

PROPOSED CAE MOR EGG LAYING UNITS
Rebuttal to Landscape and Visual Impact Assessment
for
ALISON PICK of BRYNIAU, LLWYNMAWR

April 2021

3163/11

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CONTENTS

1	INTRODUCTION	1
1.2	Source Material	1
1.3	Acronyms Used Within This Report	2
2	THE PROPOSAL	3
2.1	Description of Development (refer to RP&P drawings RB-MZ555-01 to 09)	3
	The Proposal	3
	The Site of the Proposed Development	3
2.2	Landscape and Visual Impact Assessment of Development	4
	Method of Assessment	4
	Predicted Effects	4
	Landscape and Visual Context	4
	Visual Analysis	5
	Visual Assessment	7
	Landscape Assessment	8
2.3	Conclusion to Assessment	9
3	ADDITIONAL ASSESSMENT	9
3.1	The Landscape Baseline	9
	Site Setting	9
3.2	The Visual Baseline	10
	Additional viewpoints	10
	View from Bryniau (Residential Viewpoint A)	10
	View from Bronallt (Residential Viewpoint B)	11
	View from Penllwyn (Residential Viewpoint C)	11
	View from Arfryn (Residential Viewpoint D)	12
	View from Public Footpath Glyntraian 22 north of Bryniau (Recreational Viewpoint)	12
	Assessment of receptor sensitivity	13
3.3	Predicted Change in View	13
	Additional Viewpoint A - Bryniau	13
	Additional Viewpoint B – Bronallt	14
	Additional Viewpoint C – Penllwyn	15
	Additional Viewpoint D – Arfryn	16
	Additional Viewpoint E – Public Footpath north of Bryniau	17
	Summary	17

1 INTRODUCTION

- 1.1.1 Richards, Moorehead & Laing Ltd have been commissioned by Alison Pick (the client) of Bryniau to undertake a review and critique of the landscape and visual impact assessment (LVIA) which accompanies the planning application to Wrexham County Borough Council (WCBC) for the proposed *'Erection Of An Organic Free Range Egg Production Unit And All Associated Works'*¹ at Cae Mor, Llwynmawr in the County Borough Council of Wrexham.
- 1.1.2 Alison Pick is concerned that the LVIA submitted does not adequately take into consideration the visual impact of the proposal on local residential receptors. This rebuttal reviews the LVIA submitted by others, provides additional information on the baseline landscape and visual conditions of the site and surrounding area, and provides a commentary and new assessment on the likely effects of the proposed development.
- 1.1.3 This rebuttal was prepared by a qualified Landscape Architect experienced in undertaking landscape and visual impact assessments of similar types of development. These developments include wind turbine applications, and highways and infrastructure projects.

1.2 Source Material

- 1.2.1 Submitted documents and drawings accompanying the Planning Application referred to include the following:
- 4767668 – Location Plan (Roger Parry & Partners drawing RB-MZ555-01);
 - 4767647 – Block Plan (RP&P drawing RB-MZ555-02);
 - 4767649 – Proposed Elevations and Floor Plan (RP&P drawing RB-MZ555-03);
 - 4767650 – Proposed Elevations and Floor Plan (RP&P drawing RB-MZ555-04);
 - 4767654 – Highway Plan (RP&P drawing RB-MZ555-05)
 - 4767651 – Sections Plan / Sections A, B, C (RP&P drawing RB-MZ555-07);
 - 4767652 – Sections Plan / Sections D and E (RP&P drawing RB-MZ555-08);
 - 4767653 – Ranging Area Plan (RP&P drawing RB-MZ555-09);
 - 4767660 – Landscape and Visual Impact Assessment (Viento Environmental Ltd report);
 - 4767661 – Landscape Character Areas (VE Ltd drawing Figure LV1);
 - 4767662 – Mitigation Planting Plan (VE Ltd drawing Figure LV2);
 - 4767659 – Viewpoint 3 and 4 (VE Ltd drawing)²;
 - 4767659 – Viewpoint 5 and 6 (VE Ltd drawing);
 - 4767659 – Viewpoint 7 (VE Ltd drawing);
 - 4757664 – Arboricultural Impact Assessment (Tree Solutions report 21/AIA/WXM/272);
 - 4788883 – Design and Access Statement (Roger Parry & Partners report);
 - 4776781 – Stage 1 and Stage 2 EIA Screening Assessment (Wrexham County Borough Council).

¹ Case number P/2021/0077

² Viewpoint 1 and 2 not available on web Planning Portal

1.3 Acronyms Used Within This Report

DAS	Design and Access Statement
EIA	Environmental Impact Assessment
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, Third Edition
HFOV	Horizontal Field Of View
LANDMAP	The Welsh landscape baseline hosted by Natural Resources Wales
LCA	Landscape Character Area
LDP	Local Development Plan
LVIA	Landscape and Visual Impact Assessment
mAOD	Height in metres above Ordnance Survey Great Britain Datum at Newlyn
NGR	Ordnance Survey Great Britain National Grid Reference
OSGB	Ordnance Survey Great Britain
RP&P	Roger Parry & Partners
SLA	Special Landscape Area
UDP	Unitary Development Plan
VE Ltd	Viento Environmental Ltd
WCBC	Wrexham County Borough Council
ZTV	Zone of Theoretical Visibility



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2 THE PROPOSAL

2.1 Description of Development (refer to RP&P drawings RB-MZ555-01 to 09)

The Proposal

- 2.1.1 E & J Morris propose to erect a free-range egg laying unit at Cae Mor on pastoral land to the south of the River Ceiriog and the settlements of Dolywern and Llwynmawr in the community of Glyntraian, Wrexham County Borough.
- 2.1.2 The proposal consists of an arrangement of a 400 m long by 4.5 m wide access road from the B4579, 4 egg laying units measuring approximately 45 m length by 17 m width and 5.6 m height (to roof ridge), a packing and storage unit measuring about 18 m by 12 m and 3.6 m, and ancillary feed hoppers, set within a 13.5 ha ranging area the perimeter of which would require fencing to protect the poultry from predators and prevent poultry access to watercourses (about 2.1 km)³.
- 2.1.3 The proposed egg laying units would be in addition to the existing egg laying unit at Cae Mor, which was granted planning permission on appeal in February 2017⁴. The existing unit measures approximately 80 m by 20 m. The proposal would introduce areas of hardstanding and built elements into a field not connected to a farmyard.

The Site of the Proposed Development

- 2.1.4 The site of the proposed development is located on sloping ground with a northward aspect to the north and downhill side of the B4579. The proposed access road serving the egg laying units would cross two pastoral fields next to the B-Road, and the main hardstanding and buildings would be positioned further downslope in another pastoral field. The application site area including earthworks, access road, buildings, and mitigation planting covers an area of about 8 ha (approximately 20 acres).
- 2.1.5 The two fields next to the B-Road have a south-western and south-eastern boundary formed of a clipped hedge with intermittent mature trees, a northern boundary formed of a hedgerow and a western boundary formed of a hedgerow with gaps. A stockproof fence divides the two fields. The ground slopes north-eastward from a level of about 300 m above Ordnance datum (mAOD) at the junction between the B-Road and the minor road to Cae Mor, to a level of about 275 mAOD at the northern boundary. Analysis of the existing terrain measures the slope ratio at about 1 in 5 (1 vertical to 5 horizontal).
- 2.1.6 The field identified for the proposed buildings shares part of the southern boundary hedgerow with the fields through which the access road would cross. The eastern boundary features a hedgerow with gaps and groups of mature trees, the northern boundary is a remnant of a hedgerow with small trees, the western boundary consists of a hedgerow with gaps with groups of mature trees. The ground slopes northward from a level of about 275 mAOD at the southern boundary down to a level of about 250 mAOD at the northern field boundary. Analysis of the terrain shows that the slope gradually steepens from east to west with a slope ratio between 1 in 7 and 1 in 5.

³ Ranging Area Plan RB-MZ555-09 and Planning Application *Design & Access Statement*

⁴ Appeal reference APP/H6955/A/16/3154472

2.2 Landscape and Visual Impact Assessment of Development

Method of Assessment

- 2.2.1 The LVIA of the proposed Cae Mor egg laying unit by Viento Environmental Ltd follows guidance set out in *Guidelines for Landscape and Visual Impact Assessment Third Edition* (GLVIA3), published in 2013 by the Landscape Institute and Institute of Environmental Management and Assessment. The LVIA also references *Visual Representation of Development Proposals – Technical Guidance Note 06/19*, published in 2019 by the Landscape Institute. The guidance publications are accepted as the industry standard in the United Kingdom for Landscape and Visual Appraisal and Landscape and Visual Impact Assessment.
- 2.2.2 In this section of the rebuttal, the predicted effects of the development as reported by Viento Environmental Ltd are reviewed and a commentary of observations made on the judgements and evaluations expressed in the LVIA made as points of this rebuttal.

Predicted Effects

- 2.2.3 LVIA paragraph 11 describes the main elements of the proposal and refers to the Design and Access Statement (DAS) for further detail of proposed earthworks. The amount of change to the landform required to accommodate the earthworks is understated in the DAS. A significant amount of fill would be required to construct the junction of the access road with the B4579 to maintain a shallow gradient. The natural ground level falls from the roadside hedge at a slope ratio of about 1 in 5 (or 20% gradient). Earthworks grading from the road edge to tie in naturally with the existing landform would be difficult to achieve due to the steepness of the natural ground. Also, the proposed access off the B4579 does not make use of an existing agricultural access as stated in DAS Section 4.
- 2.2.4 The level platforms that would be excavated/constructed to accommodate the egg laying units would incur significant engineering works. The cross sections alone do not provide sufficient detail of the extent of earthworks required and how the steep grading slopes tying in the access road and platforms with the natural landform would be stabilised and prevented from eroding.
- 2.2.5 Proposed egg laying units 1 and 2 floor levels and the access road where it meets the platform would be in deep cutting (more than 4 m depth), the extent of the cutting grading slope to the south of those units is not shown on Section D and E. The packing unit floor level would be at or near to existing ground levels. Egg laying units 3 and 4 floor levels would be on an embankment (more than 4 m height), the steepness of the filling grading slope to the north of those units is shown as a gradient of about 150% (equivalent to a slope ratio of 0.67 in 1). The proposed landform would be an imposing structure to users of the Public Footpath (Glyntraian 24⁵), some 15 m from egg laying units 3 and 4.
- 2.2.6 Section C suggests that the cutting grading slope to the east of egg laying unit 1 would interfere with the hedgerow field boundary or severely undermine the root plate of surveyed trees. The Arboriculture Assessment report by Tree Solutions recommend protection of the two Sycamore trees in the field boundary but the extent of earthworks may cause a conflict.

Landscape and Visual Context

- 2.2.7 This section describes the baseline landscape and visual receptors identified in the 3 km study area buffered from the planning application boundary. 3 km seems an appropriately sized study area for

⁵ <https://apps.wrexham.gov.uk/Map/rightsofway.glyntraian24>

the enclosed valley to identify receptors likely to experience significant adverse effects of the type of development proposed. The Ceiriog ridge to the north that separates the Ceiriog and Dee valleys is beyond the limit of the study area. Distant views of the proposal from the ridge may be available but they would form a small part of extensive views of the surrounding areas.

- 2.2.8 No Zone of Theoretical Visibility model has been presented. This would have demonstrated the likely extent of the proposal's visibility and how the undulating landscape of the enclosed valley would limit that extent.
- 2.2.9 The LVIA refers to the Wrexham LANDMAP Supplementary Planning Guidance that provides a consolidated and simplified version of the Natural Resources Wales LANDMAP data system. As stated in the LVIA, the proposal would have a direct effect on Landscape Character Area (LCA) 4 *Ceiriog Valley*, and would have an indirect effect (be visible from) LCA 2 and 3 *Berwyn Foothills and Ceiriog Forest*. Management guidance of LCA 4 includes Aims to '*retain existing distinctive rural character*' and Guidelines to:

- i. *Avoid visually intrusive development which is not in keeping with the area, particularly development on skyline;*
- ii. *Ensure new buildings and conversions of older buildings are sympathetic to local character, using local materials where possible.*

Visual Analysis

- 2.2.10 The LVIA selected 7 viewpoints to represent key locations of receptors within the study area. 6 of the viewpoints are near to the proposal site (less than 500 m distant), and 2 viewpoints are at an intermediate distance (between 500 m and 2 km). At the time of writing Viewpoints 1 and 2 were not available for comment on WCBC's planning application portal.
- 2.2.11 The viewpoints are located in a variety of directions from the proposal site and are all publicly accessible. All are representative of recreational walkers and road users and only Viewpoint 6 is truly representative of the view available to residents in Llwynmawr. Although the viewpoints can be judged as being of high scenic quality, Viewpoints 3 to 5 are of no particular value to private individuals Viewpoint 6 is of community value and Viewpoint 7 is representative of outstanding views of the Ceiriog Valley available from the steeply sloping ground and plateau to the north of the B4500.
- 2.2.12 The photographs are generally of good quality, clear and in focus. Viewpoints 3 and 4 are impeded by foreground objects that interrupt the view. All photographs however were taken in August where trees are in full leaf and verdant. This represents the best-case scenario where deciduous vegetation can provide an effective visual barrier. It is not representative of the year-round effect. For half of the year, from October/November to March/April the visual effect when deciduous trees have dropped their leaves is significantly different.
- 2.2.13 LVIA Paragraph 6 states that the illustrative views provide Type 1 images of the site and surroundings following guidelines within the Landscape Institute Technical Guidance Note 06/19. A Type 1 Annotated Viewpoint Photograph is typically presented as a single frame planar projection photograph (sized 390 mm x 260 mm), on an A3 sheet (420 mm x 297 mm), or as a cylindrical plane panorama with a wider horizontal field of view to show landscape context.

- 2.2.14 The visualisations should be reproduced at a size that provide a clear understanding of the view and context. It is considered good practice to provide viewing instructions to aid the assessor in understanding the view, for example a single frame photograph reproduced on an A3 sheet should be held at a comfortable arm's length (about 450 mm from the eye), to replicate the real-world condition. Similarly, a cylindrical projection panorama made up of several merged photographs presenting a wider horizontal field of view and reproduced on an A3 sheet would need to be held closer to the eye and the paper sheet curved to replicate the real-world condition.
- 2.2.15 The LVIA Viewpoints clearly state that the panoramic images are for illustrative purposes only. Each one is made to fit the width of an A3 sheet, but there is no indication of the horizontal field of view (HFOV) presented. This type of visualisation is only appropriate for assessing the wider landscape for context and understates the magnitude or size of visual effect. Viewpoint 3 presents a view from north-east to south suggesting a 135° HFOV, Viewpoint 4 from north-east to south-east (90° HFOV), Viewpoint 5 from south-east to west-south-west (112.5° HFOV), Viewpoint 6 south-east to west (135° HFOV) and Viewpoint 7 east to south-south-west (112.5° HFOV). Each one presents a horizontal field of view which is wider than seen in detail by the human eye.
- 2.2.16 The sensitivity of viewpoints is a combination of a judgment of the value of a view and an assessment of the susceptibility to change of visual receptors (people). The LVIA uses a 5-point scale to judge the value of views National/Regional/Community/Private and Unvalued. National and Regional value viewpoints would tend to have interpretation boards or panels and be shown on Ordnance Survey Maps. Private views would be the type available to dwellings and although valued by individuals tend not to be accessible to the general public. The susceptibility to change in view of people depends on their location and their activity. For example, a resident at home or a recreational walker would be susceptible to change whereas an office worker or an individual partaking in an active sport would not be focussed on views of their surroundings.
- 2.2.17 The magnitude of change in views is based on a combination of factors. Essentially it is the scale of change in a view as interpreted by the assessor. It combines distance and direction, horizontal and vertical field of view expressed as an angle, context of view and degree of contrast with surroundings, duration of change in view and nature of view.
- 2.2.18 The sensitivity of viewpoint (5-point scale of high to low), and magnitude of change (4-point scale of substantial to negligible), are combined using a matrix to determine the visual impact. The LVIA uses an 8-point scale ranging from major to imperceptible (or no change) as shown in Table LV2 of the LVIA. Visual impact can be assessed as either positive or negative.
- 2.2.19 The LVIA assesses the proposal after construction has been completed, and at 10 years after completion to allow for the change in view with the establishment and growth of proposed planting works. Table 1 summarises their assessment of visual impact. Viewpoints 4 and 6 are representative of both residents and motorists and the sensitivity and visual impact columns include both assessments.

Table 1: LVIA assessed viewpoints.

Viewpoint	Sensitivity	Magnitude Year 1	Visual Impact Year 1	Magnitude Year 10	Visual Impact Year 10
1 Footpath NE of site	High/Medium	Slight	Moderate/Minor	Negligible	Minor
2 Local road to Cae Mor	Medium	Substantial	Moderate	Slight	Minor
3 Footpath to Bryniau	High/Medium	Moderate	Moderate	Slight	Moderate/Minor
4 B4579 nr Bronallt	High and Medium	Moderate	Major/Moderate and Minor	Slight	Moderate and Minor
5 Footpath near Penllwyn	High/Medium	Slight	Moderate/Minor	Negligible	Minor
6 Llwynmawr	High and Medium	Slight	Moderate and Minor	Negligible	Moderate/Minor and Minor/Negligible
7 Local road nr Dolywern	Medium	Slight	Minor	Negligible	Minor/Negligible

2.2.20 The LVIA does not present a significance of visual effect or state whether or not a visual impact would cause a significant adverse effect. A moderate visual impact could be interpreted as being significant.

2.2.21 With regard to the assessed viewpoints, where the receptor is a linear feature such as a path or road only the point at which the photograph was taken is assessed. The visual impact of the proposal on the footpath that crosses the proposal site would change depending on the walker's position. At its nearest point, the view from the footpath would be dominated by a steep earthwork bank, the crest of which would be about 6 m higher than the path level.

2.2.22 The visual assessment of the impact on public highways, public rights of way, long distance recreational or promoted routes, individual residential properties and settlements is separated from the visual analysis of the selected viewpoints.

Visual Assessment

2.2.23 The view of the proposal from the settlement of Pentre Cilgwyn and a part of Llwynmawr to the west of Bro-Ddewi would be interrupted by the landform of the ridge that divides the Nant Iorweth valley from Brithdir. To the east of Bro Ddewi, Llwynmawr has a more open southward aspect and is represented with a wide panoramic view of Viewpoint 6.

2.2.24 On closer examination of the viewpoint, it seems that the *approximate position of the proposed buildings* label should be further west than is shown. It would also be better marked as a region rather than a single point to truly show the extent of the development, as was done with Viewpoint 5. The overhead powerlines and field boundary connecting the ridge at Caemor Wood to the dwelling at Caemor Ucha are in line with the proposed new junction with the B-Road, and the majority of the proposed egg laying units would be to the west of this line, where the accumulation of field boundaries would be less dense to screen a view of the proposal.

2.2.25 The LVIA assesses the visual impact of the proposal on 7 selected dwellings after construction has been completed and after the establishment and growth of proposed planting works. Table 2 summarises their assessment of visual impact.

Table 2: LVIA assessed individual residential properties.

Residence	Sensitivity	Magnitude Year 1	Visual Impact Year 1	Magnitude Year 10	Visual Impact Year 10
Cae Mor (Applicant's home)	High	Moderate	Major/Moderate	Moderate	Moderate/Minor
Brithdir	High	Unassessed	Moderate/Minor	Unassessed	Unassessed
Bronallt	High	Unassessed	Major/Moderate	Unassessed	Moderate
Tŷ Nant	High	Unassessed	Imperceptible	Unassessed	Imperceptible
Bryniau	High	Unassessed	Major/Moderate	Unassessed	Moderate
Caemor Ucha	High	Unassessed	Moderate	Unassessed	Moderate/Minor
Penllwyn	High	Unassessed	Moderate	Unassessed	Moderate/Minor

2.2.26 The LVIA does not state whether or not a visual impact would cause a significant adverse effect. The descriptions of the change in view in LVIA paragraphs 111 to 116 are vague and do not refer to the proposed elements. For example, *'these properties would gain some visibility of the proposal'* and *'mitigation planting over time would provide some screening'*.

2.2.27 The LVIA assesses the potential impact on promoted routes of Offa's Dyke Path and the Ceiriog Trail. A Zone of Theoretical Visibility model would help demonstrate which sections of the paths would be intervisible with the proposal. It is unlikely that any part of Offa's Dyke Path would experience a change in view due to the intervening landform. From the Ceiriog Trail there would be clear and uninterrupted views of the proposal site from the section of path to the uplands north of Dolywern. The proposal would only form a small part of a broader view from such distance and the visual impact is unlikely to be significant.

2.2.28 LVIA paragraph 120 suggests that the public footpath that crosses the application site would experience more open and near views initially. This suggests that the assessment of landscape and visual impact was carried out prior to the preliminary design of the earthworks or that detailed information regarding changes to the landform was not made available to the assessor.

Landscape Assessment

2.2.29 This section of the LVIA assesses the impact of the proposal on the landscape fabric and the landscape character. The landscape fabric is the physical elements that make up the landscape such as landform, built elements and vegetation. The landscape character is the broader area in which the proposal is located and defined by type such as hill or valley and takes into consideration national and regional planning policies and landscape and cultural designations.

2.2.30 The assessed effect on landscape fabric again understates the extent of earthworks required to create level platforms for the egg laying units and access road. LVIA paragraph 79 states that *'some sizable earthworks are proposed as part of the application in order to set the proposed buildings within the slope of the landform'*. The proposed earthworks are of scale, form and extent that would represent a significant change to the natural undulating topography.

2.2.31 We do not agree with the statement in LVIA paragraph 81 *'Overall there would be beneficial effects on landscape fabric as a result of the proposal.'* There is no evidence provided as to how the proposed earthworks would integrate sensitively into the natural landform.

2.3 Conclusion to Assessment

- 2.3.1 The LVIA understates the significance of the extent and severity of earthworks proposed. The cross sections alone do not provide sufficient detail to inform the LVIA assessor of their size and scale or how they would be sensitively integrated into the natural landform.
- 2.3.2 The LVIA does not accurately describe the changes in view that would occur as a result of the proposal, from which the magnitude of visual impact can be determined.
- 2.3.3 The selected Viewpoints 1 to 7 should not be used to gain an understanding of the changes in view.
- 2.3.4 The LVIA gives too much weight to the visual effect of vegetation when trees are in leaf. For half of the year when deciduous trees have dropped their leaves their effectiveness as a visual barrier is significantly reduced.
- 2.3.5 When interpreting WCBC UDP Policy EC5 1996-2011 relating to Special Landscape Areas, the proposal should not be considered to be for 'agriculture, small-scale farm and other rural enterprises.' The footprint of proposed building units alone measure in excess of 3,350 m², which exceeds the 500 m² threshold set out for "Schedule 2 developments" in the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. We realise that an initial and detailed EIA screening assessment has been undertaken as part of the Planning Application, but we are confident that we can demonstrate that the proposed development may have significant adverse effects on the landscape and visual amenity of people who live and work in the area and to those who visit to experience and appreciate the special value and distinctive rural character of the area.

3 ADDITIONAL ASSESSMENT

3.1 The Landscape Baseline

Site Setting

- 3.1.1 Cae Mor is located on the slopes of a combe defined by the catchments of numerous streams including *Nant Iorweth*, *Nantffowc* and *Nant Gwryd*, which drain the uplands to the west, south and east. Hills and upland ridges enclose the combe and the section of the Ceiriog Valley between Glyn Ceiriog and Pontfadog creating a scenic and tranquil area with villages distributed along the valley floor and rural dwellings and farms scattered throughout the more upland areas.
- 3.1.2 The B4579 from Glyn Ceiriog to Selattyn follows the steep southern side of the combe and the scattered rural dwellings are served by a network of country lanes and tracks crossing the steep sided stream valleys or following ridges between valleys.
- 3.1.3 The pastoral fields and roads are bounded by a mixture of clipped hedges, unmanaged hedgerows, mature trees, woods and plantations which all add to the sense of enclosure of the combe and the Ceiriog Valley.
- 3.1.4 The combe is not within a designated landscape of national importance. The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) is about 3.4 km north of the proposal site at the Ceiriog Ridge and about 3.5 km north-east of the site at Chirk Castle. Distant views of the proposal site may be available from the Ceiriog ridge but it would be difficult to distinguish and form only a very small part of an extensive view available of much of north Wales, Cheshire and Shropshire.

3.1.5 The combe is recognised for its outstanding local landscape character forming part of the Ceiriog Valley Special Landscape Area (SLA).

3.1.6 Under the currently adopted *Wrexham Unitary Development Plan 1996-2011*, Policy EC5 states:

“priority will be given to the conservation and enhancement of the landscape. Development other than for agriculture, small-scale farm based and other rural enterprises, and essential operational development, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.”⁶

3.1.7 The *Wrexham Local Development Plan 2013-2028* is intended to replace the current adopted Unitary Development Plan. In relation to Special Landscape Area policy NE5 states:

“Priority will be given to protecting, managing and enhancing the character and quality of the Special Landscape Areas (SLAs).

Within SLAs, development will only be permitted where proposals include measures to protect and enhance the character and quality of the particular landscape features for which the SLA has been designated having regard to:

- i. *The impact, including cumulative impact, of the proposed development on key features, landscape character and quality of the SLA; and*
- ii. *The ability of development to provide appropriate mitigation and enhancement measures.⁷*

3.1.8 Policy NE5 states that priority will be given to landscape conservation and enhancement. Development within SLAs is not precluded but proposals should demonstrate that they have been designed to respect valued characteristics of the landscape and that designs be appropriate in scale and massing, and integrated sympathetically into the landscape.

3.2 The Visual Baseline

Additional viewpoints

3.2.1 A field survey of the proposal site locale was carried out during April 2021 before deciduous trees had come fully into leaf in order to demonstrate how seasonal differences can significantly affect views and visibility. Several residents local to the proposed development had expressed their concern regarding the potential adverse impact on their visual amenity. Photographs of the visual baseline were taken from the residential properties of Bryniau, Bronallt, Penllwyn and Arfryn and from the Public Footpath to the north of Bryniau and are presented as Type 1 Annotated Visualisations within Appendix I of this report.

View from Bryniau (Residential Viewpoint A)

3.2.2 Bryniau is located at National Grid reference (NGR) SJ 221 359 at a level of about 330 mAOD. It occupies the east facing slope of a small steep sided valley and overlooks a section of the B-Road and the proposal site. The view features the majority of the combe with its ridge and valley form and terminates at the ridge of *Pen-craig* that runs south-east from Pontfadog to Selattyn.

⁶ Policy EC5 Special Landscape Areas – Wrexham Unitary Development Plan 1996 – 2011. Adopted 14th February 2005

⁷ Policy NE5 Special Landscape Areas - Wrexham Local Development Plan 2013 – 2028. Deposit Plan March 2018.

- 3.2.3 Built elements visible include scattered rural dwellings and farms including Brithdir (NGR SJ 223 362), Penllwyn (NGR SJ 228 367), Tyn Graig (NGR SJ 231 370), Graig-wen (NGR SJ 235 336), and Plas Onn (NGR SJ 236 356). Landcover is a mosaic of pastoral fields, mountain pasture, conifer plantation, deciduous woodland, and heathland.
- 3.2.4 The dwelling has an east-north-eastward aspect and takes advantage of the available view which features a direct and uninterrupted view of the field within which the egg laying units would be located from ground floor rooms and outdoor spaces. Due to its elevated position a view of the field's western, southern, eastern, and northern boundaries are available. A post and wire fence marking the western extent of the ranging area is also visible. A view of the dwelling at Cae Mor and the existing egg laying unit is interrupted by the landform.
- 3.2.5 The visual receptor is a resident and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and of private value.

View from Bronallt (Residential Viewpoint B)

- 3.2.6 Bronallt is located at NGR SJ 222 354 at a level of about 240 mAOD. It occupies a broad ridge between two stream valleys, the westernmost being Nant Iorweth and the easternmost is unnamed on Ordnance Survey maps. The dwelling has a dual aspect to take advantage of northward views towards Llwynmawr and the Ceiriog ridge and an eastward view of the combe. The eastward view features the majority of the combe with its ridge and valley form and terminates at the ridge of Pen-craig that runs south-east from Pontfadog to Selattyn.
- 3.2.7 Built elements visible include scattered rural dwellings and farms including Brithdir (NGR SJ 223 362), Plas Onn (NGR SJ 236 356), Nantffowc (NGR SJ 232 358) and Cae Mor (NGR SJ 228 359). Landcover is predominantly pastoral fields, but also features a mosaic of mountain pasture, conifer plantation, deciduous woodland, and heathland.
- 3.2.8 The dwelling's eastward aspect takes advantage of the available view which features a direct and uninterrupted view of the field within which the egg laying units would be housed from ground floor rooms and outdoor spaces. Located slightly below the level of the proposal field a view of western, southern, eastern, and northern boundaries is available, including the point at which the access road would enter the site. A post and wire fence marking the western extent of the ranging area is also visible. A view of the dwelling at Cae Mor is partially screened by mature trees but the view of the existing egg laying unit is interrupted by the landform.
- 3.2.9 The visual receptor is a resident and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and of private value.

View from Penllwyn (Residential Viewpoint C)

- 3.2.10 Penllwyn is located at NGR SJ 228 367 at a level of about 215 mAOD. It occupies a broad ridge between two stream valleys, the easternmost being Nant Gwryd and the westernmost is unnamed on Ordnance Survey maps. The dwelling has a predominantly east-west aspect with gable ends facing north and south. The southward view features a section of the combe with its ridge and valley form and terminates at the ridge of Caemor that runs east to west from Selattyn.
- 3.2.11 Built elements visible include scattered rural dwellings and farms including Brithdir (NGR SJ 223 362), Cae Mor (NGR SJ 228 359), and Caemor-uchaf (NGR SJ 226 357). Landcover is predominantly pastoral

fields, but also features a mosaic of mountain pasture, conifer plantation, deciduous woodland, and heathland.

- 3.2.12 The dwelling's southward aspect and outdoor spaces take advantage of the available view which features a direct and partially interrupted view of the field within which the egg laying units would be housed and the fields through which the access road would run. A view of the dwelling at Cae Mor is partially screened by mature trees and the view of the roof of the existing egg laying unit is obvious with the glare caused by the sun's reflection.
- 3.2.13 The visual receptor is a resident and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and of private value.

View from Arfryn (Residential Viewpoint D)

- 3.2.14 Arfryn is located at NGR SJ 226 375 at a level of about 175 mAOD. It occupies land on a steep slope to the north of the River Ceiriog, B4500 and Old Road. The dwelling has a southward aspect. The southward view features the full extent of the combe bounded by the *Pen-craig* ridge to the east, *Caemor* ridge to the south and *Fron-Frŷs* ridge to the west.
- 3.2.15 Built elements visible include scattered rural dwellings and farms including Nantffowc (NGR SJ 235 355), Penllwyn (NGR SJ 228 367), Cae Mor (NGR SJ 228 359), Caemor-uchaf (NGR SJ 226 357), Brithdir (NGR SJ 223 362), Bonc (NGR SJ 224 366), Bryniau (NGR SJ 221 359), Bronallt (NGR SJ 222 364) and Llwynmawr Farm (NGR SJ 223 368). Landcover is predominantly pastoral fields, but also features a mosaic of mountain pasture, conifer plantation, deciduous woodland, and heathland.
- 3.2.16 The dwelling's southward aspect takes advantage of the available view which features a direct and intermediate distance view of the field within which the egg laying units would be housed and the fields through which the access road would run, would be available from ground floor rooms, outdoor spaces, and a viewing balcony. A view of the dwelling at Cae Mor is available and the view of the roof of the existing egg laying unit is obvious with the glare caused by the sun's reflection.
- 3.2.17 The visual receptor is a resident and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and of community value. It is representative of one available from many of the dwellings that occupy the steeply sloping ground to the south and uphill of Old Road.

View from Public Footpath Glyntraian 22 north of Bryniau (Recreational Viewpoint)

- 3.2.18 This section of the Public Footpath⁸ connects the B4579 to Bryniau and forms part of a more extensive route that connects the scattered dwellings of Penllwyn, Bonc and Brithdir (through Glyntraian footpaths 29, 23, 27 and 21), to the Byway that is used to access the Caemor ridge to the south. Ground level is about 300 mAOD. It occupies the broad ridge between Nant Iorweth to the west and an unnamed stream to the east. The view westward is limited by the rising landform which draws the viewer's attention eastward overlooking the combe and a part of the proposal site where a gap in the path-side hedgerow allows. The view terminates at the ridge of Pen-craig that runs south-east from Pontfadog to Selattyn.

⁸ <https://apps.wrexham.gov.uk/Map/rightsofway.glyntraian22>

- 3.2.19 Built elements visible include scattered rural dwellings and farms including Graig-wen (NGR SJ 235 336), and Plas Onn (NGR SJ 236 356). Landcover is a mosaic of pastoral fields, mountain pasture, conifer plantation, deciduous woodland, and heathland.
- 3.2.20 The eastward view from the path is indirect and intermittent but it is the only outward view available to this section. It features a partially interrupted view of the field within which the egg laying units would be housed, including the field's western, southern, eastern, and northern boundaries. A post and wire fence marking the western extent of the ranging area is also visible. A view of the dwelling at Cae Mor and the existing egg laying unit is interrupted by the landform, although there is a glimpse of the roof of an outbuilding to the west of Cae Mor.
- 3.2.21 The visual receptor is a recreational walker or countryside worker and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and not valued.

Assessment of receptor sensitivity

- 3.2.22 Using the same methodology and terminology as is used in the Viento Environmental LVIA, the sensitivity of the receptor at each additional viewpoint is assessed as set out in Table 3. A view valued as being of Private value is one often cherished by individuals but not readily accessible to the general public. A view valued as being of Community value is representative of a view available to a group and as such is accorded a higher value.

Table 3 Assessment of receptor sensitivity

Viewpoint	Susceptibility to change	Scenic Quality	Value attached to view	Sensitivity
A Bryniau	Susceptible	High	Private	High/Medium
B Bronallt	Susceptible	High	Private	High/Medium
C Penllwyn	Susceptible	High	Private	High/Medium
D Arfryn	Susceptible	High	Community	High
E Footpath north of Bryniau	Moderate susceptibility	High	Unvalued	Medium/Low

3.3 Predicted Change in View

Additional Viewpoint A - Bryniau

- 3.3.1 During construction Bryniau would experience a view of excavation and filling works associated with the platforms to house the egg laying and packing building units, the placement of stone to create a hardstanding, the construction of foundations of each unit and ancillary feeding silos, the construction of the 4 egg laying units and the packing unit, and the construction of the ranging area boundary fence. The movement of heavy construction machinery and material delivery vehicles would also be noticeable. Bryniau would not be able to see the construction of the proposed access road connecting to the B4579.
- 3.3.2 During operation there would be a view of each building including the rooves and vent stacks and the ancillary feed storage silos. The bare ground of the westward facing earthwork embankment and cutting slopes and the stone covered platforms would contrast with the surrounding pastoral landcover. The hedgerow with gaps that forms the proposal field's western boundary would filter the western façade of Units 2 and 3 but from the elevation of Bryniau it would see over the majority of

the hedgerow. The chosen 'juniper green' coloured cladding is a dark green colour and would not blend in with the surroundings.

- 3.3.3 After planting works have become established and a closed canopy achieved the vegetation would filter the views of the earthwork slopes and a part of the building facades but in order to fully screen the proposal the vegetation would need to reach a significant height, similar to the existing mature Sycamore and Ash trees visible in the western boundary.
- 3.3.4 The proposal is near to the viewpoint, the view is direct and available from ground floor rooms and outdoor spaces and uninterrupted by foreground elements. The majority of the proposal would be visible, and it would become the dominant feature or focal point of the main view from Bryniau.
- 3.3.5 The magnitude of visual impact during construction is judged as being of major size/scale, short term duration and near distance, which is considered to be substantial adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect during construction is assessed as very large/large negative effect.
- 3.3.6 The magnitude of visual impact during operation is judged as being of major size/scale, long term duration and near distance, which is considered to be substantial adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect is assessed as very large negative effect, reducing to a residual large negative effect after proposed planting works have developed.

Additional Viewpoint B – Bronallt

- 3.3.7 During construction Bronallt would experience a view of excavation and filling works associated with the platforms to house the egg laying and packing building units, the placement of stone to create a hardstanding, the construction of foundations of each unit and ancillary feeding silos, the construction of the 4 egg laying units and the packing unit, and the construction of the ranging area boundary fence. The movement of heavy construction machinery and material delivery vehicles would also be noticeable. Bronallt would also be able to see the construction of part of the proposed access road connecting to the B4579.
- 3.3.8 During operation there would be a view of each egg laying unit including the rooves and vent stacks and the ancillary feed storage silos. The packing unit would be partially screened from view by egg laying units 3 and 4. The bare ground of the northward and westward facing earthwork embankment and cutting slopes and the stone covered platforms would contrast with the surrounding pastoral landcover. The hedgerow with gaps that forms the proposal field's western boundary and a group of mature trees to the north-west of the proposal site would filter the view of the earthworks faces and part of western façade of Units 2. The chosen 'juniper green' coloured cladding is a dark green colour and would not blend in with the surroundings.
- 3.3.9 After planting works have become established and a closed canopy achieved the vegetation would filter the views of the earthwork slopes and a part of the buildings' western and northern facades but in order to fully screen the proposal the vegetation would need to grow tall enough to reach the combined height of the earthworks and the buildings.

- 3.3.10 The proposal is near to the viewpoint, the view is direct and available from ground floor rooms and outdoor spaces and uninterrupted by foreground elements. The majority of the proposal would be visible, and it would become the dominant feature or focal point of the eastward view from Bronallt.
- 3.3.11 The magnitude of visual impact during construction is judged as being of major size/scale, short term duration and near distance, which is considered to be substantial adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect during construction is assessed as very large/large negative effect.
- 3.3.12 The magnitude of visual impact during operation is judged as being of major size/scale, long term duration and near distance, which is considered to be substantial adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect is assessed as very large negative effect, reducing to a residual large negative effect after proposed planting works have developed.

Additional Viewpoint C – Penllwyn

- 3.3.13 During construction Penllwyn would experience a view of excavation and filling works associated with the platforms to house the egg laying and packing building units, the construction of the 4 egg laying units and the packing unit and ancillary feed storage silos, and the construction of the ranging area boundary fence. The movement of heavy construction machinery and material delivery vehicles would also be noticeable. Penllwyn would also be able to see the construction of part of the proposed access road connecting to the B4579.
- 3.3.14 During operation there would be a view of the northernmost egg laying units (3 and 4), including the rooves and vent stacks and the ancillary feed storage silos, and a part of the southernmost egg laying units (1 and 2) that would be sited at a higher elevation. This would be cumulative to the view of the existing egg laying unit at Cae Mor. The packing unit would be partially screened from view by egg laying unit 4. The bare ground of the northward facing earthwork embankment and cutting slopes would contrast with the surrounding pastoral landcover. The intervening hedgerows that form field boundaries downslope of the proposal site would filter the view of part of the north-facing embankment slope. The chosen 'juniper green' coloured cladding is a dark green colour and would not blend in with the surroundings and the rooves will create a glare when reflecting sunlight, which draws the viewer's attention as is the existing situation.
- 3.3.15 After planting works have become established and a closed canopy achieved the vegetation would filter the views of the earthwork slopes and a part of the buildings' northern facades but in order to fully screen the proposal the vegetation would need to grow tall enough to reach the combined height of the earthworks and the buildings.
- 3.3.16 The proposal is at an intermediate distance to the viewpoint, the view is direct and available from outdoor spaces and partially interrupted by foreground elements. The majority of the proposal would be visible, and it would become a noticeable and readily apparent feature of the southward view from Penllwyn.
- 3.3.17 The magnitude of visual impact during construction is judged as being of major size/scale, short term duration and middle distance, which is considered to be moderate adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect during construction is assessed as moderate negative effect.

3.3.18 The magnitude of visual impact during operation is judged as being of major size/scale, long term duration and middle distance, which is considered to be substantial adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect is assessed as large negative effect, reducing to a residual moderate negative effect after proposed planting works have developed.

Additional Viewpoint D – Arfryn

3.3.19 During construction Arfryn and neighbouring properties would experience a view of excavation and filling works associated with the platforms to house the egg laying and packing building units, the placement of stone to create a hardstanding, the construction of foundations of each unit and ancillary feeding silos, the construction of the 4 egg laying units and the packing unit and ancillary feed storage silos, and the construction of the ranging area boundary fence. The movement of heavy construction machinery and material delivery vehicles would also be noticeable. Arfryn would also be able to see the construction of the entirety of the proposed access road connecting to the B4579.

3.3.20 During operation there would be a view of the northernmost egg laying units (3 and 4), including the rooves and vent stacks and the ancillary feed storage silos, and a part of the southernmost egg laying units (1 and 2) that would be sited at a higher elevation. This would be cumulative to the view of the existing egg laying unit at Cae Mor. The packing unit would be partially screened from view by egg laying unit 4. The bare ground of the northward facing earthwork embankment and cutting slopes would contrast with the surrounding pastoral landcover. Arfryn would see over the tops of the intervening hedgerows that form field boundaries downslope of the proposal site. The chosen 'juniper green' coloured cladding is a dark green colour and would not blend in with the surroundings and the rooves will create a glare when reflecting sunlight, which draws the viewer's attention as is the existing situation. The proposal would introduce modern large-scale intensive agricultural units into a view which currently experiences small-scale farms and traditional farm buildings.

3.3.21 After planting works have become established and a closed canopy achieved the vegetation would filter the views of the earthwork slopes and a part of the buildings' northern facades but in order to fully screen the proposal the vegetation would need to grow tall enough to reach the combined height of the earthworks and the buildings.

3.3.22 The proposal is at an intermediate distance to the viewpoint, the view is direct and available from ground floor rooms and outdoor spaces and uninterrupted by foreground elements. The majority, if not all of the proposal would be visible, and it would become a noticeable and readily apparent feature of the southward view from Arfryn.

3.3.23 The magnitude of visual impact during construction is judged as being of major size/scale, short term duration and middle distance, which is considered to be moderate adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect during construction is assessed as large negative effect.

3.3.24 The magnitude of visual impact during operation is judged as being of major size/scale, long term duration and middle distance, which is considered to be substantial adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect is assessed as very large/large negative effect, reducing to a residual large negative effect after proposed planting works have developed.

Additional Viewpoint E – Public Footpath north of Bryniau

- 3.3.25 During construction, the footpath user would experience a view of excavation and filling works associated with the platforms to house the egg laying and packing building units, the placement of stone to create a hardstanding, the construction of foundations of each unit and ancillary feeding silos, the construction of the 4 egg laying units and the packing unit, and the construction of the ranging area boundary fence. The movement of heavy construction machinery and material delivery vehicles would also be noticeable. The user would also be able to see the construction of part of the proposed access road connecting to the B4579.
- 3.3.26 During operation there would be a view of each building including the rooves and vent stacks and the ancillary feed storage silos. The bare ground of the westward facing earthwork embankment and cutting slopes and the stone covered platforms would contrast with the surrounding pastoral landcover. The hedgerow with gaps that forms the proposal field's western boundary would filter the western façade of Units 2 and 3 but from the elevation of the viewpoint would see over the majority of the hedgerow. The chosen 'juniper green' coloured cladding is a dark green colour and would not blend in with the surroundings.
- 3.3.27 After planting works have become established and a closed canopy achieved the vegetation would filter the views of the earthwork slopes and a part of the building facades but in order to fully screen the proposal the vegetation would need to reach a significant height, similar to the existing mature Sycamore and Ash trees visible in the western boundary.
- 3.3.28 The proposal is near to the viewpoint, the view is indirect and partially interrupted by foreground elements. The majority of the proposal would be visible, and it would become the dominant feature or focal point of the available eastward view from the public footpath.
- 3.3.29 The magnitude of visual impact during construction is judged as being of major size/scale, short term duration and near distance, which is considered to be substantial adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect during construction is assessed as moderate/minor negative effect.
- 3.3.30 The magnitude of visual impact during operation is judged as being of major size/scale, long term duration and near distance, which is considered to be substantial adverse. Combining the magnitude of visual impact with the sensitivity of the visual receptor the significance of visual effect is assessed as moderate/minor negative effect, reducing to a residual minor negative effect after proposed planting works have developed.

Summary

- 3.3.31 Table 4 presents our summary of the significance of visual effect on the additional viewpoints. A statement of significance is not included in the Cae Mor LVIA. For the purpose of our assessment the significance is expressed as a 9-point scale of effect (very large positive, large positive, moderate positive, slight positive, neutral, slight negative, moderate negative, large negative and very large negative). In this assessment very large to moderate negative is considered to have significant adverse effects on visual amenity.

Table 4 Significance of visual effect on additional viewpoints.

Additional Viewpoint	Sensitivity	Magnitude	Construction Visual Effect Significance	Year 1 Visual Effect Significance	Residual Visual Effect Significance
A Bryniau	High/Medium	Substantial adverse	Very large/Large negative	Very large negative	Large negative
B Bronallt	High/Medium	Substantial adverse	Very large/Large negative	Very large negative	Large negative
C Penllwyn	High/Medium	Moderate then Substantial adverse	Moderate negative	Large negative	Moderate negative
D Arfryn	High	Moderate then Substantial adverse	Large negative	Very large/large negative	Large negative
E Footpath nr Bryniau	Medium/Low	Substantial adverse	Moderate/Minor negative	Moderate/Minor negative	Minor negative

- 3.3.32 We consider that the proposed development is out of scale with other built and man-made elements within the local landscape character. The units would resemble large scale industrial type buildings. There has been little or no consideration of integrating the units within the landscape. The proposed development would require the formation of two large plateaus that conflict with the localised topography that is varied and undulating.
- 3.3.33 The proposed buildings do not respond to the local vernacular. The nearby farm buildings and settlements appear as discreet buildings or clusters of buildings, often of natural stone or rendered facades and gable ends. The proposed development would not be of a natural material or colour and would appear municipal or industrial in character and out of scale with other buildings within the landscape.
- 3.3.34 The large-scale industrial nature of the development would conflict with the surrounding landscape character. To permit this development would potentially set a precedent and lead to further and additional inappropriate development within a small-scale and scenic landscape.
- 3.3.35 The proposed development clearly does not comply with national and local planning policies that seek to ensure new development is sympathetic to local character. Viento Environmental Ltd recognise in the LVIA that the proposed development⁹ *‘would become a key characteristic of the landscape of the site itself and, although existing key characteristics would not be lost, this built form would contrast with the existing character such that it would result in a **sizeable adverse change to the character of the site landscape**’*. By their own admission, the Applicant accepts that the proposed development is not sympathetic to the local landscape character of a landscape of high scenic quality.

⁹ Viento Environmental Ltd LVIA paragraph 90

APPENDIX I

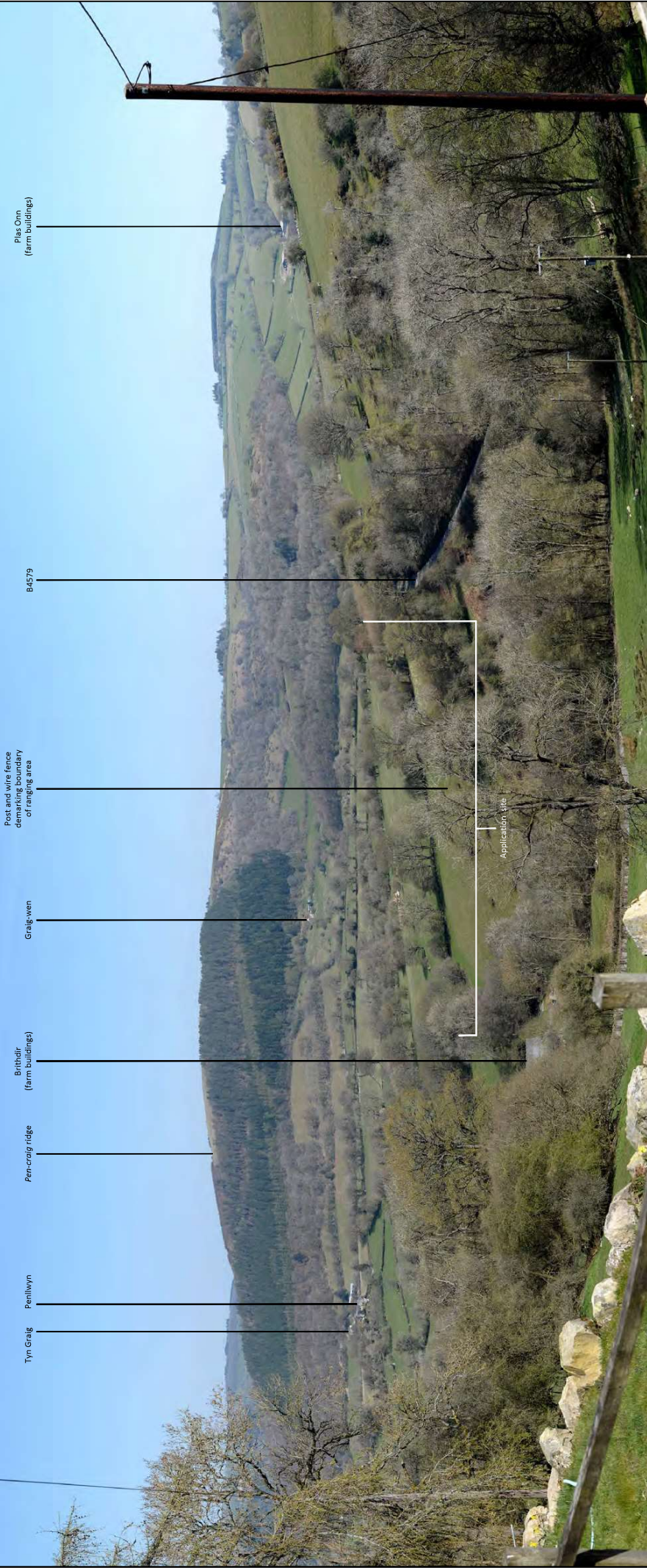
Additional Viewpoints



Office 1 Llys Clwyd, Cwrt Y Dderwen, Ruthin LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel +44(0)1824 704366
Registered in England No. 1848683 VAT Reg. No. 401 4243 13



Residential Viewpoint A
View east-north-east from Bryniau



National Grid Reference: SJ 221110 35980
Date / Time: 19/04/2021, 14:05 hrs
Weather Conditions / Visibility: Sunny / Good
View Bearing: 70° (ENE)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.6 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image
Viewing Instructions
This is a composite image made up of 6 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.
For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.

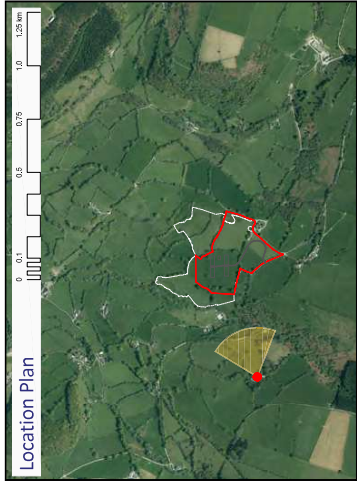
Location:
Bryniau. Distance to proposal 490 m (Unit 2)

Description:
Bryniau is located at National Grid reference (NGR) SJ 221 359 at a level of about 330 mAOd. It occupies the east facing slope of a small steep sided valley and overlooks a section of the B-Road and the proposal site. The view features the majority of thecombe with its ridge and valley form and terminates at the ridge of Pen-craig that runs south-east from Pontfadog to Selattyn.

Built elements visible include scattered rural dwellings and farms including Brithdir (NGR SJ 223 362), Penllwyn (NGR SJ 228 367), Tyn Graig (NGR SJ231 370), Graig-wen (NGR SJ 235 336), and Plas Omn (NGR SJ 236 356). Landcover is a mosaic of pastoral fields, mountain pasture, conifer plantation, deciduous woodland, and heathland.

The dwelling has an east-north-eastward aspect and takes advantage of the available view which features a direct and uninterrupted view of the field within which the egg laying units would be located from ground floor rooms and outdoor spaces. Due to its elevated position a view of the field's western, southern, eastern, and northern boundaries are available. A post and wire fence marking the western extent of the ranging area is also visible. A view of the dwelling at Cae Mor and the existing egg laying unit is interrupted by the landform.

The visual receptor is a resident and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and of private value.



Orange cone
Viewpoint
Red dot
Planning Application boundary
Dashed white line
Ranging area

Based upon Ordnance Survey Aerial Photography, © Geomapping plc

Panoramic image field of view (80°)

Pen-craja ridge

Case Mor

Nantfawc

Post and wire fence
demarking boundary
of ranging area

(farm buildings)

B4579

Application site

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.6 m
Recommended Viewing Distance: 300 mm

Description:

Built elements visible include scattered rural dwellings and farms including Brithdir (NGR SJ 223 362), Plas Onn (NGR SJ 236 356), Nantffrow (NGR SJ 232 358) and Cae Mor (NGR SJ 228 359). Landcover is predominantly pastoral fields, but also features a mosaic of mountain pasture, conifer plantation, deciduous woodland, and heathland.

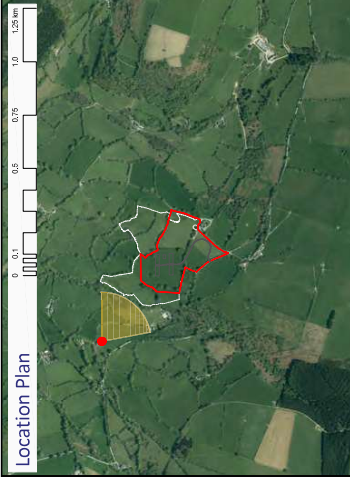
The dwelling's eastward aspect takes advantage of the available view which features a direct and uninterrupted view of the field within which the egg laying units would be housed from ground floor rooms and outdoor spaces. Located slightly below the level of the proposal field a view of western, southern, eastern, and northern boundaries is available, including the point at which the access road would enter the site. A post and wire fence marking the western extent of the ranging area is also visible. A view of the dwelling at Cae Mor is partially screened by mature trees but the view of the existing egg laying unit is interrupted by the landform.

The visual receptor is a resident and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and of private value.

Viewing Instructions

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.

Location:

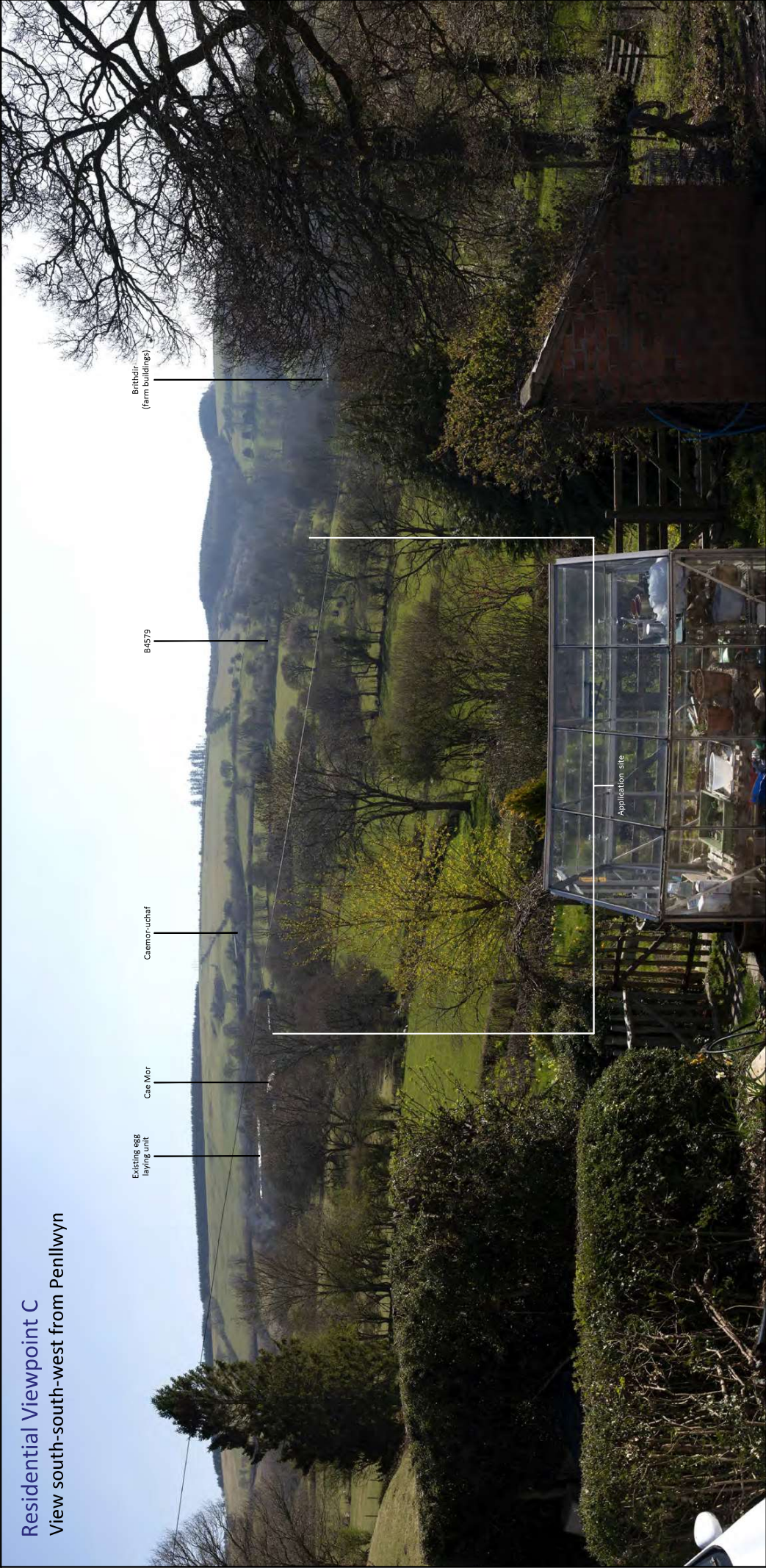


Based upon Getmapping Aerial Photography, © Getmapping plc

Orange cone Panoramic image field of view (80°)
Red dot Viewpoint
Red line Planning Application boundary
Dashed white line Ranging area

Residential Viewpoint C

View south-south-west from Penllwyn

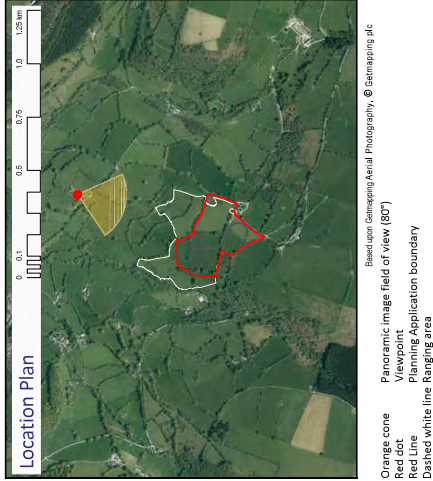


National Grid Reference: SJ 22880 36735
Date / Time: 19/04/2021, 15:35 hrs
Weather Conditions / Visibility: Sunny / Good
View Bearing: 205° (SSW)
Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.6 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image
Viewing Instructions
This is a composite image made up of 6 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.
For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.

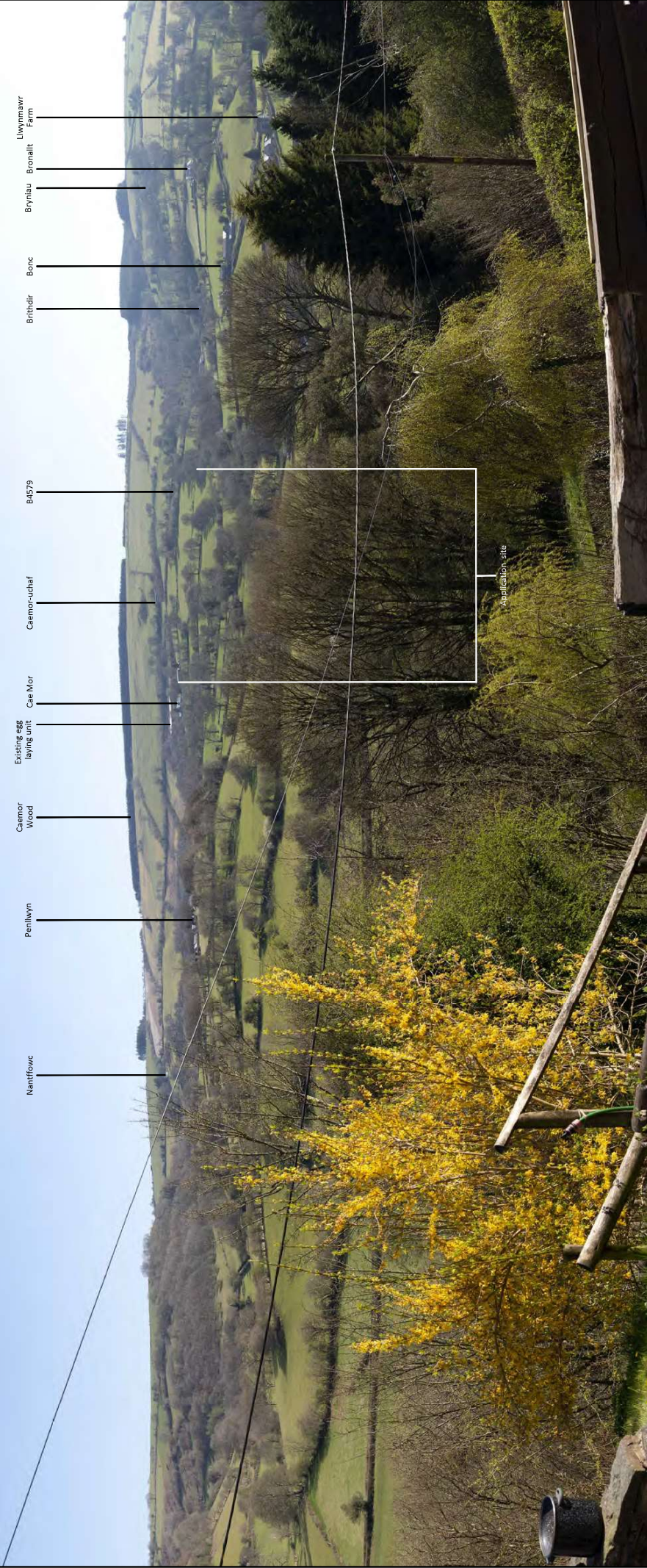
Location:
Penllwyn. Distance to proposal 570 m (Unit 4)
Description:
Penllwyn is located at National Grid reference (NGR) SJ 228 367 at a level of about 215 mAOD. It occupies a broad ridge between two stream valleys, the easternmost being Nant Gwryd and the westernmost is unnamed on Ordnance Survey maps. The dwelling has a predominantly east-west aspect with gable ends facing north and south. The southward view features a section of thecombe with its ridge and valley form and terminates at the ridge of Caemor that runs east to west from Selattyn.

Built elements visible include scattered rural dwellings and farms including Brithdir (NGR SJ 228 359), and Caemor-uchaf (NGR SJ 226 357). Landcover is predominantly pastoral fields, but also features a mosaic of mountain pasture, conifer plantation, deciduous woodland, and heathland.
The dwelling's southward aspect and outdoor spaces take advantage of the available view which features a direct and partially interrupted view of the field within which the egg laying units would be housed and the fields through which the access road would run. A view of the dwelling at Cae Mor is partially screened by mature trees and the view of the roof of the existing egg laying unit is obvious with the glare caused by the sun's reflection.
The visual receptor is a resident and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and of private value.



Residential Viewpoint D

View south from Arfryn



National Grid Reference: SJ 22655 37505
Date / Time: 19/04/2021, 16:00 hrs
Weather Conditions / Visibility: Sunny / Good
View Bearing: 180° (S)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.6 m
Recommended Viewing Distance: 300 m

Existing 80° Stitched Panoramic Image

Viewing Instructions
This is a composite image made up of 6 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.
For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.

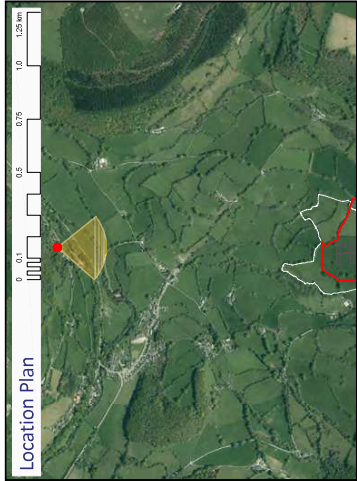
Location:
Arfryn. Distance to proposal 1,305 m (Units 3 and 4)

Description:
Arfryn is located at National Grid reference (NGR) SJ 226 375 at a level of about 175 mAO. It occupies land on a steep slope to the north of the River Ceiriog, B4500 and Old Road. The dwelling has a southward aspect. The southward view features the full extent of the combe bounded by the Pen-craig ridge to the east, Caemor ridge to the south and Fron-Frys ridge to the west.

Built elements visible include scattered rural dwellings and farms including Nantffowc (NGR SJ 235 355), Penllwyn (NGR SJ 228 367), Cae Mor (NGR SJ 228 359), Caemor-uchaf (NGR SJ 226 357), Brithdir (NGR SJ 223 362), Bonc (NGR SJ 224 366), Brynlau (NGR SJ 221 359), Bronallt (NGR SJ 222 364) and Llwynmawr Farm (NGR SJ 223 368). Landcover is predominantly pastoral fields, but also features a mosaic of mountain pasture, conifer plantation, deciduous woodland, and heathland.

The dwelling's southward aspect takes advantage of the available view which features a direct and intermediate distance view of the field within which the egg laying units would be housed and the fields through which the access road would run, would be available from ground floor rooms, outdoor spaces, and a viewing balcony. A view of the dwelling at Cae Mor is available and the view of the roof of the existing egg laying unit is obvious with the glare caused by the sun's reflection.

The visual receptor is a resident and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and of community value. It is representative of one available from many of the dwellings that occupy the steeply sloping ground to the south and uphill of Old Road.



Based upon Ordnance Survey Aerial Photography, © Geomapping plc
Orange cone
Panoramic image field of view (80°)
Red dot
Viewpoint
Red line
Planning Application boundary
Dashed white line
Ranging area

Recreational Viewpoint

View east from Public Footpath Glyntraian 22 north of Bryniau



National Grid Reference: SJ 22120 36165
Date / Time: 19/04/2021, 14:30 hrs
Weather Conditions / Visibility: Sunny / Good
View Bearing: 90° (E)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.6 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 6 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.

Location:

Public Footpath Glyntraian 22 north of Bryniau. Distance to proposal 455 m (Unit 3)

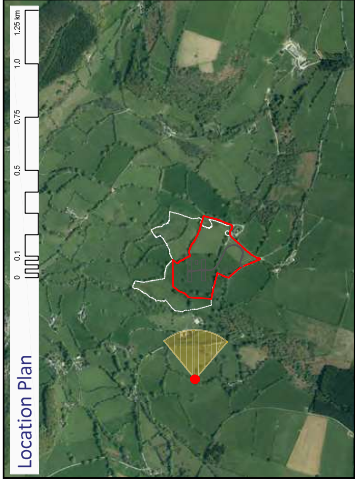
Description:

This section of the Public Footpath connects the B4579 to Bryniau and forms part of a more extensive route that connects the scattered dwellings of Penllwyn, Bonc and Brithdir (through Glyntraian footpaths 29, 23, 27 and 21), to the Byway that is used to access the Caemor ridge to the south. Ground level is about 300 mAOD. It occupies the broad ridge between Nant Iorweth to the west and an unnamed stream to the east. The view westward is limited by the rising landform which draws the viewer's attention eastward overlooking the combe and a part of the proposal site where a gap in the path-side hedgerow allows. The view terminates at the ridge of Pen-craig that runs south-east from Pontfadog to Selattyn.

Built elements visible include scattered rural dwellings and farms including Graig-wen (NGR SJ 235 336), and Plas Onn (NGR SJ 236 356). Landcover is a mosaic of pastoral fields, mountain pasture, conifer plantation, deciduous woodland, and heathland.

The eastward view from the path is indirect and intermittent but it is the only outward view available to this section. It features a partially interrupted view of the field within which the egg laying units would be housed, including the field's western, southern, eastern, and northern boundaries. A post and wire fence marking the western extent of the ranging area is also visible. A view of the dwelling at Cae Mor and the existing egg laying unit is interrupted by the landform, although there is a glimpse of the roof of an outbuilding to the west of Cae Mor.

The visual receptor is a recreational walker or countryside worker and is susceptible to change. The view is judged to be one of high scenic quality with few visual detractors, and not valued.



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Planning Application boundary
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Ranging area
Panoramic image field of view (80°)
Viewpoint
Ranging area