

Legacy Solar Photovoltaic Installation

Wrexham, Wales, LL14 4HY

Landscape & Visual Appraisal

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Contents

1. Introduction	4
2. Landscape and Visual Appraisal Methodology	4
3. Planning Policy.....	5
4. Landscape Character	5
5. Baseline Conditions.....	7
6. Existing views (with reference to Figures1-2)	11
7. Cumulative Visual Impact	14
8. Landscape and Visual Issues	14
9. Proposed mitigation	15
10. Conclusions	16
Photo Viewpoints 1-14	17
Figures 1, 2 & 3	19

1. Introduction

This report provides a landscape and visual appraisal for a proposed Solar Photovoltaic (PV) installation on land adjacent to the Legacy Substation, Wrexham, Wales, LL14 4HY. This document has been prepared to accompany a full planning application by Wrexham County Borough Council (WCBC).

The proposed development is approximately 3 km to the south west of the town of Wrexham. It is proposed to locate the solar array within three fields currently managed as pasture. The landholding is under the ownership WCBC. The development area will extend to approximately 7.5 hectares.

The PV installation will comprise ground mounted solar panel modules, a boundary security fence and associated electrical connection infrastructure. The solar array will operate alongside the current agricultural usage of the fields. For additional details of the proposed development please reference the *Supporting Statement* and the *Design and Access Statement*.

2. Landscape and Visual Appraisal Methodology

The development site and surrounding area were visited during March 2014 to obtain familiarity with the landscape and enable investigation of potential landscape and visual receptors.

Desk based studies of aerial photographs, interactive maps (including Landmap), character assessments, statutory designation and local planning policy guidance were undertaken prior to the site visit. This information was utilised to help identify potential receptors within the landscape.

During field studies, a record was made of landscape elements such as topography, land use, existing development, vegetation and other features. This has allowed an interpretation of the existing landscape baseline and the key receptors within it. This baseline was then analysed to determine the potential landscape and visual effects of the proposed solar PV development.

This Landscape and Visual Appraisal has been written in accordance with the Landscape Institute's; *Third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3)*.

Photographs were taken in accordance with the Landscape Institute's; *Photography and photomontage in landscape and visual impact assessment*, Advice Note 01/11. A Nikon D3100 digital SLR camera, with a 50mm equivalent lens and GPS attachment were used during the site visit.

Weather conditions remained constant on the day of the site visit with high grey cloud and reasonable visibility.

3. Planning Policy

Planning Policy

A comprehensive review of relevant legislation and planning policy has been submitted in the *Supporting Statement* that accompanies this application.

The key policies relating to this report from the Wrexham Unitary Development Plan 1996 - 2011 are:

- 1) **Policy EC4** that seeks to protect hedgerows and trees.
- 2) **Policy EC5** that relates to Special Landscape Areas. This is a local designation indicating that the quality of the landscape has been assessed to be of high value.

There are a number of Tree Preservation Orders (TPO) affecting individual trees and groups of trees around the site (Tree Preservation Order NO 2. 1975).

Consideration has been given to WCBC Local Planning Guidance Note No 7 (Landscape & Development) & No 17 (Trees & Development).

4. Landscape Character

The proposed PV development site is located in the **Rhosllannerchrugog - Rhostyllen Ruabon – Penycæ** Landscape Character Area 7c:

Key Landscape Characteristics

General Characteristics

Rural and urban areas affected by history of mining and quarrying.

Villages (Rhos, Penycæ, Rhostyllen, Ruabon) characterised by high density and use of Ruabon red brick.

Prehistoric military border area - Gardden hill fort and Offa's Dyke.

Much accessible natural greenspace forming ecological network, including woodland and grassland habitats of high value.

The A483 and railway follow the lower edge of area.

Visual character:

Lower slopes of Ruabon Mountain consisting of undulating farmland, with residential and industrial development.

Bersham colliery and tip, and the former Hafod tip, now restored, are landmarks.

Ecological character:

Most farmland is improved grassland of low biodiversity value.

Some former industrial sites are now of high wildlife value, including Stryt Las (great crested newts), the former Hafod tip (a young broadleaved woodland), and birch woodland north of Rhos.

Fragmented areas of semi-natural vegetation include broadleaved scrub, neutral grassland, upland oak woodland along the Afon Eitha valley, beech woodland on Gardden Hill, neutral grassland at Legacy substation, lowland pasture, and oak/ash/sycamore woodlands around the Crematorium and Llwyneinion.

<http://www.wrexham.gov.uk/assets/pdfs/planning/landmap/7c.pdf>

Landmap classification and description:

Area Name: North, West and South of Rhos

Area Classification: Upland/Hills, Lower Plateau & Scarp Slopes/Hill & Lower Plateau Grazing

Area Code: WRXHMVS020

Area Description: A broad aspect area forming the middle upper to mid slopes of the area rising up to Ruabon Mountain. The area predominantly comprises of small to medium scale agricultural field pattern with a bias to pasture and livestock farming largely dictated by the undulating and sloping nature of the topography.

Field boundaries are defined by mature but sparse hedgerows with limited hedgerow trees and supplemented with fences. Small stream valleys and dips punctuate the overall slope and these usually contain wooded areas and small copses of mixed deciduous woodland.

Sense of place is not well defined as the area itself has no specific focus - views are largely directed to the east over the lower lying land and lowlands towards Ruabon/A483 corridor or are short distance and relatively limited by the underlying topography.

The area is more weakly defined towards the south of the area as field sizes increase. general settlement pattern is scattered farmstead and small clustered villages with the area bisected in places by larger settlements at Rhosllanerchrugog, and Penycae.

5. Baseline Conditions

5.1 Site Context

The proposed development area is a group of three fields of agriculturally improved grassland currently managed for silage. The total area for the proposed development is approximately 7.5 hectares. The fields being utilised for the proposed solar array are generally southeast facing and located on the northern side of a localised river valley.

The Legacy substation is located circa 225m to the south, south east of the proposed site. The substation and associated electricity infrastructure is a dominant feature in the surrounding landscape. The substation compound and surrounding earthworks occupy an area of circa 12 hectares. Multiple power lines and pylons are present across the development area and extend out into the local area. The pylons situated within the proposed PV site are around 50 meters in height.

The proposed development area is owned by the applicant, WCBC.

5.2 Site Design

The proposed development would enable the generation of 3 MW of energy from the ground mounted arrays. The proposals will also involve the construction of housing for associated electrical equipment and a boundary security fence (for further details see the DAS). The design and extent of the solar development has been constrained by the existing electricity infrastructure, watercourses, landform and vegetated field boundaries.

The layout design has taken into account the entire WCBC landholding, but the siting of the PV arrays has been considered with regard to the potential visual impacts upon local receptors (such as residential properties, roads and public rights of way).

It is proposed to create a construction / decommissioning access off the B5426, to be located where there is an existing gap within the south western boundary hedgerow.

In common with other solar farms, the panel arrays will be fenced to a maximum height of 2 metres with either a lightweight mesh finished in green , or, as is becoming more commonly used for solar installations, standard deer fencing.

5.3 Topography and Settlement

The landform of the surrounding area is of an undulating nature, forming the lower eastern slopes of the Ruabon and Esclushan mountain range. The rolling landform has been shaped by a series of minor river valleys descending from the mountains and flowing in an easterly / south easterly direction. The local landscape is characterised by a patchwork of small to medium scale agricultural fields, enclosed by managed hedgerow and punctuated by woodlands, copses, small hamlets, farmsteads and isolated dwellings.

The proposed development area extends across a south west to north east alignment, on the north side of a small river valley, with the southern site boundary defined by a water course that flows in a north east direction. The elevation along north western boundary of the site is c.165m AOD, but the land slopes away gently from this level

towards the river channel, falling approximately 15 m across the proposed development area.

The Legacy substation dominates the area to the east and south east of the site. The substation is screened by substantial earthworks which support a maturing tree plantation. The B5426 forms part of the southern site boundary running on a northwest / southeast alignment. A number residential properties are located along this road, with the largest concentration immediately to the west of the entrance to the Legacy substation.

The northern site boundary is partially defined by a unnamed road that runs on a east/west axis and adjoins the B5426 to the west. This road also has a number of farmsteads and dwellings situated along it.

The hamlet of Talwrn is located approximately 0.75 Km to the south east of the site at a lower elevation.

Within the wider landscape the village of Coedpoath is situated approximately 2.4 km to the north, northwest of site on an elevated ridge line (c.230m AOD). The larger village of Rhosllanechrugog is located circa 2 km to the south of the proposed development area at approximately the same elevation as the site.

The topography of the land to the west of site rises gently to form the lower slopes of the Esclusham and Ruabon Mountain range. Further to the west the land ascends more steeply to form an area of high moorland that extends on a north to south alignment between Esclusham Mountain and Ruabon Mountain.

To the east of the site, the landform falls away gently towards the A434 that runs on a north south alignment approximately 1.5 km to the east. The village of Rhostyllen is located directly to the east of the A434 and the township of Wrexham is located approximately 3 km to the north east.

5.4 Site Enclosure

The site enclosure is defined by a mixture of riparian woodland and well trimmed dense hedgerows. The dominant hedgerow species is Holly (*Ilex aquifolium*) interspersed with deciduous species such as Elder (*Sambucus nigra*) and Ash (*Fraxinus excelsior*). The deciduous species tend to grow up through the denser Holly creating an upper hedgerow layer of bare stems in winter. The dominant presence of a dense evergreen species significantly enhances the year round screening potential of the local hedgerows.

The southern site boundary is defined by a water course that runs on a north east alignment. This watercourse is intersected by a tributary stream that partially defines the northern site boundary. Both of these stream corridors are well vegetated with mature trees and scrub.

The proposed northeast development area is enclosed to the north by a dense evergreen hedgerow which provides a robust screen (height circa 1.8 m) from the adjacent highway. The western boundary of the northeast development area is defined by a post and wire fence which is subsumed at its southern end by the riparian

vegetation of the stream corridor to the south. The eastern extent of this area is unenclosed, but the development boundary is defined by an exclusion corridor to the adjacent overhead power lines, these running on a north / south alignment extending from the substation and across the northern boundary road. Beyond the power line the field continues sloping away to the east down to the southern stream channel.

The western site boundary is defined by a mixed hedgerow of evergreen and deciduous species (height circa 1.6 m). The north western section of the hedgerow is partially defunct in places allowing direct views through the boundary vegetation into the adjacent fields.

The middle section of the western hedgerow is dominated by deciduous woody species, but there are a number of gaps in the vegetation. The hedgerow is interspersed with mature trees which are protected by a group Tree Preservation Order (TPO).

The hedgerow extends in a westerly alignment towards the access track for the Bron Wylfa Reservoir and contains occasional mature trees (also protected by TPO's). This section of the hedgerow is a mix of evergreen and deciduous species and is more robust in its structure.

The boundary of the Bron Wylfa Reservoir is the furthest western extent of the proposed development area. It is marked by a post and wire fence, beyond which is a small Birch (*betula pendula*) plantation and the raised earth mounding of the reservoir.

The south western boundary follows the line of the B5426 before it proceeds along the southern stream channel. The hedgerow along this section of road is maintained to a height of approximately 1.5 m and contains intermittent mature trees which are also covered by Tree Preservation Orders.

5.5 Public Rights of Ways

There are number of public footpaths within the vicinity of site. Public footpath ROW 3 runs directly adjacent to the northeast section of the development area. The footpath runs on an approximate north /south alignment from the northern highway across the southern stream corridor. From here the footpath climbs up the valley side and proceeds to the western edge of the substation plantation.

From this point the footpath splits with one spur running along the ridgeline through open fields parallel to the southern watercourse. The other route follows the line of the western edge of the plantation back towards the metalled access track for the substation. This footpath was walked and appeared not to be regularly used due to the colonisation of scrub; however clearance works were underway at the time of the site visit.

In the fields immediately to the west, public footpath ROW 5 runs adjacent to the site boundary (circa 160m to the northwest of the development area).

Further west of site there are a number of footpaths that occupy the rising slopes of the Esclusham Mountain range. These elevated footpaths command extensive views to the east.

Approximately 470 m to the east of site, a public footpath follows the route of the archeologically and historically important Offa's Dyke, but the site will not be visible from this feature (see photo viewpoint 9).

5.6 Statutory Designations

There are no nationally or internationally designated sites within the immediate vicinity of the development area.

The boundary of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) runs on a north south alignment to the west of site. The closest extent of the AONB to the proposed development area is approximately 400m to the south west.

A number of historical assets were identified within the study area. These include a number of listed structures. The receptors listed below are structures/features that could potentially be affected by the development and were investigated during the site visit.

- 1) Grade II* Esclusham Hall 700 m southeast of site.
- 2) Grade II listed Property Tan-y-Llan approximately 680 m to the southwest of site.
- 3) Scheduled Monument Offa's Dyke adjacent to Cadwyan Hall approximately 470 m to the east of site.

For further details of listed buildings within the vicinity of the area see Figure 1.

5.7 Local Designations

The proposed development area is covered by a Special Landscape Area designation (ref Figure1). These are areas where the quality of the landscape has been assessed to be of high value and susceptible to changes in landscape character. The Special Landscape Areas cover extensive parts of the countryside surrounding Wrexham, and includes the area immediately around Legacy sub-station.

Many of the woodlands within the vicinity of the site have been established as Local Wildlife Sites. The nearest such site to the proposed development area is the deciduous woodland plantation of the Legacy Substation. The proposed development should not affect this feature (although there could be limited noise disturbance during the construction phase for the PV development).

Approximately 1km to the north east of site is the Bersham Conservation Area. Due to the intervening topography and vegetation there will be no effect on this area

5.8 Other Solar Developments

From desktop research and through correspondence with WCBC it has been established that there are no existing solar developments within the vicinity of the site and there are no other planning applications forthcoming at the present time.

6. Existing views (with reference to Figures1-2)

6.1 Footpaths around Site

The proposed development is located on the gentle sloping gradient of a localised stream valley. The site and surrounding landscape exhibits strong sense of visual enclosure provided by dense and partially evergreen hedgerows, a small to medium scale field pattern and vegetation features such as small woodlands and wooded riparian corridors.

As previously described public footpath ROW 3 runs directly adjacent to the northeast section of the development area. The alignment of this footpath through this rolling landform means that there will be direct views of the PV development when descending or ascending along the length of the route from the legacy plantation to the northern highway.

The south west / north east part of public footpath ROW 3, will also have filtered views of the proposed development when walking in either direction along the path (see viewpoint 4).

The proposed development will also be partially visible from Public footpath ROW 5 which runs through the fields to the immediate north west of site. The hedge along this boundary section has gaps in its structure which currently allows views through to the development area. The height of the PV panels is also likely to overtop the western boundary hedgerow allowing partial views of the development.

6.2 Properties adjacent to Site

The highway to the north of site has a number of properties that could potentially have views of the site.

Beechwood Farm is located due north of the proposed development area. The main built mass is screened by boundary vegetation, however there may be views into site from first floor windows. There are also stable buildings to the south of the main farm which have some intervisibility with the site.

To the west of *Beechwood Farm* there are three residential properties with views south over the proposed development area. Any potential views from these properties will be extensively filtered by the vegetation on site and intervening garden planting.

There are a number of residential properties situated around the junction of the B 5426 and the northern site road. The row of properties known as *Aberoer Cottages* will potentially have indirect views of the development area from first floor windows looking south east.

To the southwest of *Aberoer Cottages* along the corridor of the B 5426 there are four residential properties that will potentially have east, south east views of the site. The property known as *Wayside* and the adjacent dwelling may have south eastern views into site from first floor windows.

Further to the south *The Willows* and *Rose Cottage* are orientated directly towards the north western site boundary. *The Willows* is a bungalow but due to the gaps in the boundary hedgerow it would be possible to see parts of the development from the ground floor windows over the property's close board fencing. *Rose Cottage* will also have some views of the site from first floor windows.

Any potential views of the PV development from the north, northwest and west of site will be of either of the back or side profiles of PV panels.

Whilst driving along the B5426, views of the proposed development would be generally intermittent and are extensively filtered by roadside hedgerows. However, the development may be more visible from the road adjacent to the south western boundary of site near to *Frondeg Hall*. The boundary hedge throughout this section appears to be slightly lower than other hedgerows around the site (circa 1.4 m in height). The position of the PV arrays at this location is approximately 25 m offset from the boundary hedgerow creating a visual brake. Any views of the development from the road will be screened as the hedgerow develops in height.

There will be no views of the site from the *Frondeg Hall* itself due to the building orientation and the associated boundary screening and garden vegetation.

Located approximately 250 m to the south of *Frondeg Hall* is *Home Farm*. No views of the proposed development were identified from the farmstead however the adjacent dwelling known as *The Cottage* may have limited views of the site from first floor windows looking north east.

There are a number of residential properties to the west of the entrance of the Legacy substation along the B5426. All but one of the properties is located on the southern side of the road. The field enclosure adjacent to these properties is robust with a nearly continuous visual screen created by mature trees within the hedgerow. Most of the residences on the southern side of the road are single storey, and this, in combination with the screening of the roadside vegetation, means it is unlikely that any of the properties will have views of site.

On the opposite side of the road there is a single dwelling and associated stables. This property is unlikely to have views of the proposed development area due to the building orientation (north east towards the Legacy substation) and intervening field boundary vegetation.

To the south of the substation is *Esclusham Farm* which include the Grade II* *Esclusham Hall* and beyond this is the hamlet of Talwrn. The land falls away towards the Pentrebychan Brook which is extensively vegetated along its course. None of the buildings at *Esclusham Farm* or within the hamlet of Talwrn will have views of the site due to the intervening landform and vegetation, and the screening effect of the substation.

6.3 The Wider Landscape

Within the wider landscape potential views of the site were investigated to an extent of the village of Coedpeath to the north, the A483 to the east and the village of Rhosllanerchrugog to the south. All the viewpoints identified in the wider landscape were from locations to the west of site.

The road adjacent to *Home Farm* climbs to the west where it divides approximately 370m to the southwest of site. At this junction a public footpath proceeds back down the slope towards *Frondeg Hall*. This section of footpath will have limited filtered views of the development area looking northwest towards site.

The north western track is signed as a horse riding route and it rises up to the Open Access Land of the Esclusham Mountain. There are a number of properties and footpaths along this road that could have limited long distant views of the development area.

Views were investigated from *Bronwyflla Hall* approximately 630m to the south west of the site. The property is screened within mature woodland. Public footpath ROW 7 runs through the grounds of the Hall. No views were identified along this section of the footpath due to the intervening woodland.

Footpath ROW 7 continues on a north / south alignment across fields approximately 550m to the west of site. This section of footpath could have easterly views of the PV installation however due to intervening vegetation and distance from the site, the visual impact of the development will be relatively insignificant.

On the opposite side of the road to *Bronwyflla Hall*, the footpath continues south past a number of dwellings. These dwellings could have distance filtered views of the development area. The Grade II listed property of *Tan-y-Llan* is located 100m to the south. This dwelling will not have views of the site due to the substantial woodland plantation immediately to the north of the property.

Approximately 120 m to the west of *Abereor Cottages* an unnamed road spurs from the B5426 on an east / west alignment passing up the hillside to the Open Access Land. This road is also signed as a horse riding route. Along the length of this road there are a number of farmsteads. It is possible that the farm dwellings could have views of the site. However, the majority of these views are oblique and are filtered by intervening vegetation.

Following this road to its furthest western extent, it turns onto a north / south alignment running parallel to the Open Access Land. There are a number of properties located on the high eastern slopes along the transition from fields to open moorland. Public footpath ROW 17 climbs on to the Open Access Land behind the property of *Mount Pleasant*. Views were assessed from the public footpath and the access road to the properties. It is possible that the site maybe visible from these properties, however any visual impact of the proposed development is likely to be negligible due to distance from the site and intervening vegetation

Horse riders using the signed routes could potentially have elevated views of the development area, but it is predicted that the visual effect of PV development would not have a significant influence upon their perception of the landscape.

7. Cumulative Visual Impact

There are currently no ground mounted Solar Installations within the vicinity of the proposed development area. No other proposals for solar farms have currently been submitted to the Local Planning Authority. Consequently, there are no visually equivalent developments to consider in terms of cumulative landscape and visual impact.

8. Landscape and Visual Issues

8.1 Landscape Character

The proposed development is for a 21st century renewable energy technology within an area of lower plateau farmland. The proposed solar array will be a small to medium scale installation.

The PV arrays are temporary structures that do not involve a significant change to the physical landscape or removal of any existing landscape element. If the PV arrays were removed the landscape character would be restored to its former condition with no residual impact.

The landscape surrounding the site is generally of an attractive rural nature with a network of small to medium sized fields, rolling river valleys, small woodlands, interspersed with small farmsteads.

The site itself is dominated by the legacy substation, associated electricity pylons and power lines. The substation and electricity infrastructure are a significant intrusion into the visual amenity of the landscape, both within a local and wider landscape context. However, the woodland plantation surrounding the substation does assist in reducing the visual impact of the electricity infrastructure within the landscape.

Any potential landscape character changes resulting from the installation of the PV array should be considered within the context of an area already markedly influenced by large scale industrial electricity infrastructure. The PV panels will be another element within a site dominated by visually incongruous electrical engineering structures.

The area benefits from reasonable existing screening and boundary enclosure and any changes in landscape character are largely localised to the immediate vicinity of the site.

It has been assessed that the landscape has the capacity to accept the proposed development without significantly degrading its current landscape character. The proposals are likely to have a minimal effect on the character of the area once the landscape mitigation scheme has been implemented.

8.2 Visual Amenity Issues

Section 6 sets out the range of receptors with the potential to have views of the proposed development. Visual amenity issues are limited and summarised below.

- 1) Potential views of part of the development from sections of the public footpaths (ROW 3 & 5) running across and within the immediate vicinity of site
- 2) A limited number of properties to the north west of the site may obtain some partial filtered and first floor views of the development area
- 3) The property known as *The Cottage* (located to the south west of site (adjacent to *Home Farm*) may have some views of the site from first floor windows.
- 4) Distant views of site may be obtained from the AONB, Open Access Land, parts of the footpath network and properties to the far west of site. The site is indistinguishable within the context of the overall view.

9. Proposed mitigation

As part of the design process, proposals to mitigate any landscape and visual impact resulting from the construction of the PV installation have been integrated into the scheme design (reference Figure 3).

1. The addition of new hedgerow along the line of the post and wire fence adjacent to public footpath ROW 3. This new hedgerow has been added to limit views of the north eastern PV array from the public footpath. It will also provide a visual link between existing lengths of hedgerow.
2. The gapping up of the west, northwest section of the boundary hedgerow. This will minimise views of the proposed PV array from properties to the northwest of site and public footpath ROW 5 & improve the quality of the hedgerow within the landscape.
3. The gapping up of the south west section of the boundary hedgerow and strengthening of planting adjacent to temporary construction access. This will restrict any views of the proposed PV array from the B 5426.
4. The implementation of a management regime that allows the existing site hedgerows to grow up to a height of circa 2.5m. This will minimise any views of the development area within the wider landscape.

10. Conclusions

The proposed PV installation will be located in a visually enclosed landscape with strong woodland features and reasonably robust hedgerow boundaries. None of the existing site trees will be affected the development.

This landscape and visual appraisal shows that the local topography and landscape pattern in combination with a carefully considered layout design limits the extent to which development will be visible within the local and wider landscape.

The main visual issues identified relate to the properties located to the northwest of the development area and the public footpaths that run through and immediately adjacent to site. The visual effect on these receptors is limited and will be moderated by the mitigation proposals which include the planting of new hedgerows and the gapping-up and revised management of existing hedgerows.

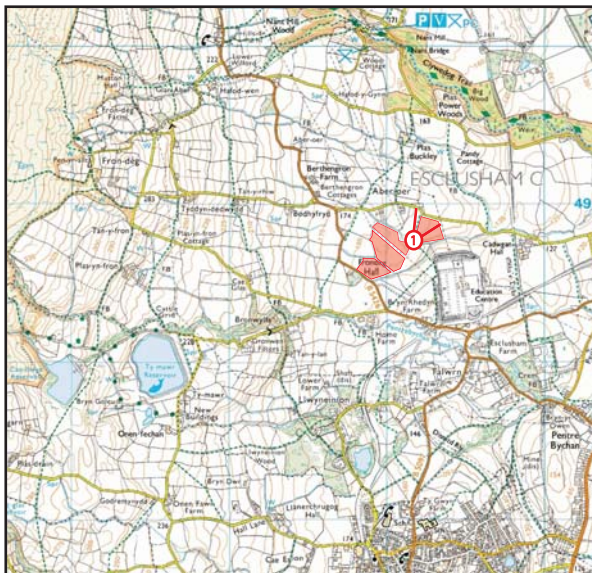
Although the site is located within a Special Landscape Area the boundary enclosure surrounding the development is sufficiently robust so that the landscape character of the locality is not degraded. It is felt that the surrounding countryside has the capacity to visually absorb the proposed development without fundamentally changing the landscape character of the wider area.

A number of residential properties to the west of the site and local roads will potentially have views of the development. Views of the site from within the AONB, Open Access Land and the footpath network to the west are minimal due to the distance from the development, intervening topography / vegetation. In the longer term the mitigation proposals incorporated into the scheme will additionally screen the site.

In conclusion it is considered that the proposed PV development at the Legacy site is acceptable in terms of its potential landscape and visual effects.

Photo Viewpoints 1-14

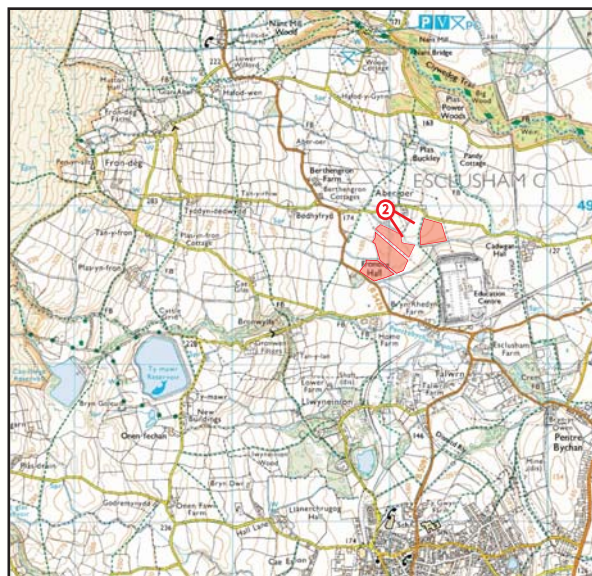
Photo viewpoint 1



View from Public Footpath ROW 3 from within site looking North over eastern block of PV development

Viewpoint Location 1

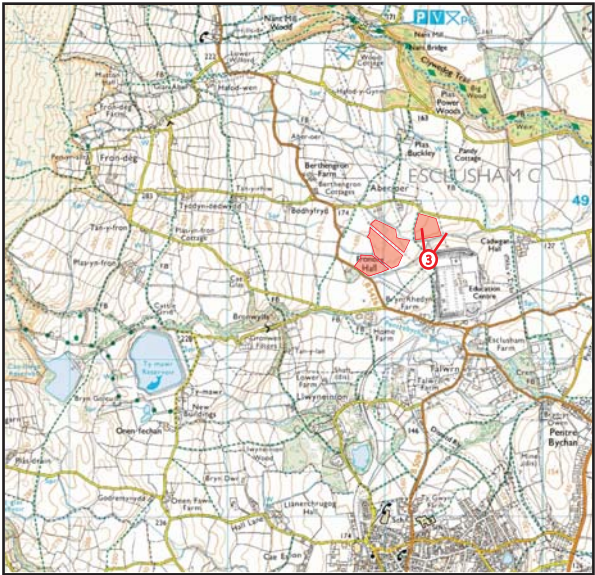
Photo viewpoint 2



View from road immediately to north of site looking south east towards Legacy sub station

Viewpoint Location 2

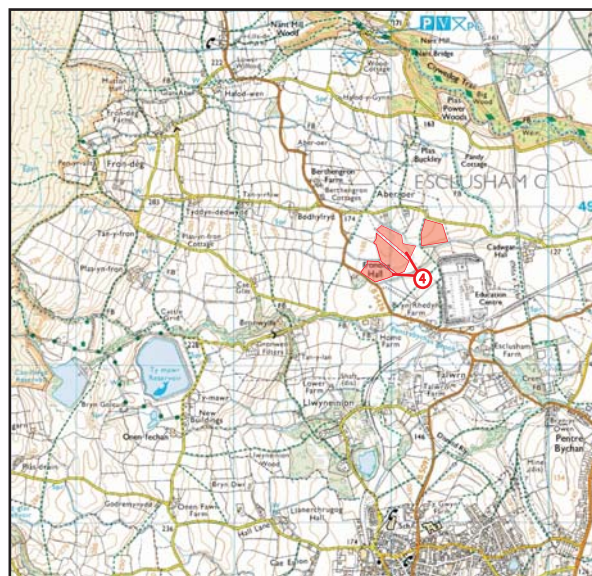
Photo viewpoint 3



Viewpoint Location 3

View from Public Footpath ROW 3 looking north at eastern block of PV development

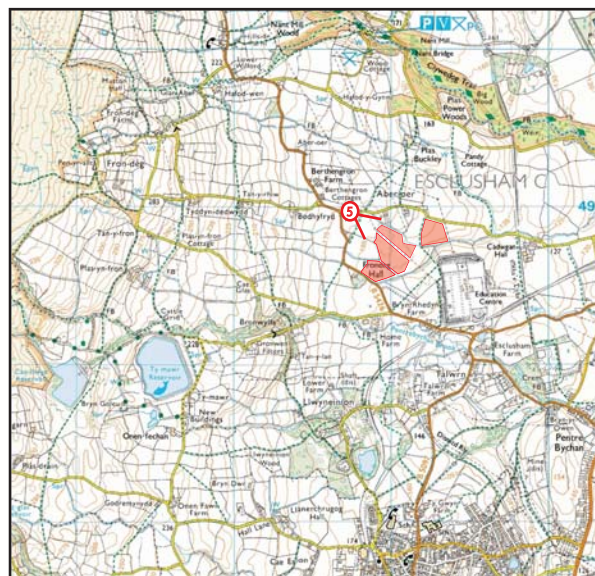
Photo viewpoint 4



Viewpoint Location 4

View from Public Footpath ROW 3 looking north east over southern and central sections of proposed development areas. The site is partially screened by intervening vegetation.

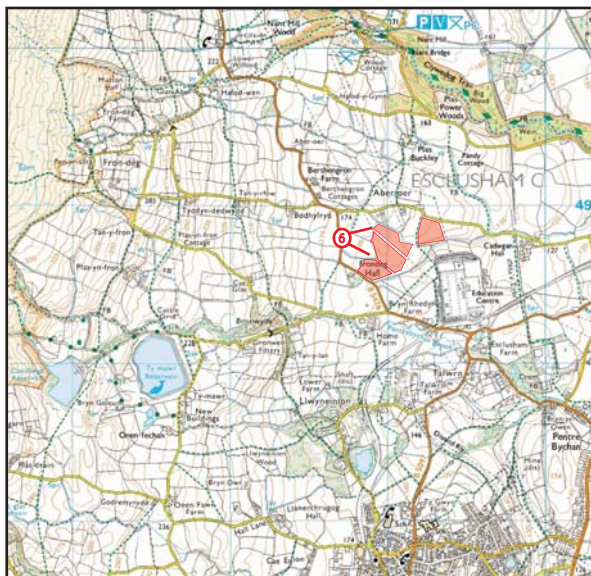
Photo viewpoint 5



View looking south east from northern site road adjacent to Aberoer Cottages (c. 200m northwest of the site)

Viewpoint Location 5

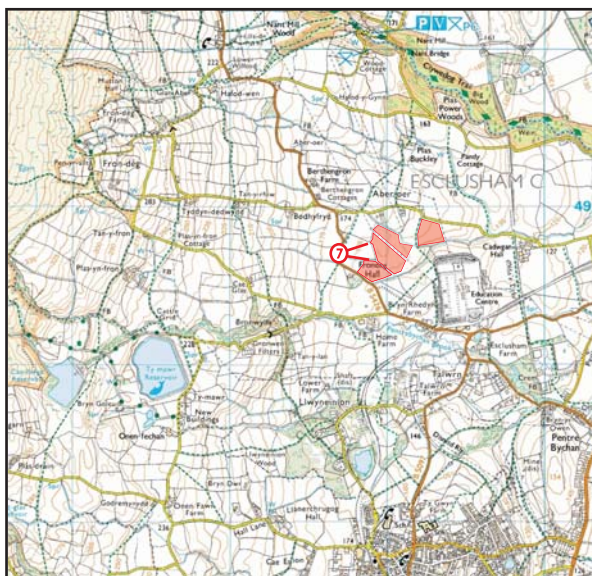
Photo viewpoint 6



View from Public Footpath ROW 5 adjacent to highway looking east - south east (c. 200m to the west - north west of the proposed development area)

Viewpoint Location 6

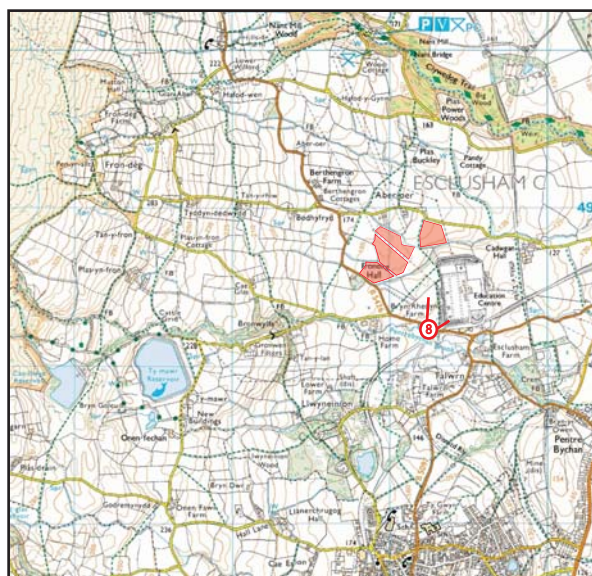
Photo viewpoint 7



Viewpoint Location 7

View from gate adjacent to Bron Wylfa Reservoir access track looking east (c. 220 m to the west of the site)

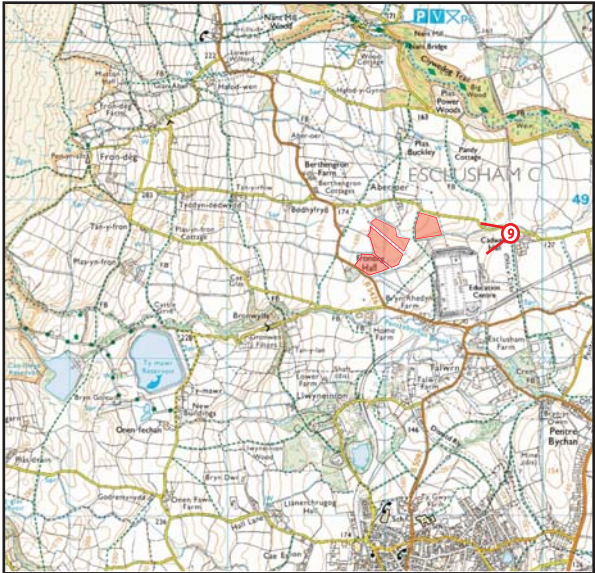
Photo viewpoint 8



Viewpoint Location 8

View from gateway adjacent to Public Footpath ROW 3 looking northeast over Legacy sub - station

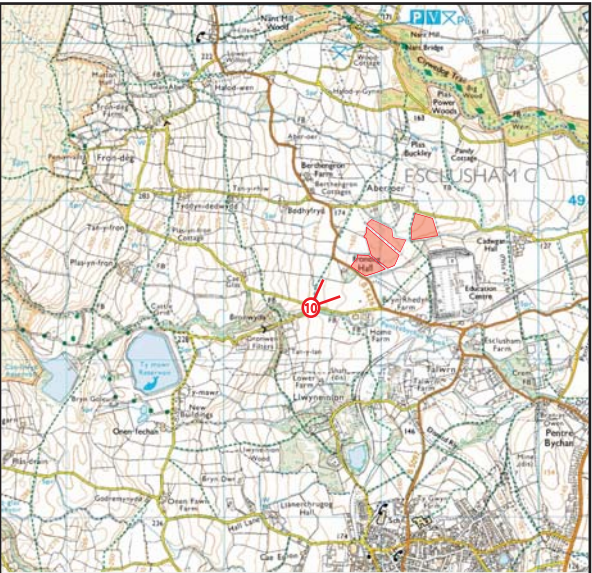
Photo viewpoint 9



Viewpoint Location 9

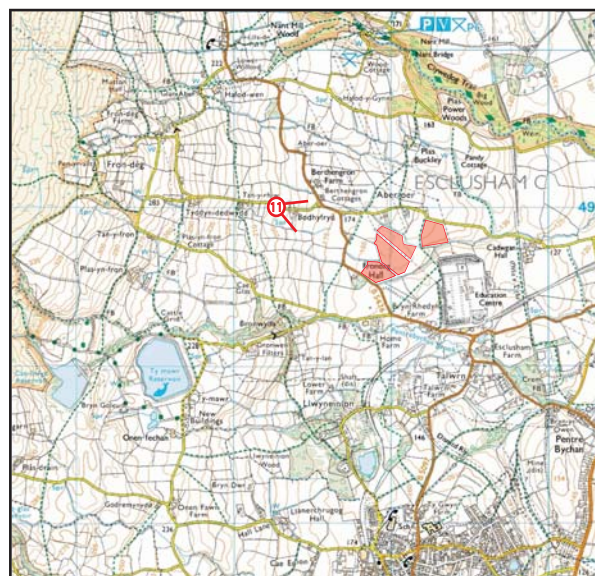
View from Offa's Dyke Footpath looking west (c. 500 m to the east of the site)

Photo viewpoint 10

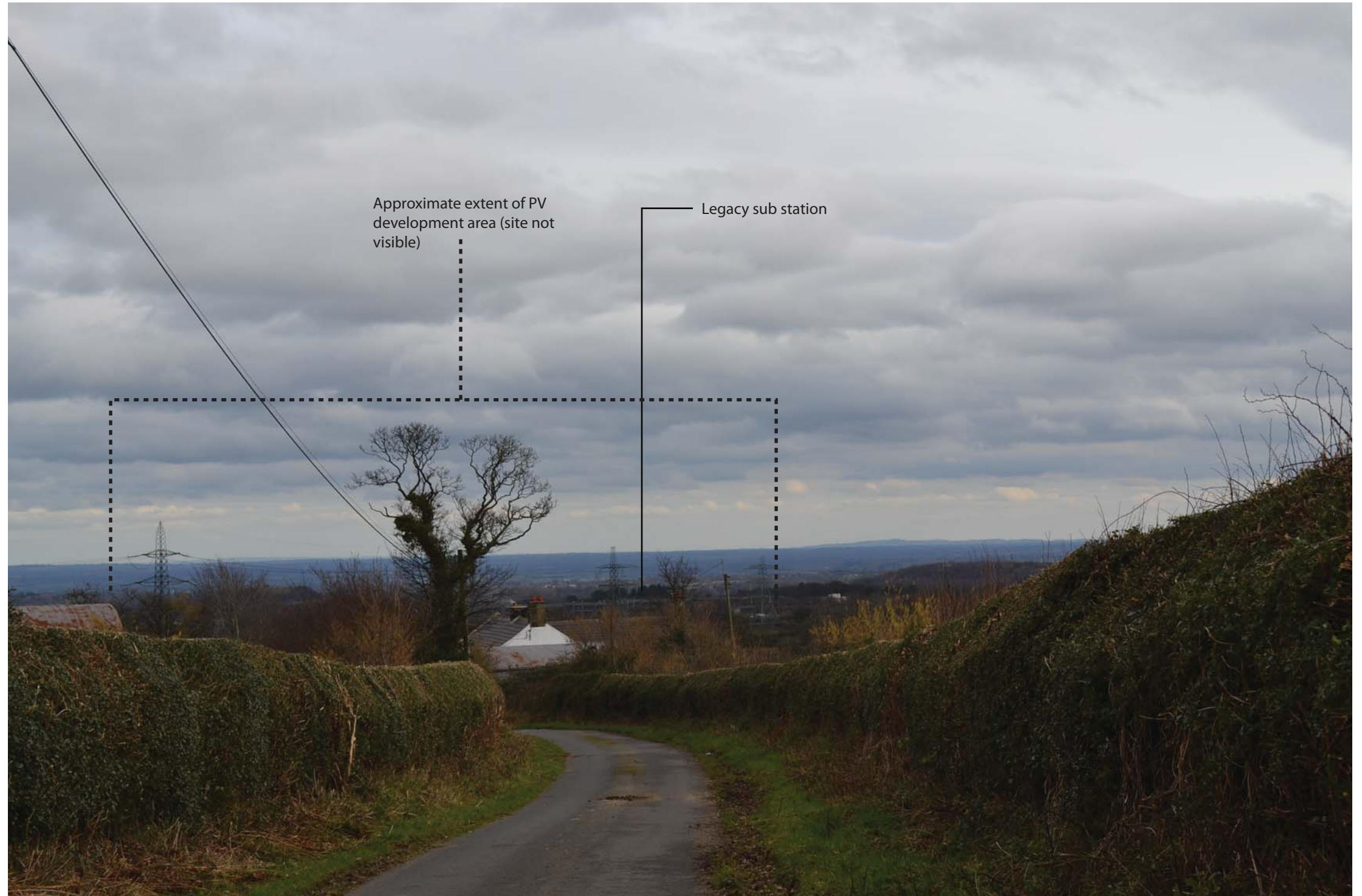


View looking north east from Public Footpath (c. 400 m to the south west of the site)

Viewpoint Location 10

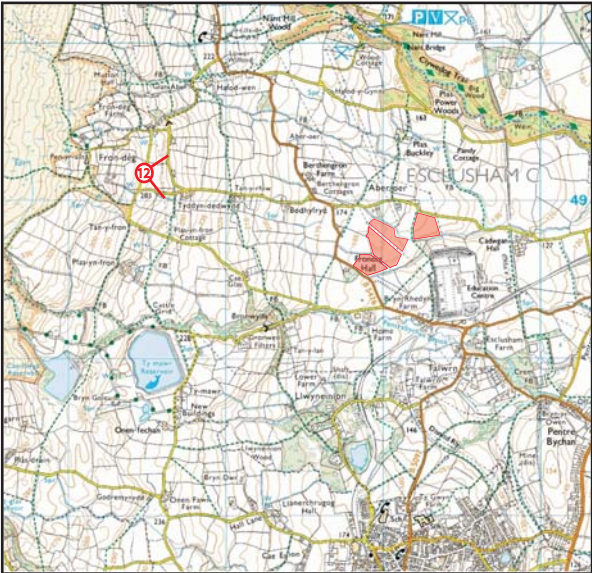


Viewpoint Location 11



View looking south east from public highway - site not visible (c. 750 m to the north west of the site)

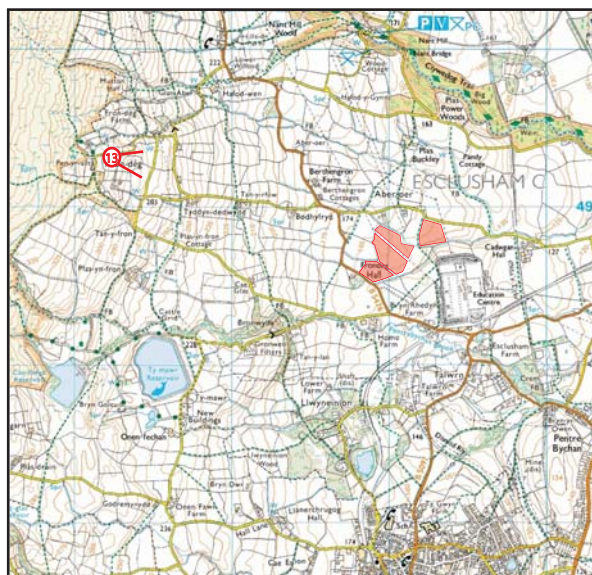
Photo viewpoint 12



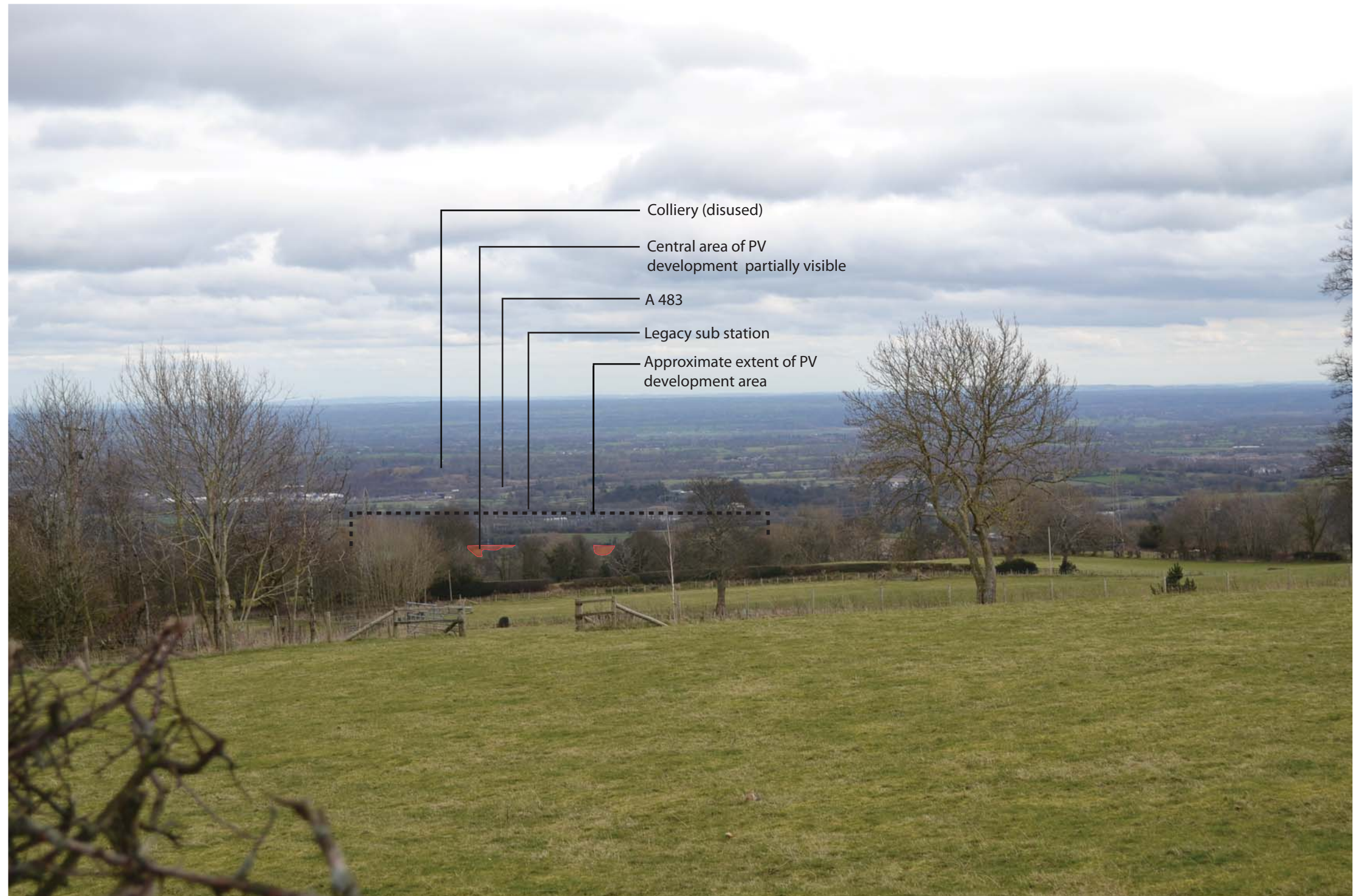
Viewpoint Location 12

View from highway adjacent to Mount Pleasant House looking east - site not visible (c. 1.7 km to the west of the site)

Photo viewpoint 13

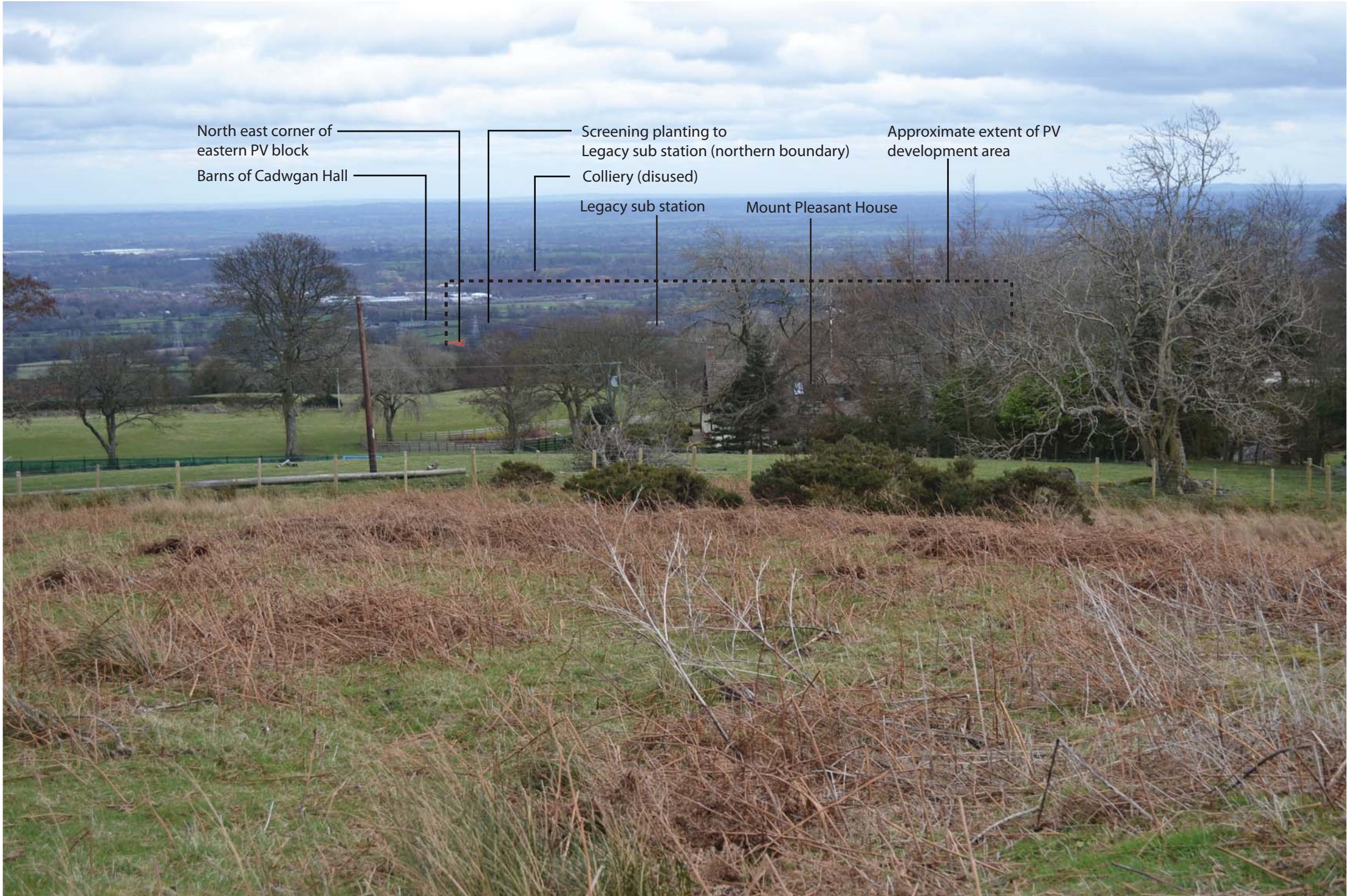


Viewpoint Location 13



View from highway looking south east - (c. 2 km to the north west of the site)

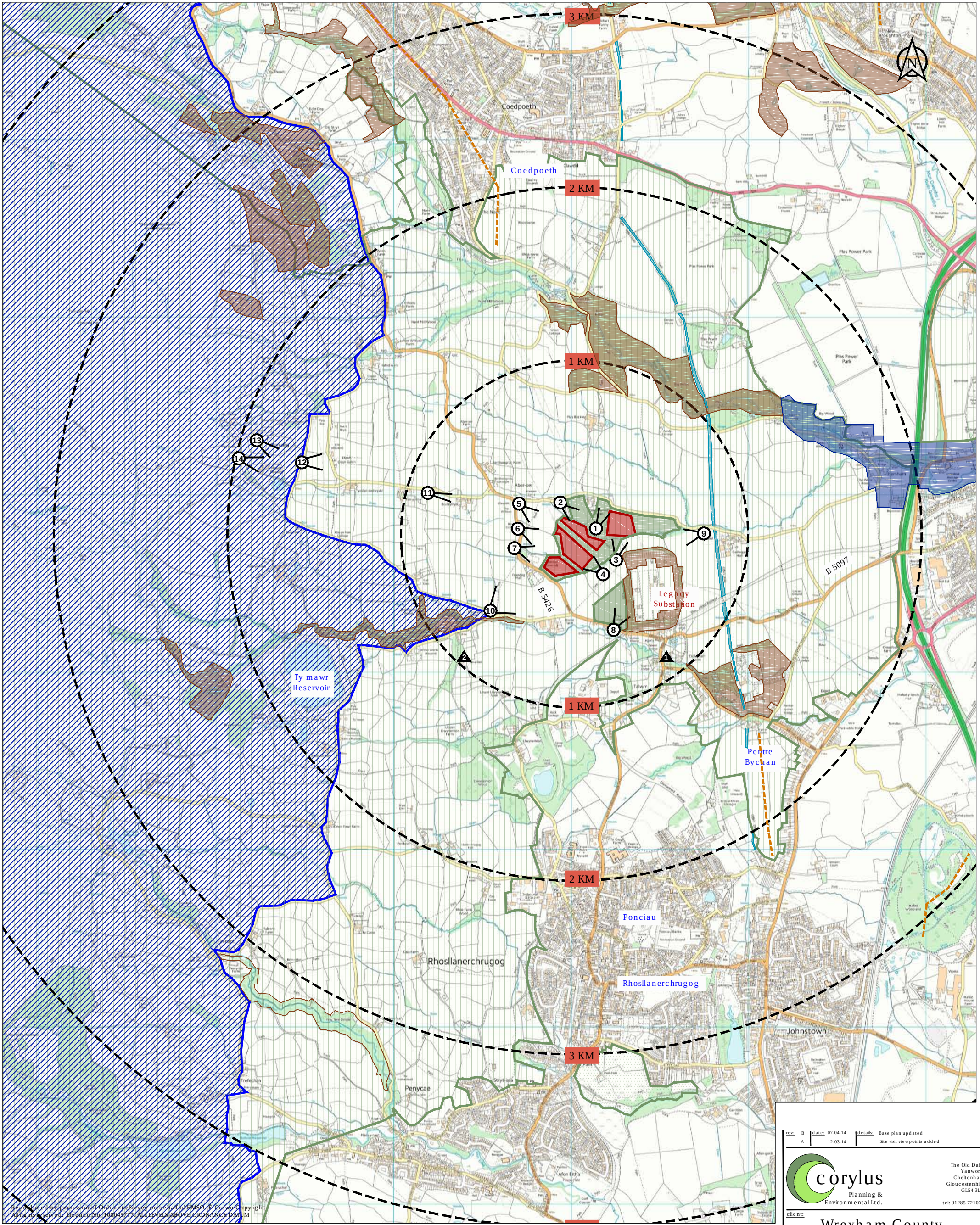
Photo viewpoint 14



Viewpoint Location 14

View from Public Footpath ROW 17A on open access land looking east over Mount Pleasant House (c. 2 Km to the west of the site)

Figures 1, 2 & 3



- Key:
- Proposed Solar Site
 - Wrexham Borough Council Landholding
 - Area of Outstanding Natural Beauty (Clwydian Range and Dee Valley)
 - Special Landscape Area (SLA)
 - Local Wildlife Sites
 - Offa's Dyke
 - Ridge Lines

Viewpoints identified by Corylus site visit

Listed Buildings (circa 1 km from site)

- 1 Esclusham Hall (Grade II *)
- 2 Tan - y - llan (Grade II)

Figure 1

rev: B | date: 07-04-14 | details: Base plan updated
A | 12-03-14 | Site visit viewpoints added

Corylus
Planning & Environmental Ltd.

The Old Dairy
Yanworth
Cheltenham
Gloucestershire
GL54 3LQ
tel: 01285 721072

client: Wrexham County Borough Council

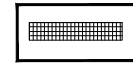
project: Legacy PV Installation

title: Landscape and Visual Study Area

scale: 1:20,000 | date: 28/02/14 | drawn by: JLB | checked by: AW | size: A3
Project ref: W19/WBC/1 | dwg no: W19/WCBC/01 | rev: B



Key:



Proposed PV arrays



Public Rights of Way

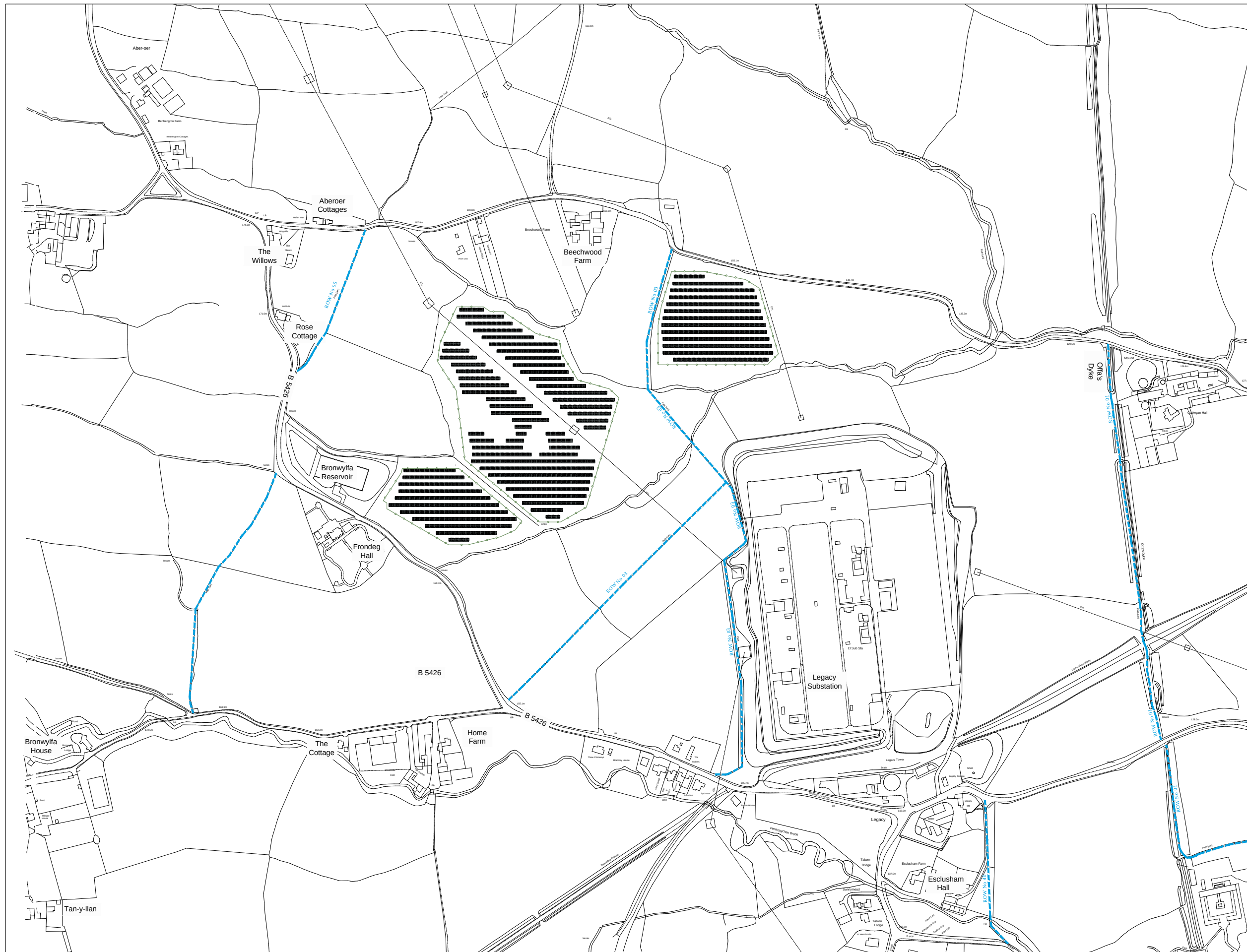
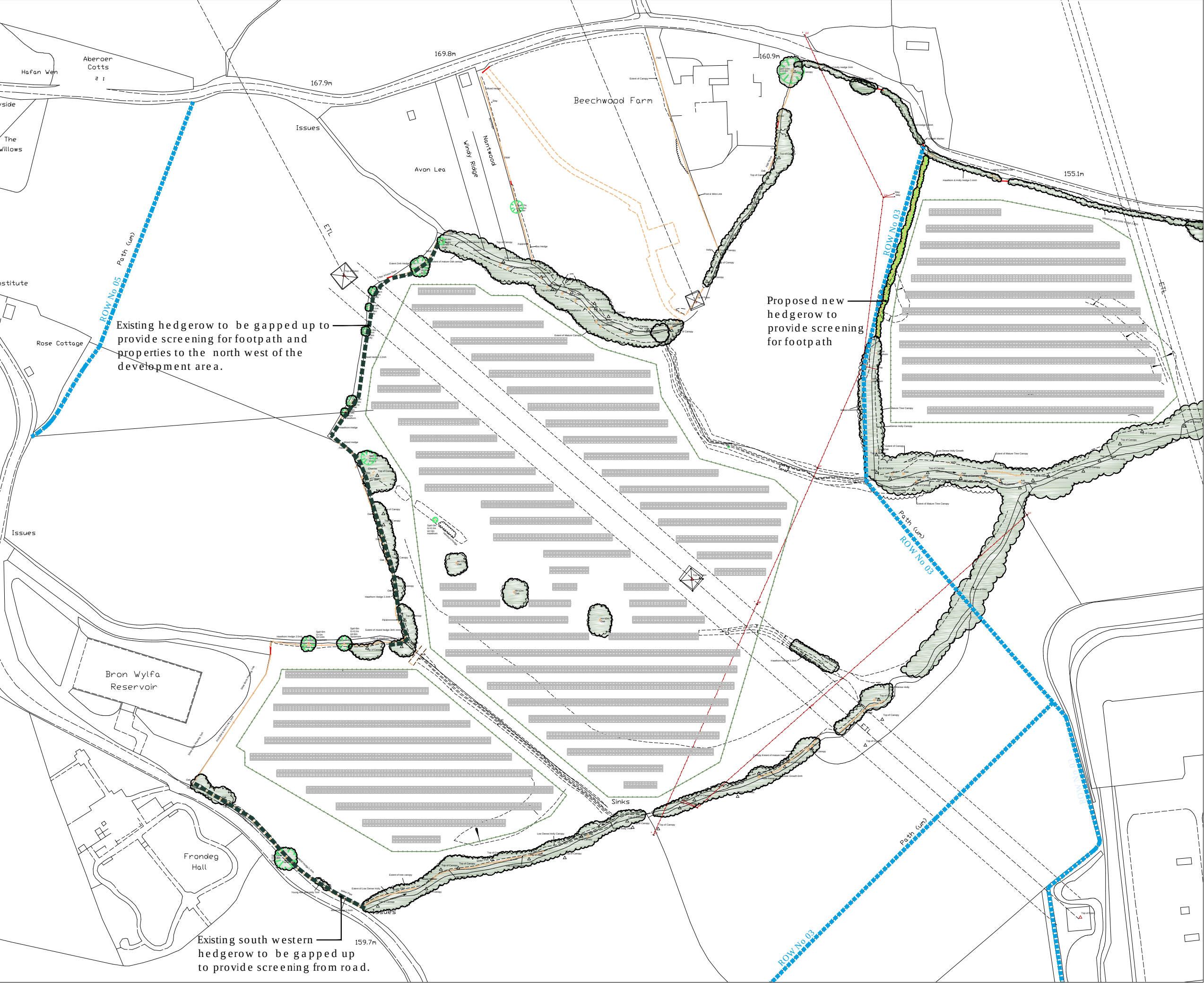


Figure 2

rev: A	date: 08-04-14	details: (JLB) Plan re-titled, viewpoints removed & property names added		
		The Old Dairy Yanworth Cheltenham Gloucestershire GL54 3LQ tel: 01285 721072		
client:		Wrexham County Borough Council		
project:		Legacy PV Installation		
title:		Local Site Context		
scale:	date:	drawn by:	checked by:	size:
1:4000	11/03/14	JLB	AW	A3
Project ref:	dwg no:	rev:		
W19/WBC/1	W19/WCBC/02	A		



Key:

-  Existing boundary vegetation
-  PV Arrays
-  Public Footpaths
-  Proposed New Hedgerow
-  Proposed Hedgerow to be gapped up

Figure 3

rev:	date:	details:
 Corylus Planning & Environmental Ltd. tel: 01285 721072		
client:	Wrexham County Borough Council	
project:	Legacy PV Installation	
title:	Mitigation Proposals	
scale:	1:2000	date: 07/04/14
drawn by:	JLB	checked by: AW
size:	A3	
project ref:	W19/WBC/1	dwg no: W19/WCBC/04
rev:		

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