

**Pen y Bont Works, Newbridge.
Proposed Repair and Maintenance of HGV's.**

Landscape and Visual Impact Statement

February 2022

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Author	Checked	Issue	Date
JB	PW	FINAL	04.03.22

This report has been prepared by Tirlunbarr Associates on behalf of Caulmert Ltd in connection with a new extension to the site and takes into account his particular instructions and requirements. It is not intended for and should not be relied on by any third party and no responsibility is undertaken to any third party.

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1.0 Introduction

- 1.1 Tirlun Barr Associates were appointed in early 2022, to provide Landscape and Visual input in connection with the proposed use of the southwestern part of an existing workshop building at Pen y Bont Works Newbridge, for the repair and maintenance of heavy goods vehicles, including ancillary vehicle parking.
- 1.2 Details of the proposed development have been provided by the client and their representatives Caulmert Ltd. and these are contained at the rear of this document. Refer to Figure 2 of the Appendices - Site Proposals.
- 1.3 An initial site inspection was made in January 2022 to ascertain the site context, and the scale and content of the proposed development, with the aim of identifying any avoidance mitigation measures or post operation landscape mitigation that may be necessary as part of the development proposal.
- 1.4 The initial site visit concluded that the scale and content of the proposal, together with the existing site use and landscape context did not merit any avoidance mitigation measures as the proposed use reflected the existing workshop and yard use and the site extent was identified as very limited and visually well contained.
- 1.5 It was considered that a lengthy Landscape and Visual Appraisal would be disproportionate given the minor magnitude and content of the proposal, and that a Landscape and Visual Statement would be helpful to identify any likely effects upon the existing landscape character and visual receptors, and given that the proposed site has no protective Landscape designation.
- 1.6 Reporting has made particular reference to the World Heritage Status of the Canal and Pontcysyllte Aqueduct located within the Dee Valley; however, the proposed site has no intervisibility with the Canal and Aqueduct, being over 2.3km distant but it is located on the edge of (albeit outside) the associated World Heritage Buffer Zone.
- 1.7 The site assessment and subsequent landscape review was undertaken by Mrs. Julie Barr BA, Dip LA CMLI, a Chartered Landscape Architect with over 28 years' experience of Landscape related matters and Development Proposals and Principal of Tirlun Barr Associates.
- 1.8 The assessment for the Landscape Statement has involved a review of the existing site context and the proposed development characteristics, together with a study of the baseline landscape character, its context and features, (including the protected landscapes of the Pontcysyllte Aqueduct and Canal World Heritage Site, and the nearby Clwydian Range and Dee Valley (AONB) and sensitive visual receptors such as users of the Offas Dyke National Trail.
- 1.9 Details of the proposed development have been provided by the client and their representatives and these are contained within the report appendices to the rear of this document. Refer to Figure 2 of the Appendices - Site Development Proposals.
- 1.10 Report figures are contained within the Appendices at the rear of this document.

2.0 Site Context and Baseline

- 2.1 The proposed site is located in Newbridge 0.8km north of the small village of Pentre, and circa 1.0km east of Cefn Mawr in Wrexham County Borough, north Wales. (NGR; SJ2925414546) and comprises the former workshops and yard area of the Pen y Bont Tile and Brickworks which was based on the site.

Historical use

- 2.2 The Pen-y-Bont Brickworks was established on the site in 1865 and employed 450 men by 1895, comprising 40 kilns which produced brick, terracotta, ridges and mouldings, roof and quarry tiles, from a clay pit on the site which closed in 1960.
- 2.3 The site and surrounding land was subsequently used as a Landfill Site with waste deposited in the deep former clay pits. The original former Brickworks office (built using the manufactured Brickworks products) still remain close to the site entrance, together with several adjacent properties of the same materials and building styles which were originally residences and Offices for the Brick and Clay works staff.

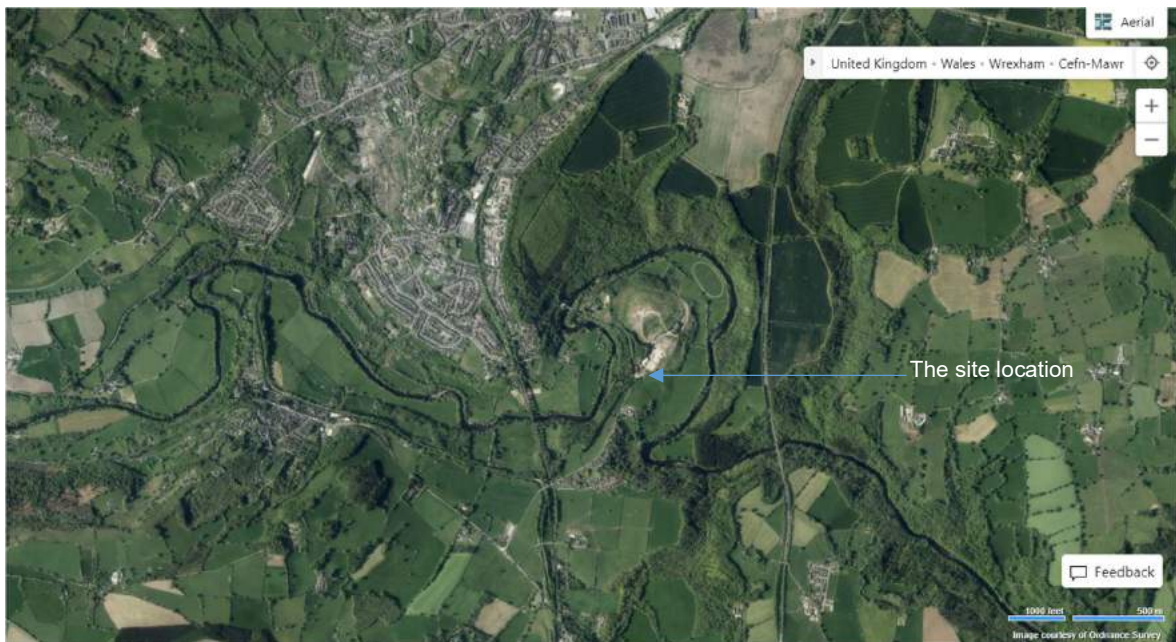


Plate 1. Aerial Photograph of the Wider Site Context © - Bing Maps

- 2.4 The application proposed site is located just beyond the Pen y Bont Landfill original entrance and Gatehouse Office Building (Grade II Listed) east of the B5605, and comprises part of the existing workshop building, together with its associated service yard and/hard standing. The remainder of the workshop building and service yard accommodates a HGV Tachograph centre, which is to remain.

Site Context and Landuse

- 2.5 To the south and west existing buildings, comprising the Gatehouse and existing Staff parking area, and a dwelling (Formerly the Offices of the Brickworks) enclose the site from wider view beyond which to the north is the now closed (and restored) Landfill.
- 2.6 Beyond the immediate site extent, the nearest properties to the site are the existing residential

terrace to the north west, (circa 50m distant at their closest point) and formerly part of the Brickworks, and the Former Brickworks Office (now a dwelling) located contiguous with the site boundary to the southwest and an agricultural holding and two residences (Ty Maen and Ty Maen Barn) circa 0.4km distant to the south as the Landscape Context Plan (Figure 4 of the appendices) illustrates.

- 2.7 Cefn Bychan, Pentre, and Froncysyllte are the nearest residential areas to the site but due to the small scale and location of the proposal within a small and low wooded spur of the Dee Valley and its meandering landform, there is no clear intervisibility between these residential areas and the existing/proposed site.



Plate 2. Aerial Photograph of the existing and proposed site © - Bing Maps

Topography

- 2.8 Beyond the site extent, the landscape is largely rural, located south of the now pastoral restored Landfill site, and surrounded by mature mixed blocks of deciduous woodland approximately 30m AOD above the River Dee Valley as it meanders south eastwards around 45m AOD with extensive level floodplains.
- 2.9 Topographically, the site is further enclosed by the restored landfill at circa +95m AOD, the wooded hill of Cefn Wood and Hopyard Wood to the north (Circa +122m AOD) and by the Shrewsbury-Chester Railway viaduct to the west as it crosses the Dee Valley 45m above the valley floor which screens views to and from Ty Mawr Country Park to the west.

- 2.10 To the east beyond the river floodplain and river Dee meander, the site is further enclosed by the steep river valley sides which are densely clothed in deciduous woodland associated with the Wynnstay Hall Estate and beyond the A483(T) to the east, which include a private exercise track on the level flood plain circa 0.5km north east of the former landfill as Plate 3 below illustrates.

Vegetation

- 2.11 The proposed site extent is currently concrete hard standing with no soft landscape, formerly used as workshops with associated service yard/hardstanding, and for access to the adjacent Landfill site – and historically forming part of the larger former Landfill and Brickworks commercial yard.
- 2.12 Existing native tree and shrub vegetation surrounds the site to the east north and west as part of the existing natural landscape and as part of the successful designed Landfill restoration, and on the western embankment of the B5605 further enclosing the site from the wider landscape.
- 2.13 Ornamental tree and shrub planting separates the Gatehouse building from the existing site area and provides a screen for receptors passing the site entrance via the B5605.
- 2.14 Immediately surrounding the site to the north, south and east are wooded plantations, being part of the Landfill restoration scheme (Gorse Birch Alder Willow and Rowan) and with surrounding mature woodland within river embankments along the Dee Valley, and Estate woodlands; comprising Oak, Ash, Sycamore, Oak, Alder and Willow, with further mature riparian vegetation along the river edge and seasonally grazed level fields bounded by hedging on the lower alluvial flood plain.

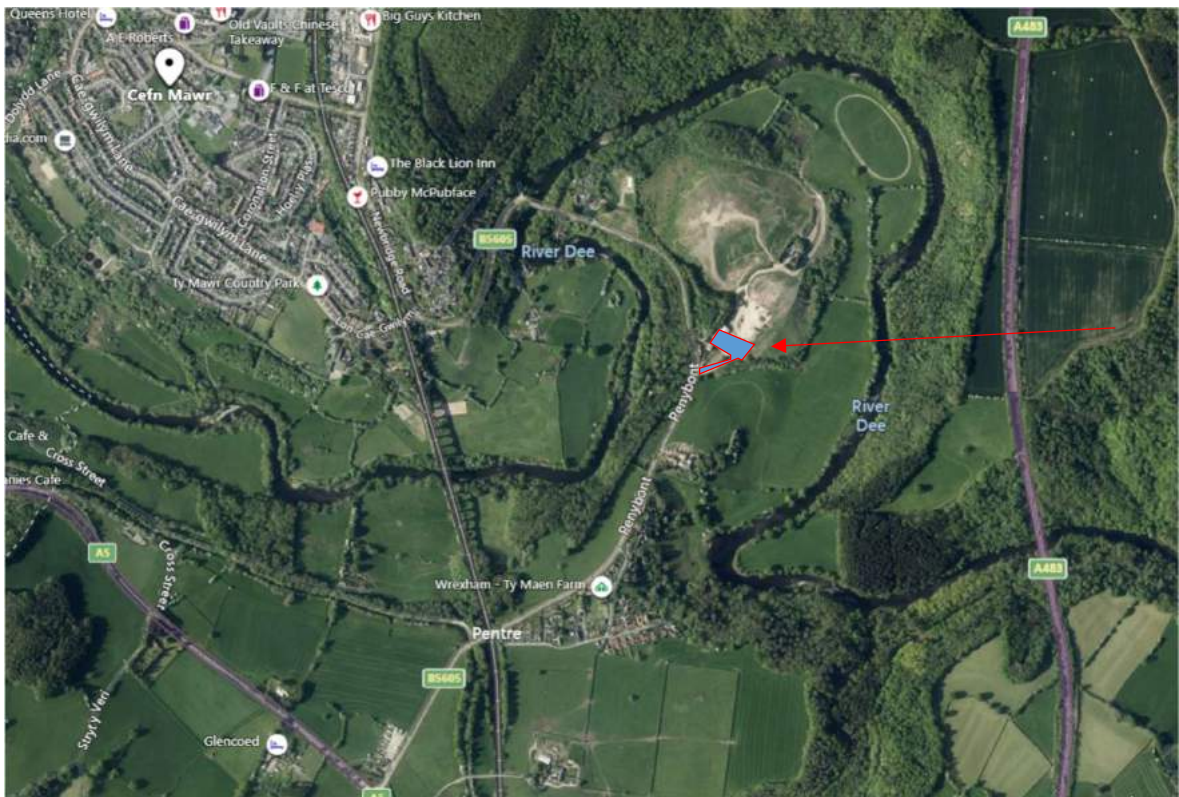


Plate 3 - Immediate Site Content© - Bing Maps

Public Footpaths and Accessibility

- 2.15 Publicly available access in the vicinity of the proposed site is limited, due to extensive Private ownership of the surrounding farmland, and there being few Public Footpaths or areas of Publicly Accessible land.
- 2.16 To the west beyond the viaduct is the Ty Mawr Country Park- which is visually separated from the site by the Railway Viaduct and natural topography and vegetation, comprising dense woodland on the steep river valley slopes and the River Dee which meanders in an east west direction from Llangollen in the west, towards Chester to the north.
- 2.17 A universal and important focal point of interest is the World Heritage Site of the Llangollen Canal and Pontcysyllte Aqueduct some 2.2km distant, and the Canal and towpath footpaths provide busy and well used routes to explore the canal and surrounding area providing extensive views in places over the surrounding countryside.
- 2.18 The Nationally Important Long Distance Offas Dyke Trail is some 1.9m distant at its closest point to the site with extensive views northwards as it winds its way to the Aqueduct towpath, however the site is not visible from the route due to its scale and juxtaposition.
- 2.19 The site is accessed from the B5605 via an existing tarmac drive beyond the existing Gatehouse building which will remain, and this is enclosed by natural scrub vegetation to the south and southeast, and by the restored Landfill site to the north.
- 2.20 The development proposals will not necessitate any changes to the existing site provision – using the existing access, existing buildings and parking area, and it is understood that there is no further lighting or signage required.

Designations

- 2.21 The site is located beyond the Pontcysyllte Aqueduct and Canal World Heritage Site and Buffer Zone, with the extent of the nominated W.H.S including the 11mile of navigable canal from Gledrid Bridge in Shropshire, briefly passing through Wrexham County Borough, to the Horseshoe Falls in Denbighshire and which includes land identified as providing setting for viewing and interpretation etc.
- 2.22 According to the surrounding local authorities *“the World Heritage Site and its assets are not limited within the inscribed extent but extend to the surrounding area whereby the cultural, settled, aesthetic landscape contributes to the presentation, setting sense of arrival and history of the WHS are all important to the integrity of the designation”*.
- 2.23 *‘Buildings, archaeology, views and landscape features combine to form a distinctive sense of place which complement the experience and understanding of the World Heritage Site’*.
- 2.24 *‘A Buffer Zone has therefore been drawn around the World Heritage Site to allow historic, cultural, and landscape elements which contribute to the authenticity and integrity of the Site and therefore to its Outstanding Universal Value to be conserved’*
- 2.25 The boundary of the Buffer Zone follows the principal ridgelines of the Dee, Chirk, and Ceiriog Valleys to include the sites broad landscape and visual content and its extent is shown within Figure 5 of the Appendices, and which illustrates that the proposed development site is located beyond the Buffer Zone extent.

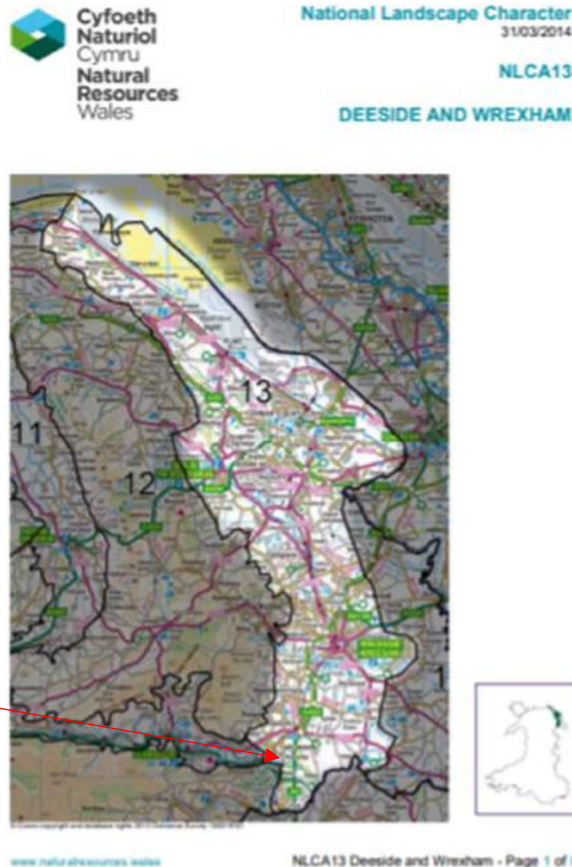
- 2.26 Specific Supplementary Planning Guidance in the form of **Supplementary Planning Guidance Note 33**, has been prepared by the three Local Planning Authorities of Wrexham County Borough Council, Denbighshire County Council and Shropshire Council relating to the World Heritage Site (W.H.S.), to ensure that *the 'integrity of the Pontcysyllte Aqueduct and Canal World Heritage Site, its buildings, structure and landscape are maintained.'*
- 2.27 Therefore *'All development proposals must demonstrate how they have considered the impact on the World Heritage Site, of particular importance will be:*
- *An understanding of the character of the area in which the development is located and how the development effects the setting of the World Heritage Site and Buffer Zone.*
 - *How the development impacts on views in and out of the World Heritage Site*
 - *How the development contributes or minimises the impacts on the integrity and authenticity of the World Heritage Site.*
 - *How the development contributes to the visitors 'sense of arrival' to the World Heritage Site.*
- 2.28 Although the proposed site is beyond the Buffer Zone extent, dialogue with the Local Authorities Conservation Officer highlighted the need to consider the importance of the sites context with regard to the World Heritage designation.
- 2.29 The site has no protective Landscape related designation; the nearest designated landscape is the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) which extends to within approximately 1.9km of the sites location and again has no intervisibility.

Views

- 2.30 Opportunities to view the site are restricted by a lack of receptor opportunity as a result of limited public access in the immediate area; the floodplain is privately owned and no Public Footpaths are present, which also includes the extensive estate woodland areas.
- 2.31 There are no views from Cefn Mawr, Pentre or beyond Pentre village to the south, a heavily filtered view from Ty Maen Barn 200m distant to the south and few local footpaths exist and where views towards the site are effectively screened by existing vegetation and topography.
- 2.32 Likewise views from the elevated section of Offas Dyke National route over the surrounding are extensive and encompass the Dee Valley northwards but whereby the site is not visible due to its small scale and the layers of existing vegetation between receptors and the site.
- 2.33 From the Canal and Aqueduct World Heritage site there are again elevated views of the surrounding countryside often filtered through Canalside vegetation; but view of the site are prevented by its juxtaposition, relative orientation and its small scale.
- 2.34 At present the only opportunity to perceive the existing (and proposed) site is via a fleeting glimpse between the parked cars of the existing Landfill Offices towards the existing yard and workshops (where the development is proposed and which are not readily perceived due the distance of the receptor and the landuse between) and from existing adjacent properties; namely The Landfill Office external area, and adjacent Pen y Bont Cottages which experience a view of the current site and its commercial use.
- 2.35 Photographs of the site context are contained within Figure 3 at the rear of the report.

Landscape Character

- 2.36 The Landscape character of the existing site is industrial - as a working yard which has been in existence since the late 1800's its character has changed little, and it is part of the inherent landscape character typical of this area of the borderland between England and Wales, which formed part of the industrial revolution and which is identified by NRW and their Wales led LANDMAP Landscape character classification.
- 2.37 Natural Resources Wales (NRW) National Landscape Assessment (based upon LANDMAP Characterisation) confirms that the proposed site area is located just within the south western boundary of **Area 13 – Deeside and Wrexham** and confirms the area description as follows:



" A border area, extending from the mouth of the Dee along the coast as far as Point of Ayr, and inland as far south as the Ceiriog Valley. It includes several settlements and centres of population, the principal being the towns of Chirk, Wrexham and its main satellites Ruabon, and Rhosllanerchrugog in the south; Mold, Flint and Holywell in the north and west, and the part-industrial, part-suburban centres of Queensferry, Connah's Quay, Mostyn Docks and Talacre on the shores of the Dee Estuary. Elsewhere, many settlements, like Buckley, have grown out of the linear expansion and coalescence of preindustrial roadside villages and hamlets. Historically, much of this area has formed part of the hinterland of Chester. The greater part of the lowland around the mouth of the Dee was reclaimed from the sea in the 18th century, though the former large expanse of tidal water is recalled in the Welsh name for Hawarden, Penarlôg, 'the hill above the lake'. This area also became heavily industrialised- from the establishment of Shotton steelworks in 1895, though this was built of a long established tradition of engineering and metalworking all along the coast, itself reflecting a long history of mining and the availability of water-borne transport. The Wrexham area similarly industrialised early on, taking advantage of its resources of coal, iron-ore, clay and limestone, as well as free-flowing streams to turn industrial water-wheels. In recent years, the area as a whole has become an economic hub of the Welsh and regional English economy with its gaze more towards Merseyside than to the rural areas to the west. However it would be wrong to see this area as a purely industrial and commercial landscape. It includes some attractive

traditional architecture and countryside too, indeed its early industrial history has bequeathed some important monuments such as the Bersham ironworks near Wrexham.”

The main characteristics are defined as follows:

Key Characteristics

- Lowland, foothills and levels - sloping down to the lower Dee and Dee Estuary.
- Carboniferous Coal Measures interspersed with outcrops of Millstone Grit, Holywell shales and Cefn-y-Fedw sandstones.
- Glacial till, fluvio-glacial and river terrace drift overlay in parts of the valley floor, giving rise to localised gentle land form variation.
- A single large river, the Dee, traverses the area. The Dee opens out into a broad estuary with tidal sand and mud flats. A number of minor rivers dissect the landscape, for example, the Alyn and Eitha, and associated streams.
- A broad flat flood plain adjacent to the Dee Estuary – with wide open views to Wirral Narrow, incised, wooded tributary valleys – many running down from the west.
- Mixed pasture and some arable - and farm woodland cover. Archaeology - variety of historic sites indicate the former strategic importance of the coastal route and the turbulent history of the Marchlands, including Offa’s Dyke and Wat’s Dyke.
- Late Medieval parklands and ecclesiastical / funerary sites. Urban settlements - a strongly settled character is apparent in the central and southern parts of the area, with the relatively large, almost linked settlements of Holywell-Connah’s Quay-Mold-Wrexham-Ruabon.
- An industrial character - evident in the line of coalesced settlements at Connah’s Quay and Holywell, associated both with the Chester to Holyhead railway line, mining and large scale power generation and industrial plants. Include landmark scale structures such as Broughton aircraft factory, Shotton Steel works and Connah’s Quay power station. Industry tends to dwarf historic settlement and features e.g. Flint and its castle.
- Small settlements – outside urban areas, compact villages associated with landed estates and isolated farmsteads, or coalesced ribbon developments and encroachment upon commons, which are the legacy of the former coal and lead mining industries.
- Culturally many connections to Chester and Merseyside

2.38 The Wales Wide Character map is illustrated overleaf.

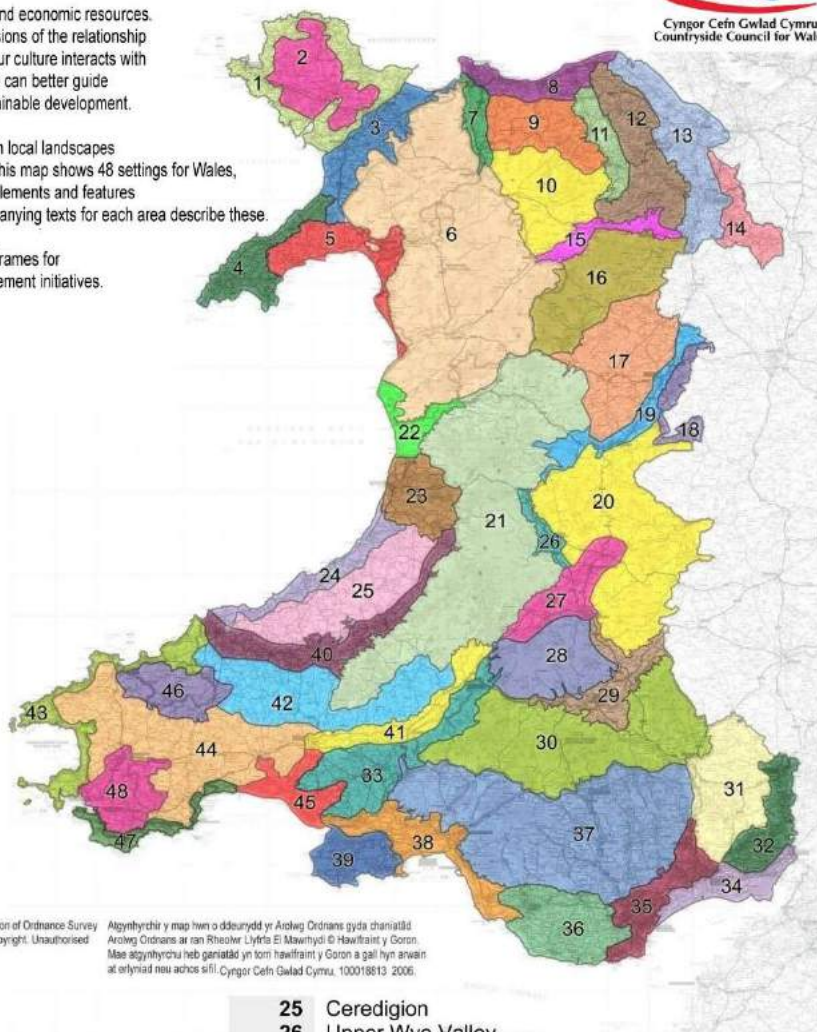
Landscape Character Map for Wales



All of our landscapes are key environmental, social and economic resources. They are settings for everyday life, important expressions of the relationship between people and places and a reminder of how our culture interacts with the physical world. By understanding landscapes we can better guide how they change over time and help to achieve sustainable development.

Wales has a remarkable diversity of landscapes, from local landscapes (as shown in LANDMAP) to their broader settings. This map shows 48 settings for Wales, within each of which patterns of natural and human elements and features combine to give a particular sense of place. Accompanying texts for each area describe these.

These landscape settings can provide broad spatial frames for planning, green infrastructure and landscape management initiatives.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution. Countryside Council for Wales, 100018813, 2006.

Atgynhychir y map hon o ddeunydd yr Arloeg Ordnans gyda chaniatâd. Arloeg Ordnans ar ran Rheolwr Llyfrfa El Mawrhydi © Hawlfraint y Goron. Mae atgynhychir heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos siŵl. Cyngor Cefn Gwlad Cymru, 100018813, 2006.

- 1 Anglesey Coast
- 2 Central Anglesey
- 3 Arfon
- 4 Llyn
- 5 Tremadoc Bay
- 6 Eryri
- 7 Conwy Valley
- 8 Colwyn and Northern Coastline
- 9 Y Rhos
- 10 Denbigh Moors
- 11 Vale of Clwyd
- 12 Clwydian Range
- 13 Deeside and Wrexham
- 14 Maelor
- 15 Vale of Llangollen and Dee Valley
- 16 Y Berwyn
- 17 Montgomeryshire Hills and Vales
- 18 Shropshire Hills (part)
- 19 Severn Valley
- 20 Radnorshire Hills
- 21 Cambrian Mountains
- 22 Aberdyfi Coast
- 23 Rheidol and Ystwyth Hills and Valleys
- 24 Ceredigion Coast

- 25 Ceredigion
- 26 Upper Wye Valley
- 27 The Spae and Wells of Central Wales
- 28 Epynt Plateau and Valleys
- 29 Wye and Usk Vales
- 30 Brecon Beacons and Black Mountains
- 31 Central Monmouthshire
- 32 Wye Valley and Wentwood
- 33 Gwendraeth Vales
- 34 Gwent Levels
- 35 Cardiff and Newport
- 36 Vale of Glamorgan
- 37 South Wales Valleys
- 38 Swansea Bay
- 39 Gower
- 40 Teifi Valley
- 41 Tywi Valley
- 42 Pembroke and Carmarthen Foothills
- 43 West and North Pembrokeshire Coast
- 44 Taf and Cleddau Vales
- 45 Taf, Tywi and Gwendraeth Estuaries
- 46 Preseli Hills
- 47 South Pembrokeshire Coast
- 48 Milford Haven

- 2.39 The site is located within LANDMAP **Visual and Sensory Character** Aspect Area - Pen y Bont & Hafod Clays Pits LANDMAP reference WRXHVS035, which is classified as having a Low Visual and Sensory evaluation.
- 2.40 It is located within LANDMAP **Historic Character** Aspect Area – Dee Valley LANDMAP reference WRXHHL046, which is classified as having an Outstanding evaluation.
- 2.41 It is located within LANDMAP **Cultural Character** Aspect Area – Pen y Bont and Hafod Clay Pits LANDMAP reference WRXHCL5072, which is classified as developed unbuilt land.
- 2.42 It is located within LANDMAP **Habitats Character** Aspect Area – Pen y Bont Quarry LANDMAP reference WRXHMH028, which is classified with a Moderate evaluation.
- 2.43 The existing and proposed site are within **Geological Character** Aspect Area – Bryn yr Eos Quarry LANDMAP reference WRXHGL056, which is classified as Moderate evaluation.
- 2.44 The small scale, and restricted visual influence of the proposal within a developed area will not create any impact upon the surrounding Landscape Character Aspect Areas, or introduce any discordant, new or detractive features into the landscape.
- 2.45 With reference to Night skies - the site area has a rating of between 1-2 (Nano Watts/cm²/sr) and the proposal is not predicted to generate any additional change to the current Night Sky rating due to ambient background lighting already present.
- 2.46 The character of the proposed site is considered static and as part of the wider renowned industrial heritage noted within the national and local LANDMAP Assessments, being a commercial yard associated with the historical earlier Clay Pit Quarrying and Brick manufacturing processes, with areas of hard standing, large buildings of utilitarian construction and material used for the later Landfill operations, and with associated vehicular movement and activity which continues on site at present.

3.0 The Site Proposal

- 3.1 The application site area (circa 4419m²) comprises the southwestern part of the existing building at Pen y Bont Works, consisting of five bays and adjoining outbuildings presently used as a workshop, together with an existing area of hardstanding and an existing vehicular access from the B5605.
- 3.2 Whilst the fabric of the existing workshop building, which is the subject of this application, will be repaired, as appropriate (e.g. Replacement of damaged roof panels to prevent water ingress and refurbishment of roller shutter doors, etc), no extensions to the property are proposed.
- 3.3 The existing hardstanding area, situated to the southeast of the workshop building, will be used for staff parking and for the parking of heavy goods vehicles awaiting either repair or collection.
- 3.4 The layout of the parking area will vary from day to day, dependent upon the size and type of HGV's (e.g. tractor unit, rigid etc) that are being attended to. Secure cycle parking for employees will be provided within the workshop building, with sufficient level of provision made available to meet employee demand.
- 3.5 The proposed development will be served via the existing vehicular access from the B5605, which previously provided access to the former Pen y Bont Landfill site, located to the northeast, The former landfill site is now closed and has been restored.
- 3.6 The proposed HGV repair and maintenance use will normally operate between the following hours:
- Monday to Friday - 08:00 – 17:30;
 - Saturday – 08:00 – 12:30.
- 3.7 However, in order to allow a limited degree of flexibility for the exceptional early delivery and late collection of vehicles and for the completion of urgent work, consent is sought for the following operating hours:
- Monday to Friday - 07:30 – 18:30;
 - Saturday – 07:30 – 13:30
- 3.8 The proposed use will remain closed at all other times, including Sundays and Bank Holidays. For the avoidance of doubt, the Border Tachographs business which operates from the northeastern part of the existing workshop building, outside of the planning application site boundary, will be unaffected by the proposed development.

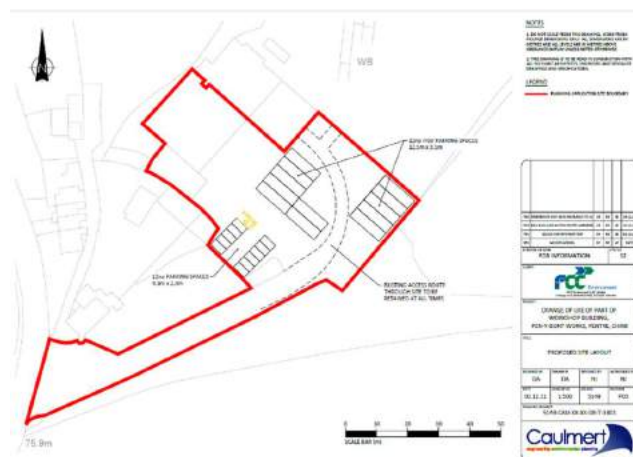


Plate 4 The Proposed site extent

4.0 Landscape and Visual Overview

- 4.1 The assessment of the proposal has been considered as a continued land use and unchanged operation within an area presently developed with very similar land use, operational and visual qualities.
- 4.2 Because of the very limited scale and content of the proposal - together with the overlying topography and established natural visual barriers, the visual influence of the site is very limited - and only includes a glimpsed view for vehicle occupants and pedestrians using the B5605, and which will not alter in content from the sites current use and baseline character and therefore cannot impact upon the wider landscape character.
- 4.3 The review has considered any visibility of the proposed site as part of the baseline condition and also the impact that the proposed development may or may not create upon individual receptors (both immediate and wider landscape) including any distant impact upon the World Heritage Site and its setting.
- 4.4 The existing character of the area is well defined with a pedigree of industrial heritage and commercial usage as an operational yard for heavy vehicles, and where the proposed scale of development is considered too small to have any impact upon the existing or wider landscape character, including the World Heritage Site.
- 4.5 Therefore it is concluded that there will be a **Neutral Impact**, ie no discernible difference whereby the proposal would complement the scale landform and pattern of the landscape and would not impact upon the existing landscape quality or character.
- 4.6 The magnitude of the effect has been categorised as **Negligible** - Where the development or work or activity associated with the development is not predicted to be discernible.
- 4.7 Visual Impact is predicted to be a **Neutral Impact**: i.e. no discernible difference and no sensitive receptors groups (including the World Heritage Site) will be impacted by the proposed development due to its identified insignificant scale and proposal content.
- 4.8 There will be no longer term construction or operational effects as the proposal requires no construction other than the internal refurbishment of the existing building, and uses the existing site facility and site access for similar periods of occupation and use that the existing building provides for other current occupiers as the Planning Statement provided separately details.

5.0 Summary

- 5.1 The proposed development for the repair and maintenance of HGV's at the existing Pen y Bont site in Newbridge has been reviewed to provide an overview of the likely Landscape and Visual Impact of the development based upon standard guidelines advocated by the Landscape Institute and Institute of Environmental Assessment – Guidelines for Landscape and Visual Impact Assessment (Third Edition published in 2013).
- 5.2 Whilst a Landscape and Visual Assessment would not normally be required for a development of this small scale and content, following dialogue with the Wrexham Councils Planning Department - The Councils Heritage Officer was concerned that the scheme proximity of the existing site to the Llangollen Canal and Pontcysyllte Aqueduct World Heritage Site (being located just outside the W.H.S. Buffer zone) required further assessment.
- 5.3 Following an initial visit to the site to ascertain its likely impact and to agree a scope of reporting coverage, after discussion with the Council it was agreed that a Landscape and Visual review and accompanying Landscape Statement would be adequate for the development proposal.
- 5.4 Whilst the site has no protective Landscape Designation - the proposed scheme content was reviewed and its predicted Landscape and Visual Effects were assessed on site using both Natural Resources Wales LANDMAP character assessment, and an assessment of the existing landscape context by an experienced Chartered Landscape Architect.
- 5.5 Likewise the site context and visual implications of the proposal were assessed to identify any impact upon identified receptors with particular reference to the nearby World Heritage Site and its Buffer Zone of essential setting.
- 5.6 After an initial site visit, it was concluded that the scale of the proposed development was very small and unlikely to generate adverse landscape or visual effects, and following a review of the proposals in the field - this was confirmed in detail.
- 5.7 The site is naturally well concealed by landform, vegetation and its use of existing buildings and areas of hardstanding, and whereby similar operational activities are already in use.
- 5.8 Likewise the location of the site in a long-established area of commercial use reflects the historic and identifiable landscape character that historically originated alongside the River Dee and nearby Coalfields, and the proposed development content scale and location will therefore have a Neutral Effect upon landscape character and a Neutral Effect for receptors.
- 5.9 This includes the Canal and Aqueduct World Heritage Site and setting as well as The Offas Dyke National Trail and the nearby Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.
- 5.10 It is therefore concluded that the submitted proposals will not generate any adverse Landscape or Visual Impact and would not affect the character and appearance of the World Heritage Site or its buffer zone.

Pen y Bont

FIGURE 1

SITE LOCATION PLAN

February 2022



- 14** Photograph Location
- 1** Viewpoint Location

Illustrated within Figures 3 & 6

OS 25k scale raster
Thursday, February 17, 2022, ID:
CM-01020385
www.centremapslive.co.uk

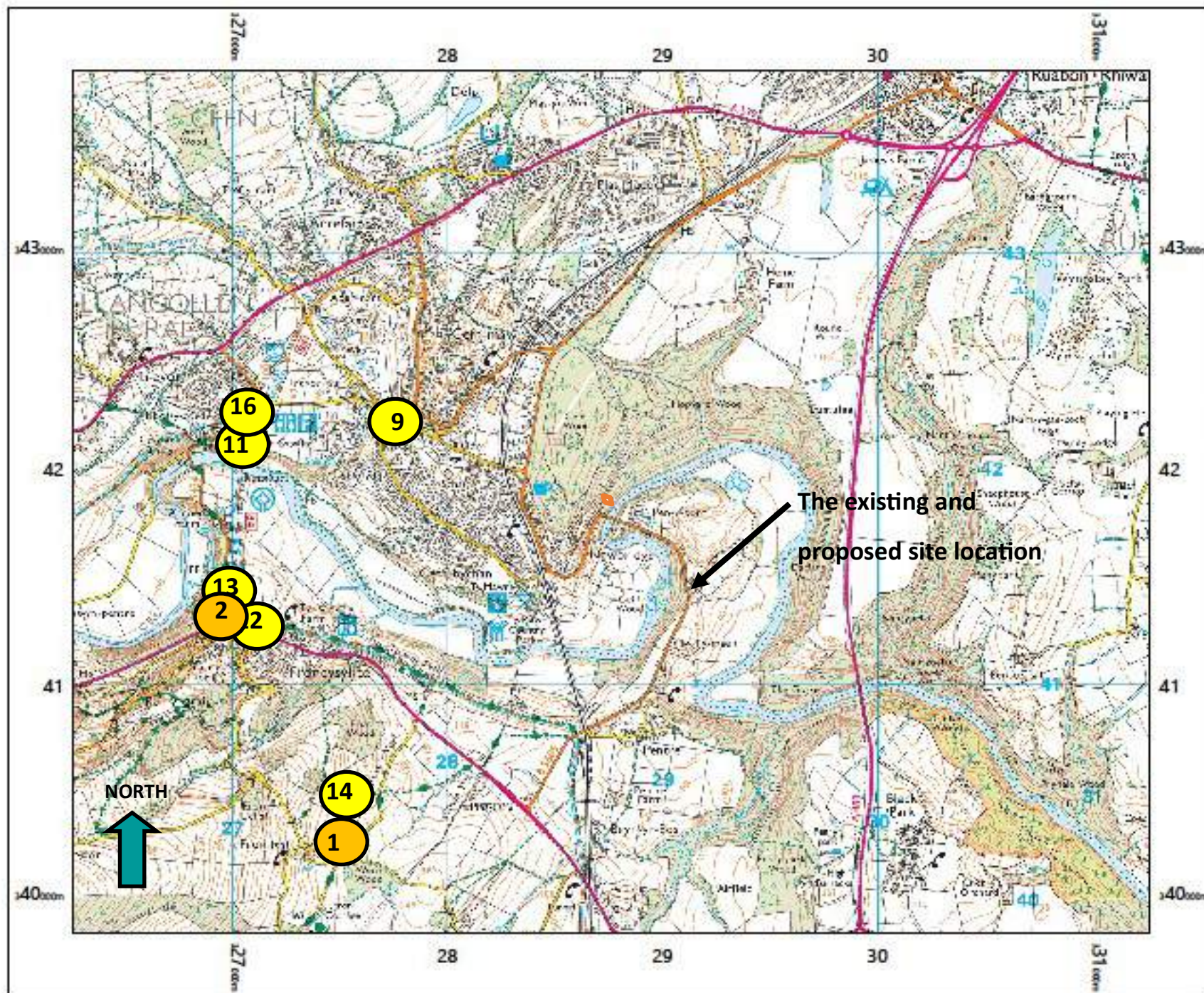
1:25000 scale print at A4, Centre:
328765 E, 341845 N

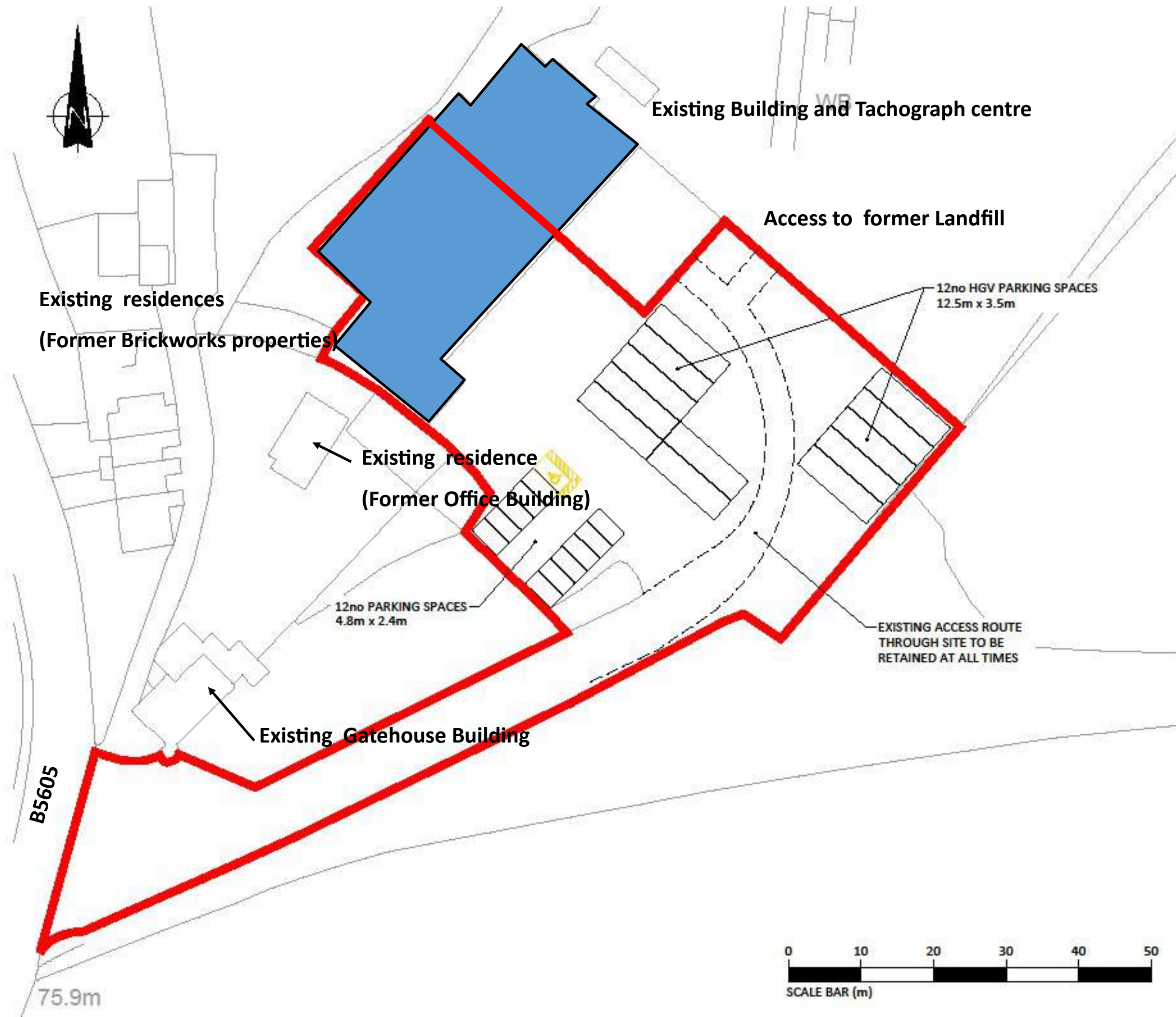
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CENTRE
MAPS
LIVE.

"A BETTER POINT OF VIEW"





NOTES

1. DO NOT SCALE FROM THIS DRAWING, WORK FROM FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN METRES AND ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM UNLESS NOTED OTHERWISE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.

LEGEND

— PLANNING APPLICATION SITE BOUNDARY

FIGURE 2

PROPOSED SITE LAYOUT

with Annotation

PO2	NUMBER OF HGV BAYS INCREASED TO 12	CR	HJ	HJ	34.12.21
PO2	HGV BAYS AND ACCESS ROUTE AMENDED	CR	HJ	HJ	30.12.21
PO1	ISSUED FOR INFORMATION	DA	HJ	HJ	02.12.21
REV	MODIFICATIONS	BY	RE	AP	DATE
PURPOSE OF ISSUE FOR INFORMATION				STATUS S2	
CLIENT:  FCC Environment (UK) Limited 3 Belding Court, White Rose Valley, Doncaster, DN4 9NU					
PROJECT: CHANGE OF USE OF PART OF WORKSHOP BUILDING, PEN-Y-BONT WORKS, PENTRE, CHIRK					
TITLE: PROPOSED SITE LAYOUT					
DESIGNED BY DA	DRAWN BY DA	REVIEWED BY HJ	AUTHORISED BY HJ		
DATE 02.12.21	SCALE @ A3 1:500	JOB REF: 5149	REVISION P03		
DRAWING NUMBER 5149-CAU-XX-XX-DR-T-1801					
 engineering environmental planning					



Plate 1– Photograph taken from within the proposed site looking south west towards the existing Landfill Offices and the B5605
Date: 31.01.22 **Height:** circa 75m AOD **Conditions:** Clear and bright **Distance from site:** 00.00m



Plate 2– Photograph taken from within the proposed site looking north eastwards towards the restored landfill site, over the proposed site and Dee Valley onwards towards the direction of the A483(T)
Date: 31.01.22 **Height:** circa 75m AOD **Conditions:** Clear and bright **Distance from site:** 00.00m

Tirlun Barr Associates

FIGURE 3



Plate 3– Photograph taken from adjacent to the proposed site from the Landfill Office Car Park looking north east towards the existing and proposed yard
Date: 31.01.22 **Height:** circa 75mAOD **Conditions:** Clear and bright **Distance from site:** circa 40m



Plate 4– Photograph taken from within the proposed site extent looking southwards along the existing and proposed entrance route
Date: 31.01.22 **Height:** circa 75mAOD **Conditions:** Clear and bright **Distance from site:** 0.0km

Tirlun Barr Associates

February 2022

FIGURE 3

Photographs of the site context Sheet 2



Plate 5 Photograph taken from the pavement of the B5605 (currently closed to Vehicular traffic due to a landslip) approaching the existing and proposed site (with the Gatehouse in the foreground)

Date: 31.01.22 **Height:** circa 75m AOD **Conditions:** Clear and bright **Distance from site:** 0.1km



Plate 6— Photograph taken from the pavement of the B5605 (Currently closed to vehicular traffic due to a landslip) approaching the proposed site from the northerly direction of Cefn Mawr

Date: 31.01.22 **Height:** circa 75mAOD **Conditions:** Clear and bright **Distance from site:** 0.2km

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February 2022

FIGURE 3



Plate 7– Photograph taken from the village Park in Pentre looking north towards the proposed site
Date: 31.01.22 **Height:** circa 120mAOD **Conditions:** Clear and bright **Distance from site:** 0.8km



Plate 8– Photograph taken from the pavement of the B5605 looking north towards the site with the gatehouse building just visible
Date: 31.01.22 **Height:** circa 18mAOD **Conditions:** Clear and bright **Distance from site:** circa 300m

Tirlun Barr Associates
 February 2022
FIGURE 3



Plate 9– Photograph taken from the public viewpoint and car park King Street Cefn Mawr looking east towards the direction of the site
Date: 31.01.22 **Height:** circa 105m AOD **Conditions:** Clear and bright **Distance from site:** 1.8km



Plate 10– Photograph taken from the Oxford Street Cefn Mawr, looking south east towards the proposed site
Date: 31.01.22 **Height:** circa 100m AOD **Conditions:** Clear and bright **Distance from site:** circa 1.7km

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 February 2022
FIGURE 3

Photographs of the site context Sheet 5



Plate 11– Photograph taken from the northern Pontcysyllte Aqueduct approach looking east towards Cefn Mawr and beyond towards the proposed site
Date: 31.01.22 **Height:** circa 105m AOD **Conditions:** Clear and bright **Distance from site:** 2.3km



Plate 12– Photograph taken from Canal towpath and southern Pontcysyllte Aqueduct approach looking north towards the proposed site
Date: 30.01.22 **Height:** circa 105m AOD **Conditions:** Clear and bright **Distance from site:** 2.2km

Tirlun Barr Associates
 February 2022
FIGURE 3



Plate 13– Photograph taken from the towpath at Froncysyllte southern Aqueduct approach looking north east towards the proposed site
Date: 31.01.22 **Height:** circa 100m AOD **Conditions:** Clear and bright **Distance from site:** circa 2.1km



Plate 14– Photograph taken from Offs Dyke National Trail looking north towards the proposed site
Date: 30.01.22 **Height:** circa 140m AOD **Conditions:** Clear and bright **Distance from site:** circa 2.1km

Tirlun Barr Associates

February 2022

FIGURE 3

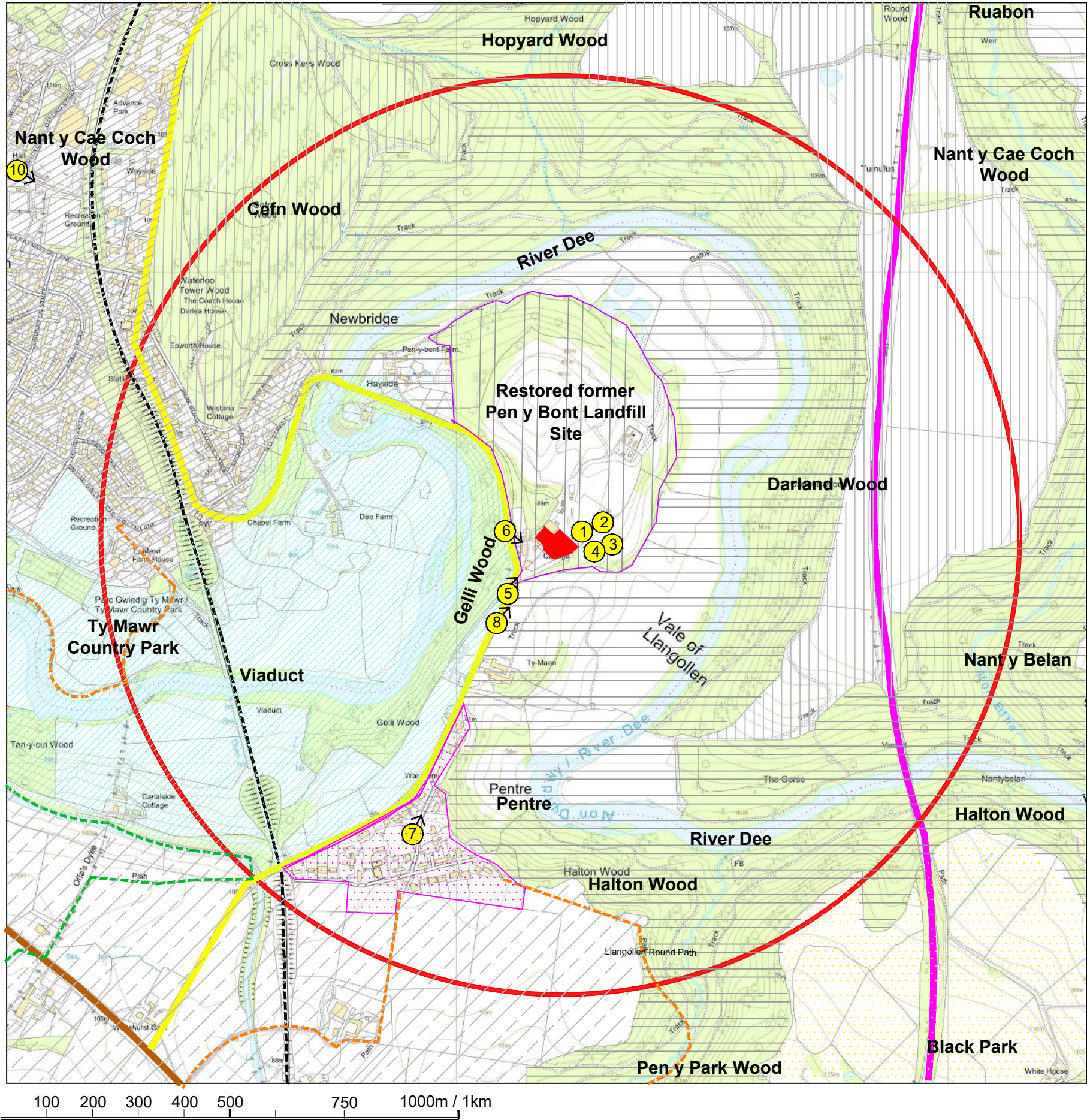
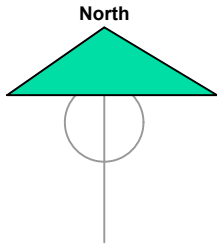


Plate 15– Photograph taken from the layby on the A483 (T) northbound carriageway looking west towards the proposed site
Date: 30.01.22 **Height:** circa 100m AOD **Conditions:** Clear and bright **Distance from site:** 0.9km



Plate 16– Photograph taken from the Pontcysyllte Aqueduct Car Park looking east-south east towards the direction of the site
Date: 31.01.22 **Height:** circa 195m AOD **Conditions:** Clear and bright **Distance from site:** 2.3km

Tirlun Barr Associates
February 2022
FIGURE 3



Key

- Proposed Site Location
- 1km radius from Site centre
- Offas Dyke National Trail
- Other Public Footpath
- A483(T)
- A5 Historic Route(T)
- Shrewsbury-Chester Railway Line
- B5605 Newbridge Road
- LANDMAP Visual & Sensory WRXMVS035- Pen y Bont and Hafod Clay Tips
- LANDMAP Visual & Sensory WRXMVS036 - Wynnstay Park
- LANDMAP Visual & Sensory WRXMVS034 Dee & Ceiriog River Valleys
- LANDMAP Visual & Sensory WRXMVS025 Cefn Mawr & Associated Settlements
- LANDMAP Visual & Sensory WRXMVS023 Froncysyllte, Trefor & Garth
- LANDMAP Visual & Sensory WRXMVS033 Halton
- LANDMAP Visual & Sensory WRXMVS009 Dee Valley Newbridge to Froncysyllte
- Photograph Location Points
- Viewpoint Location

Notes:

1. Crown Copyright Ordnance Survey Licence No:100019980
2. For photographs of the site context refer to Figure 3
3. For Viewpoint analysis refer to Figure 6.
4. N.B. Viewpoints 1 & 2 Locations indicated on Figure 1
5. N.B. Photograph numbers 9,11,12,13,&14 - locations indicated on Figure 1.

v1	PW	JB	JB	28.01.2022
Issue	Drawn	Checked	Approved	Date

Tirlun Barr

Chartered Landscape Architects
Tan-y-Berllan, Llanbedr y Cennin, Conwy LL32 8UY
Tel. 01492 650333 Fax. 01492 580081

Client

FCC Environment Ltd.

Project Title

**Pen y Bont Works.
Proposed Repair and Maintenance
of HGV's**

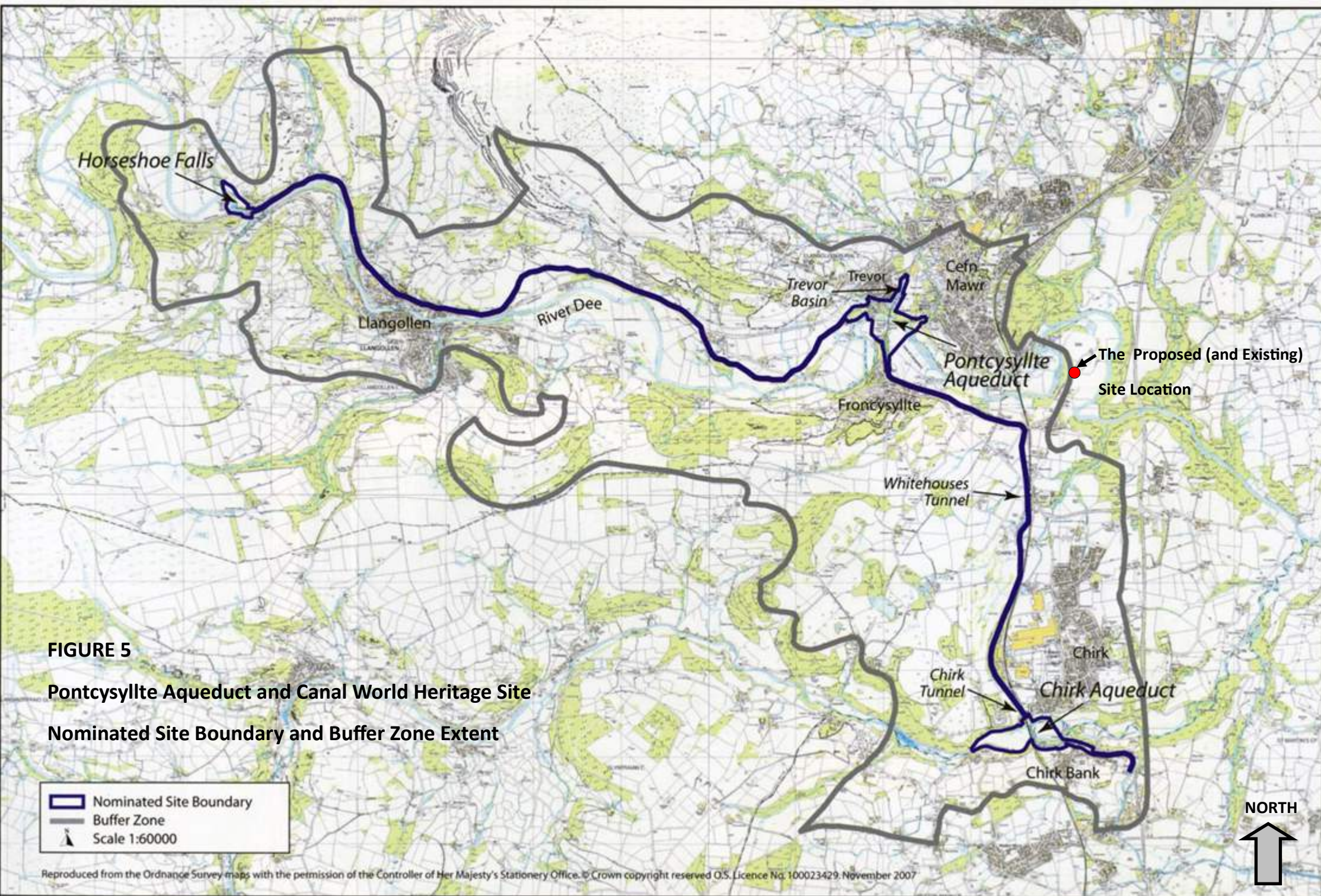
Drawing Title

Landscape Context

Drawing
Number

FIGURE 4

Size	Scale	Issue
A3	1:10,000	v1.



					Project Title Pen y Bont Works, Proposed Repair and Maintenance of HGV's		
		PW	JB	JB	23/02/2022		
Issue	Drawn	Checked	Approved	Date			
Tirlun Barr Chartered Landscape Architects Tan-y-Berllan, Llanbedr y Cennin, Conwy LL32 8UY Tel. 01492 650333 www.tirlunbarr.com					Drawing Title Viewpoint 1 Offas Dyke		
Client					Drawing Number 22/03/VP.01		
					Size	Scale	Issue
					A3	As shown	

A photograph of a road junction. On the left, there is a stone wall and some vegetation. In the background, there are several orange buildings, including one with a prominent chimney. The road is paved and has some orange traffic barriers. The sky is overcast.

					Project Title Pen y Bont Works, Proposed Repair and Maintenance of HGV's		
		PW	JB	JB	22/02/2022		
Issue		Drawn	Checked	Approved	Date		
Tirlun Barr Chartered Landscape Architects Tan-y-Berllan, Llanbedr y Cennin, Conwy LL32 8UY Tel. 01492 650333 www.tirlunbarr.com					Drawing Title Viewpoint 2 Existing (and Proposed) Site Entrance from the B5605		
Client 					Drawing Number 22/03/VP.02		
Size		Scale		Issue			
A3		As shown					

N.B. The Aqueduct was closed at the time of photography for a period of maintenance



					Project Title		
					Pen y Bont Works, Proposed Repair and Maintenance of HGV's		
		PW	JB	JB	23/02/2022		
Issue		Drawn	Checked	Approved	Date		
Tirlun Barr Chartered Landscape Architects Tan-y-Berllan, Llanbedr y Cennin, Conwy LL32 8UY Tel. 01492 650333 www.tirlunbarr.com					Drawing Title Viewpoint 3 Pontcysyllte Aqueduct WHS southern approach Canal Towpath		
Client					Drawing Number		
					22/03/VP.03		
Size		Scale		Issue			
A3		As shown					