation to another development proposal, and the Proposed Development would not be visible
T	Canal towpath near marina	328555, 339461	Identified by the Applicant as part of field work	<i>Specific</i> view towards the Site through a break in the vegetation cover east of the canal	Include. To demonstrate the limited visibility from this stretch of the canal corridor
U	Chirk Castle entrance	326900, 338130	Identified in consultation with the National Trust	<i>Specific</i> view from outside the main entrance to Chirk Castle (the castle itself, and not the wider estate)	Include. To demonstrate ground level views from Chirk Castle
V	Chirk Castle roof	326864, 338121	Identified in consultation with the National Trust	<i>Specific</i> view from the roof of Chirk Castle	Include. To demonstrate elevated views from Chirk Castle
W	Footpath, Chirk Castle	327284, 338262	Identified in consultation with the National Trust	<i>Specific</i> view from the permissive path that runs through the Chirk Castle Estate	Include. To demonstrate views from the Chirk Castle Estate

Viewpoint Reference	Viewpoint Name	British National Grid Co-ordinates	Source of Viewpoints	Viewpoint Details	Include or Omit?
X	Minor road north of Chirk Castle	326821, 339365	Identified by the Applicant as part of field work	<i>Representative</i> of views available to road users and to users of the Offa's Dyke Path National Trail (which crosses the road at this point)	Include. Within the AONB and a Registered Park and Garden, adjacent to the National Trail
Y	B5070, junction with minor road north of Site	328918, 339495	Identified by the Applicant as part of field work	<i>Specific</i> view adjacent to the location of the proposed new roundabout	Include. The viewpoint illustrates the views available to those travelling into Chirk from the north
Z	Public footpath, east of Chirk	329719, 339295	Identified by the Applicant as part of field work	<i>Representative</i> of views available to walkers	Include. The viewpoint illustrates the views available from the public footpath network on the ridge east of Chirk