

Ruabon

Wrexham

Visual Impact Assessment

581.01(RP)001

December 2013

I. Introduction

I.1. Purpose of Document

- I.1.1. Robert Myers Associates has been appointed by Wynnstay Farming Company Limited for landscape architectural services in relation to the mixed use development on an approximately 23ha site to the South of Ruabon, Wrexham. This document is the landscape and visual impact assessment.
- I.1.2. The purpose of this assessment is to describe and evaluate the likely visual and landscape impacts arising from the proposed mixed-use development comprising commercial (Class A1 foodstore with petrol filling station and associated car parking, Class A4, Class B1, Class B8 and Class C1), Class C2 extra-care, Class C3 residential including land reserved for a Primary School (Class D1), with primary access off the A539 and B5605 and other associated improvements. All matters are reserved except means of access.

I.2. Site Context

- I.2.1. The site extends to approximately 23ha South of Ruabon and East of Plas Madoc (See figure I.0). The site consists of agricultural fields forming the north west corner of the listed historic park and garden of ICOMOS registered Wynnstay Hall.
- I.2.2. The A483 runs through the centre of the historic parkland, 200m to the east of the development site. This is a heavily used and busy road, acting as the principal trunk Road linking Chester, Wrexham and north-east Wales to Shrewsbury, Welshpool and mid-Wales to the south. Although lying within a landscaped corridor along the crest of the Afon Eitha valley, its course, including highway lighting, is a clearly evident feature within the study area.
- I.2.3. The A539 Llangollen to Whitchurch and the B5605 linking the settlements of Ruabon, Plas Madoc, Cefn Mawr and Newbridge bound the development site along its northern boundary. They are also busy classified roads and have wide verges and maintained hedgerow boundaries with intermittent stands of planted trees and scrub. The A539 is a key route from the A483 to the Pontcysyllte Aqueduct WHS and Dee Valley AONB.

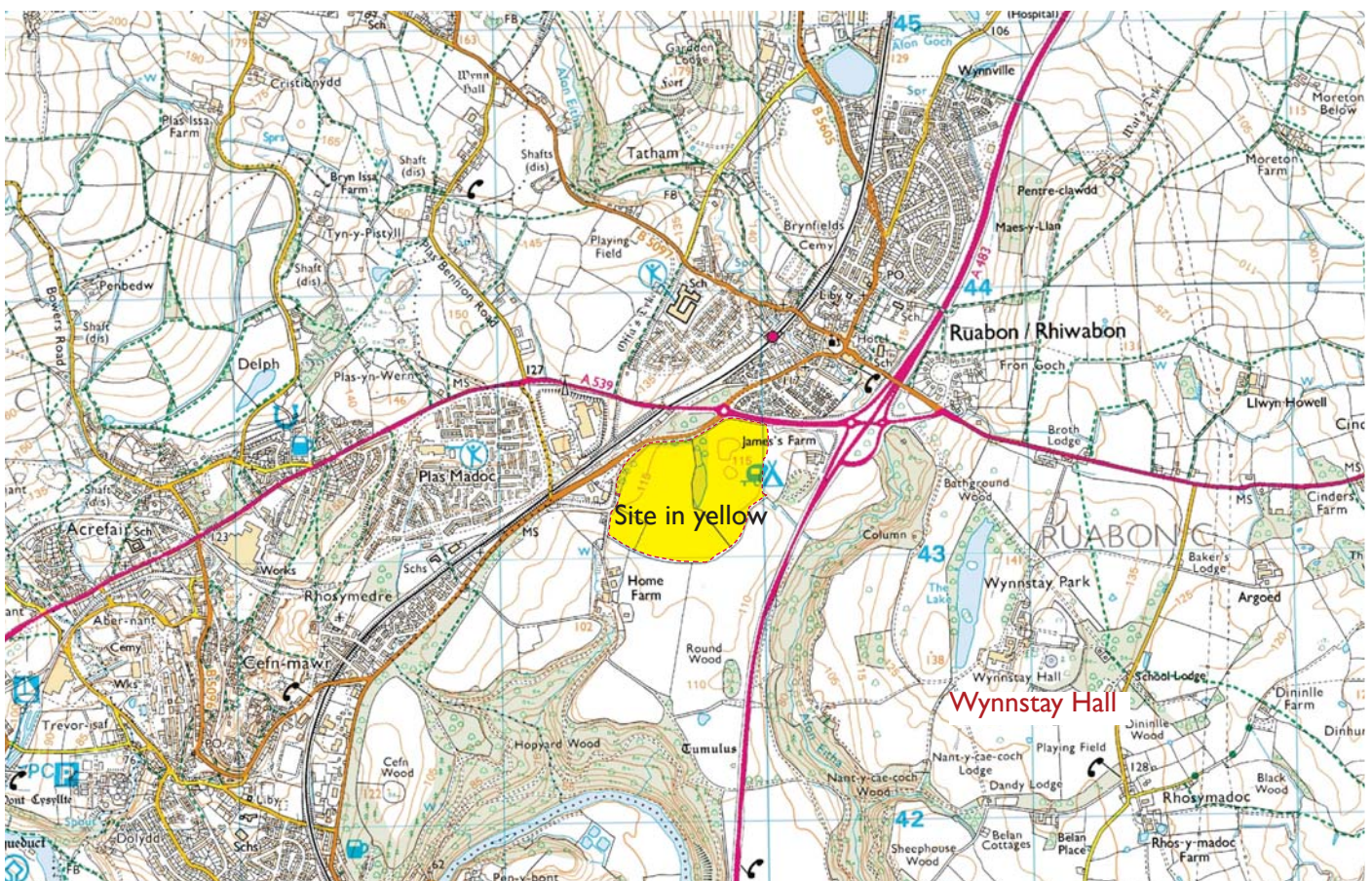


Figure I.0: Site Location

- 1.2.4. Vegetation cover on the site consists of agricultural fields, hedgerow boundaries and irregular woodland/scrub blocks. The site is bounded by a dense belt of mature trees along its western boundary, which are supplemented by a further line of 36 mixed Pedunculate and Red Oaks of approximately 10-15 years growth running along the northern boundary. Significant vegetation within or adjacent to the site comprise the scrub and wetland vegetation associated with the central 590m² water body, which consists in the main part of semi-mature and self sown willow, alder and hazel and the mature open woodland copse on an area of higher ground occupied by James's Caravan Park to the east.
- 1.2.5. Consultation and discussions with CADW regarding the setting and layout of the previously approved business park (P/2003/1484) resulted in the following key points:
- There should be a greater ratio of open space to built development that reflects the open agricultural fields adjacent to the site
 - The use of avenue trees should be avoided, as this is anachronistic to the ideals of the 18th century historic landscape park
 - Landscape treatment should reflect a transition in vegetated density from a porous edge at the south to a more dense structural approach on the Ruabon frontage to the north, reinforcing the original structural planting to the perimeter of the Wynnstey Estate.
 - Hard and soft landscape design should adopt a loose/organic feel.
 - Units should have a haphazard arrangement and informal relationship to each other.
- 1.2.6. Figure 1.2 shows a designated historic assets in the area of Ruabon provided by CADW. Sensitivity of these sites to the visual changes brought about by the development are assessed in Part 2.5 of this report.
- 1.2.7. The topography of the site is mostly flat, mounding up about 5m on the east side of the site near the caravan park. To the East of the site, beyond the A483, the land rises steeply although thick vegetation helps screen the site from Wynnstey park. To the north of the site the land rises more gently and not steep enough to expose the site over the tree tops and the first line of houses along the A539. Land in the west rises gently and then steeply up to Ruabon & Eglwyseg Mountains.

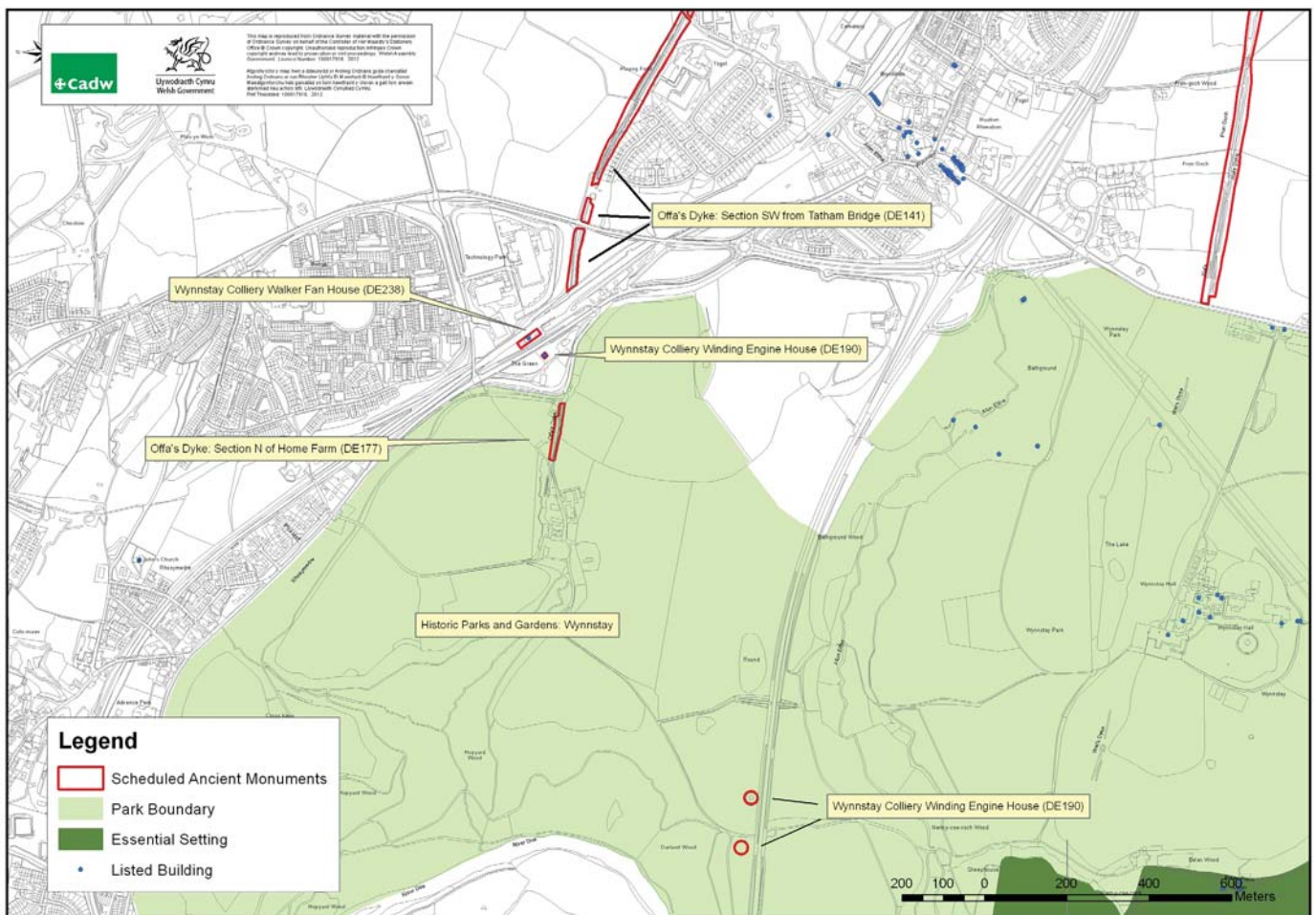


Figure 1.2: Designated historic assets in the area of Ruabon (provided by CADW)

2. Development Description

2.1. This section describes the proposed development with reference to its landscape effects.

2.2. Access

- 2.2.1. Proposed access to the development is via a new spur to the existing roundabout between the A539 and the B5605. This is an additional access that is not on the Permitted Development Plan. It should improve connectivity of the proposed development to Ruabon both visually as well as literally. However, it opens up views into the site and therefore design of exposed the streetscape is important to tie it in with Ruabon and create an attractive view.
- 2.2.2. A new roundabout on the B5605 is proposed slightly to the west of the one proposed on the Permitted Development Plan. This allows more space for the proposed central green corridor incorporating the existing pond. Due to the alignment of the roads, dense woodland behind the B6505 and its position away from the road linking into Ruabon, this roundabout is less sensitive to visual impact but also less important in forming a visual connection to Ruabon than the roundabout at the B5605 - A539 intersection. However, the same treatment should apply of aiming to form an attractive view into the site.
- 2.2.3. A service road leads into the foodstore deliveries area. The curved access road will limit views into the deliveries area with appropriate landscaping. A balance of screening the deliveries area and revealing the supermarket and petrol station is important.

2.3. Layout

- 2.3.1. The site comprises of a central pond and wooded area running north south in the northern half of the site, surrounded by proposed recreational and open space. In relation to the central open space, commercial units are located to its east, residential units to the south and east and a large retail unit further east near the A539.
- 2.3.2. The central green space will help break up the development softening views from the surrounding hills and Wynnstay Hall. This will be improved further by locating clusters of trees throughout the recreational area. In general the public open space contribution of the proposed development is generous and exceeds the Council's standard by 1.18ha. Calculations for this are shown in the Design and Access Statement.
- 2.3.3. The commercial units are sited to the east sheltering them from more direct views from the upper floors of Wynnstay Hall and Ruabon Mountain. Although the regular layout of this area is in contrast to CADWs recommendation, it helps keep this element of the scheme condensed and tucked more out of view from Wynnstay Hall. This is in contrast to the permitted development scheme which has large business units on a irregular layout throughout the site, including the more visually sensitive areas. The larger roofs of the commercial units and supermarket may benefit from having a brown or green roof to reduce the impact when seen from higher ground.
- 2.3.4. The retail unit to the west will be visible from the houses to the north of the A539. As the retail unit and petrol filling station are proving a service, views should be maintained to the building canopies so that people are aware of their presence but less attractive areas of car park and service / deliveries areas should be softened and screened. This can be achieved using appropriate heights and density of planting and the use of planted berms.
- 2.3.5. The residential units to the south are laid out along a distorted grid aligning with the curved boundary to the south of the site. Regular setbacks of the buildings provide landscape recreational areas along the southern edge as well as a central green corridor that links into the site. This should provide a soft edge to link into the countryside, allowing views out to the countryside from the proposed recreational areas and soften views from the hills. The distorted grid helps soften views and avoids the formation of avenues visible from Wynnstay Hall that CADW advised are anachronistic to the ideals of the 18th century historic landscape park. Regular clumps of tree planting in the open spaces should make the developments almost indistinguishable from Ruabon Mountain and soften views from the few uppermost windows of Wynnstay

Hall. Positioning of the cycle track makes views of the countryside, that are currently obscured by the A539 & roadside planting, accessible to the public.

- 2.3.6. Residential units to the west will be seen from the B5605-A539 roundabout. They form important streetscapes that link into Ruabon. Massing of the buildings is in keeping with that found in Ruabon, and there smaller unit sizes compared to the business units on the permitted development scheme allow the formation of attractive streets with active frontages.

2.3.7. Lighting

- 2.3.8. The areas of car parking associated with the commercial elements of the scheme will benefit from intermittent tree planting to help filter light emitted from the site.

2.4. Vegetation

- 2.4.1. Areas have been left for planting around the boundary of the site allowing space for berming and tree planting to screen the site and reduce traffic noise where appropriate.
- 2.4.2. Tree planting in the car parks is show to the outside of the car parks. Intermittent tree planting is recommended to help filter night time light emission, soften views from the hills around the site and soften views across the car parks when within the proposed development.
- 2.4.3. The central area will be a mixture of retained existing vegetation around the pond and proposed new landscaping around the outside. Vegetation along the Ha Ha on the outside of the site will remain untouched and a the dense group of large trees to the north west are being kept. The areas around the trees that have been left undeveloped will help ensure the health of the trees are not effected during construction.

2.5. Sensitive Receptors of Visual Change

- 2.5.1. Wynnstay Hall: Views from the immediate surrounds of Wynnstay are screened from the site by a rise in the land west of the buildings. Tall vegetation screens these views further meaning that only a few windows from the second story and above exist. However given the historical importance as a grade II* listed building these views should be considered and mitigation measures are covered in this VIA. The Registered Historic Park and Garden of Wynnstay falls within the site boundary. A key historical feature relating to the land's former use is the Ha Ha along the western boundary. A 10m exclusion zone around the Ha Ha should keep this as a distinct feature in the landscape.
- 2.5.2. The Wynnstay Colliery: The colliery is sited in a private industrial yard. No view is present through the caravans and sheds but even if these were to be removed, the topography and vegetation between the Colliery and the site would mean it is unlikely the site could be viewed from the Colliery.
- 2.5.3. Offa's Dyke: The Offa's dyke is of great historical importance and interest. The section running through the site appears to follow the line of the tarmac drive to Home Farm and is not so apparent on the side of the proposed development. However the change in topography is clear on the west of the site boundary. A 20 meter exclusion zone means that this section of dyke remains in its current state. This will allow the line of the dyke to be read and this should also be sufficient from a visual impact point of view given its current setting is detached from sections further to the north and south.

3. Visual Impact Assessment Methodology

- 3.1. A site visit was carried out on the 7th May 2013 to undertake the landscape and visual assessment of the proposed site. The conditions were sunny and clear with some cloud cover. This was preceded by a desk top study of landscape designations and analysis of the zones of visual influence. Field work focussed on the site, surrounding roads and rights of way and views from Wynnstay Park. The site was visited 8th May and 19th of December 2013. Photos taken in May show the trees only in partial leaf due to a cold spring. Photos in December show the trees bare and therefore demonstrate a worst case scenario.
- 3.2. Photographs were recorded using a Canon 550D using a 28mm lens producing an equivalent focal length of 45mm on a 35mm film with the exception of view 6. View 6 was done using 50mm lens producing an equivalent focal length of 80mm on a 35mm film. Panoramic views were stitched together using Photoshop.

4. Viewpoint Descriptions and Visual Impact

- 4.1. The following pages show the 7 viewpoints identified as being key viewpoints to consider from the baseline study and assess the likely visual impact of the proposed development on each view. An overview of all the view points is given below in Figure 4.1

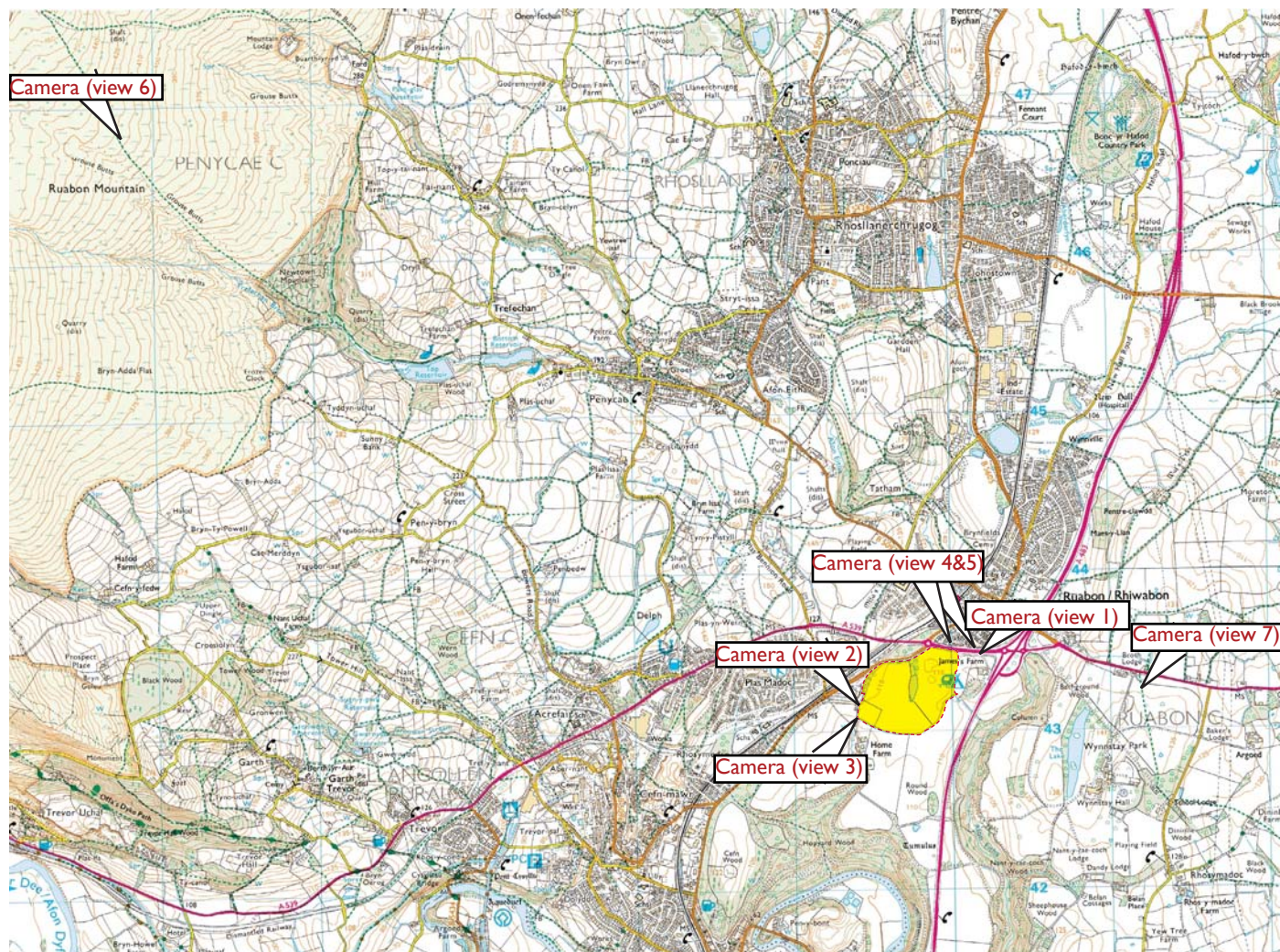
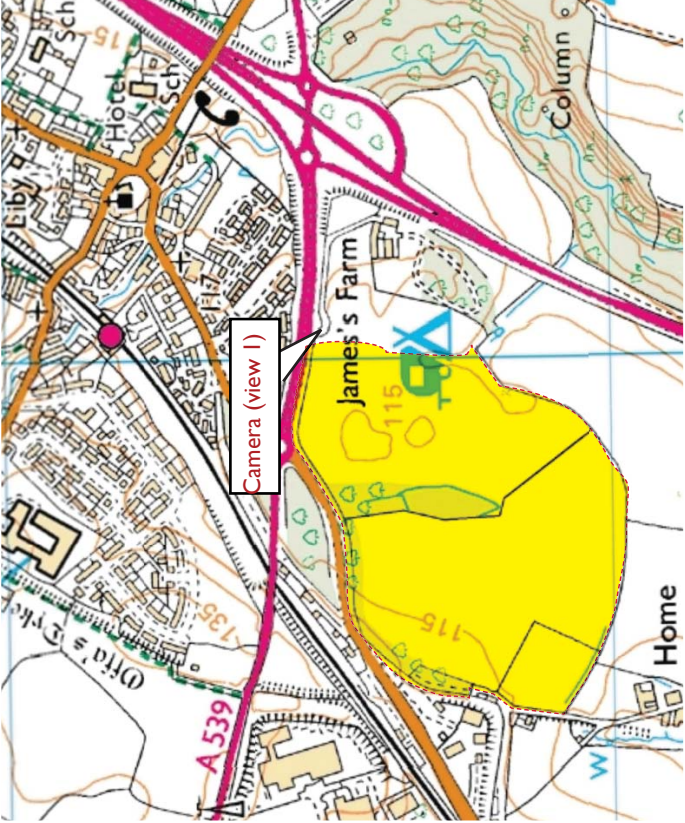


Figure 4.1: Overview of key view locations used in this study



View 1 -View from James's Caravan Park

Location (View 1)	View looking south from the access road to James's Caravan Park
Distance	1m
Visibility	Fully visible.
Sensitivity	Low on the access Road, medium in the Caravan park. The site is visible along the full extent of the access road and most of the west facing half of Caravan Park. Views out of the Caravan Park will be affected significantly. Dense screening is proposed to the west.
Impacts Construction	Visible
Impacts Completion	Visible

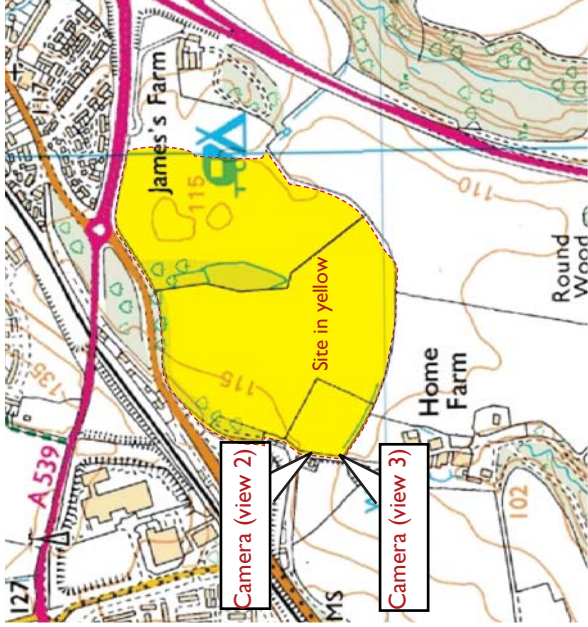




View 2 - View from Park Road, a no through road leading to Green Lodge and Home Farm.



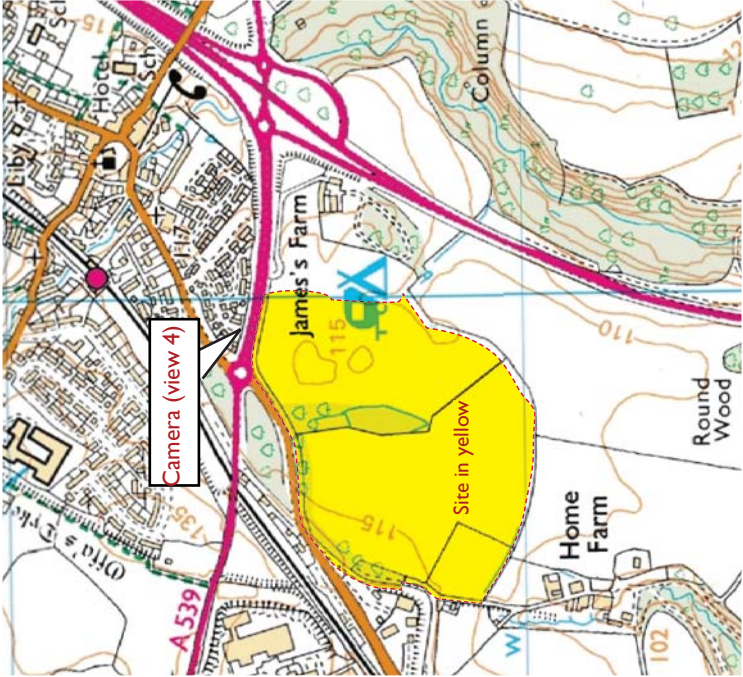
View 3 - View from Park Road, a no through road leading to Green Lodge and Home Farm.



Location (View 2 & 3)	View from the access Road to Home Farm (not used by general public)
Distance	1m
Visibility	Fully visible.
Sensitivity	Low - Views in this location will affect Home Farm, Green Lodge and to a lesser extent the House to the left of view 3 which is surrounded by thick vegetation. The photo is taken immediately adjacent to the CADW registered Offa's Dyke on the access road leading down to Home Farm. A 15 M buffer zone will be maintained along Offa's Dyke. A 20m buffer zone will be maintained around Green Lodge (behind the location of View 2). A 10m buffer zone shall be located around the Ha Ha along the southern boundary. Wynnstay Hall can be seen on the horizon but the site is mostly flat and separated by the A483 which means it has limited visual association with the Wynnstay Hall and Park.
Impacts Construction	Visible
Impacts Completion	Visible



View 4 - View from Edge of Woods Close



Location (view 4)	View from Edge of Woods Close North of the site and the A539
Distance	200m
Visibility	Visible.
Sensitivity	Medium Low- The site is visible but views in this location are dominated by the dual carriageway of the A539. Near views will be taken up by the proposed development but views to the hill tops beyond will still be visible. Traffic noise is also a significant detractor. Allowing vegetation to mature on the North Side of the A539 would help screen views and lower traffic noise. Berming and vegetation can be used to screen views of the car parks whilst maintain views to the supermarket and access roads and landscaped streets.
Impacts Construction	Visible
Impacts Completion	Visible

In winter glimpses through the trees in this area will be mostly of the central park although some commercial units will be partially visible from the roadside footpath in this location

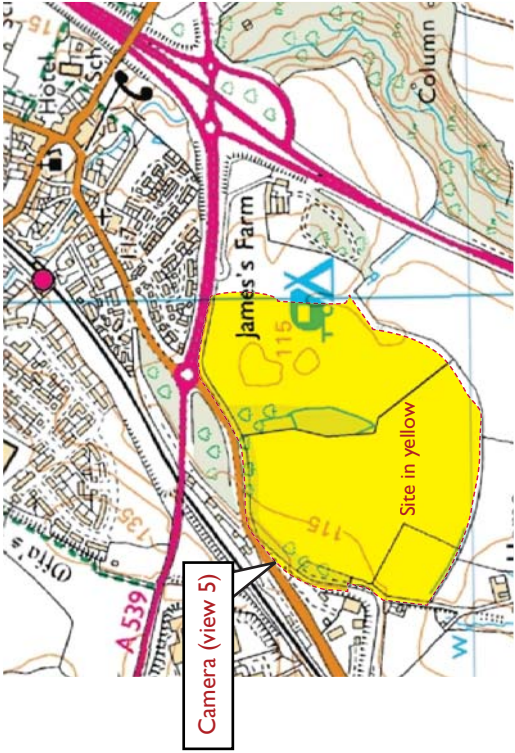
Predominantly views of the School with the park and houses behind

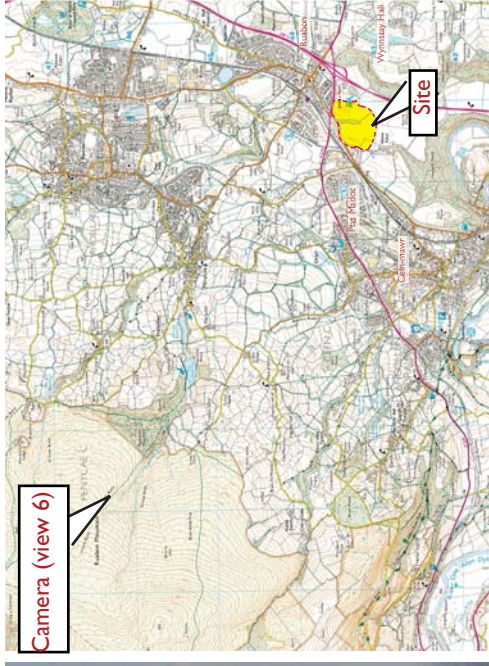
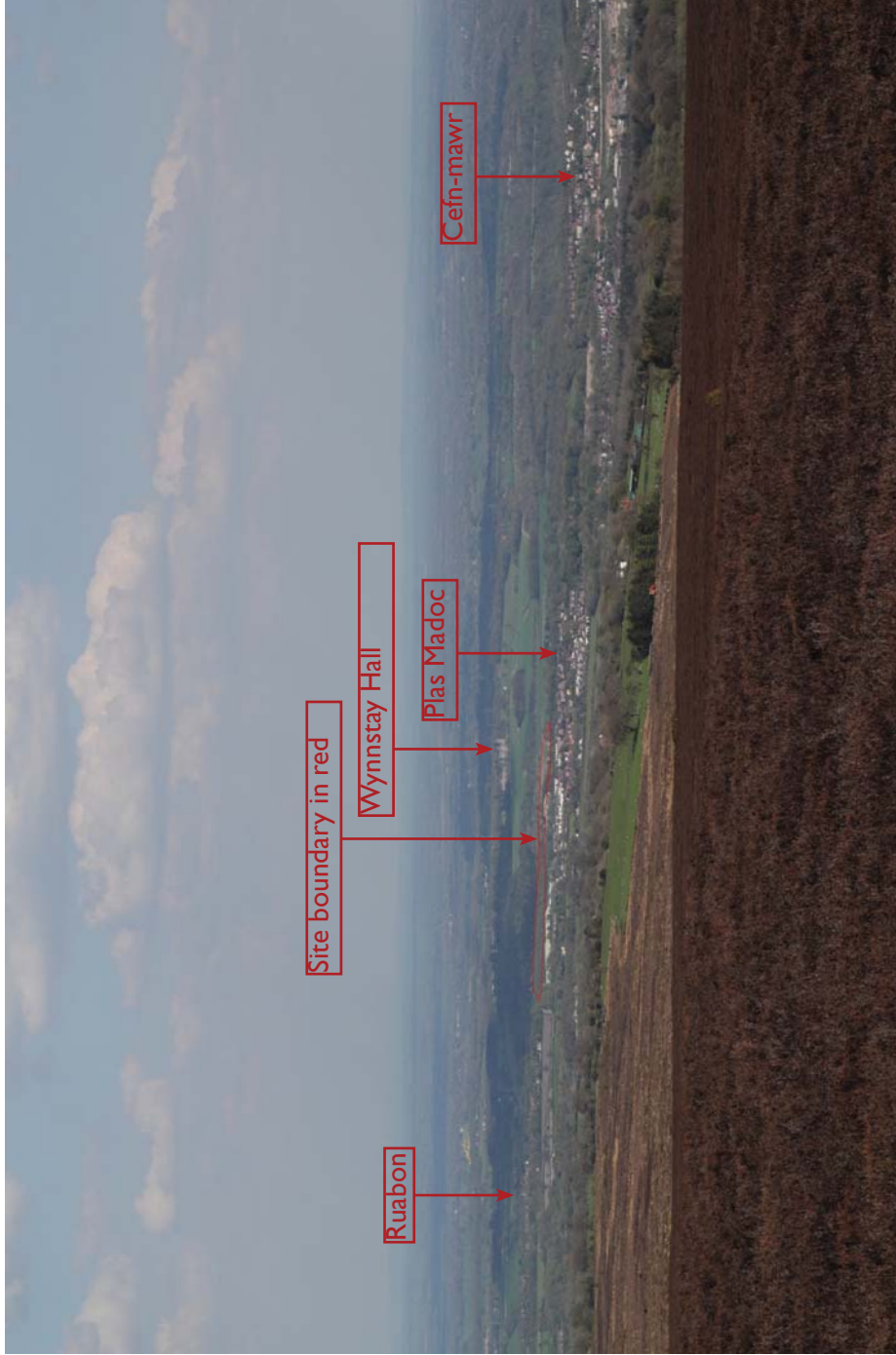
Predominantly views of residential area



View 5

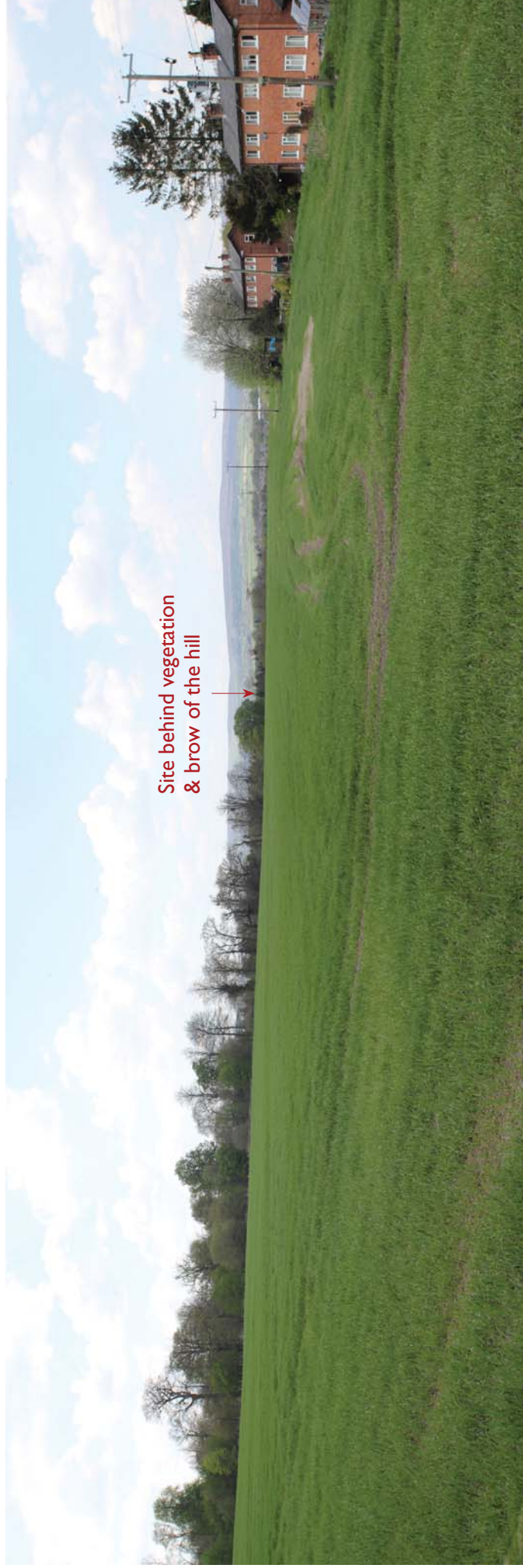
Location (view 5)	View from standing on the roadside footpath to the B5605 west of the site.	
Distance	50m	
Visibility	Partially Visible	
Sensitivity	Medium Low - The site is partially visible from standing on the footpath in winter. Some higher vehicles will also get a partial view but in reality are unlikely to be aware of the site when traveling at average speeds for the road. The view is taken in winter representing a worst cast scenario. Views in summer will be almost entirely obscured. No pedestrians were seen using the footpath at 0845 to 0900 when the roadside photos were being taken. The wall in the foreground is the wall to the original Wynnstay Park. Given the site is seen in the context of this, sensitivity to change has been rated as medium low rather than low.	
Impacts Construction	Partially Visible	
Impacts Completion	Partially Visible	





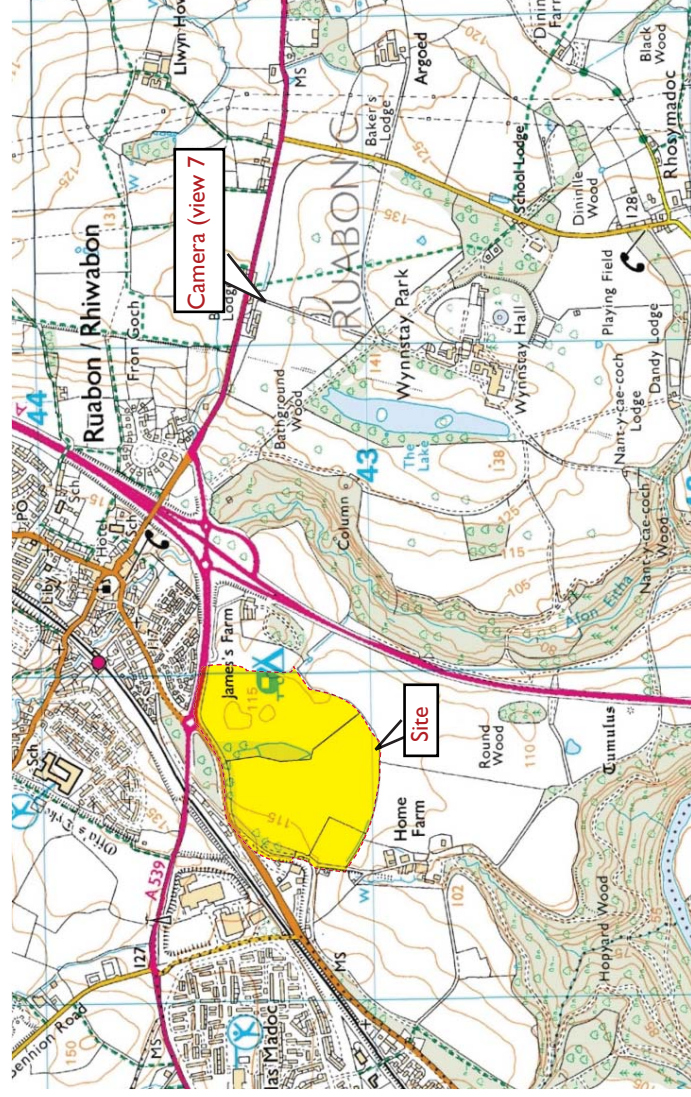
View 6 - View from Ruabon Mountain (taken using 50mm lens producing an equivalent focal length of 80mm on a 35mm film).

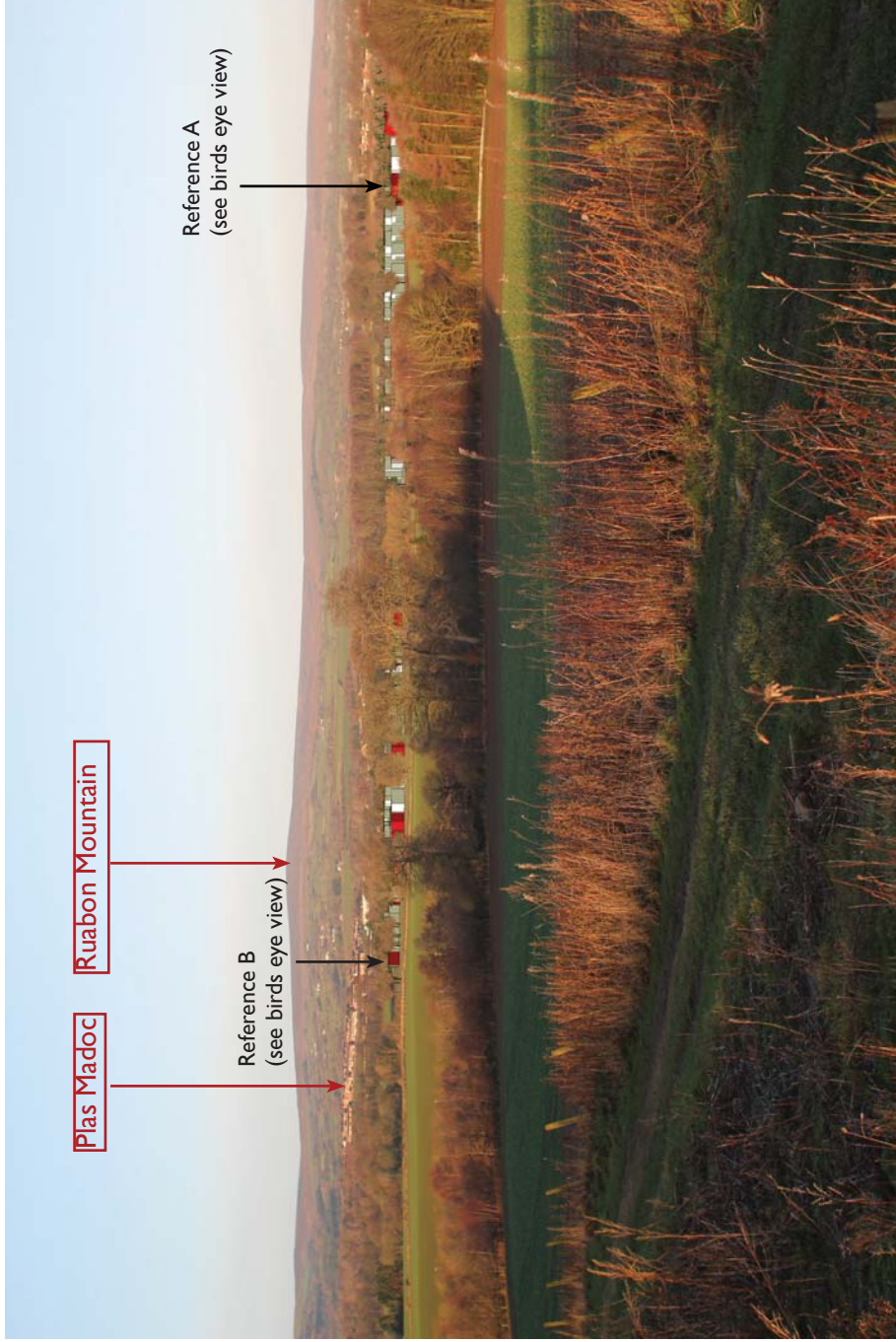
Location (view 6)	View from Ruabon Mountain
Distance	6000m
Visibility	Almost indistinguishable.
Sensitivity	High - Views from Ruabon Mountain were investigated due to the area being a valued recreation area with views over the area of the site. However, views are almost indistinguishable. Tree planting throughout the site would help soften any views from the land above Ruabon.
Impacts Construction	Visible - but most indistinguishable
Impacts Completion	Visible - but most indistinguishable



View 7 from Public Footpath through Wynnstay Park (site not visible)

Location	View from public footpath through Wynnstay Park
Distance	1000m
Visibility	Not visible
Sensitivity	High - The site is located in the CADW registered Wynnstay Historic Park & Garden. The site is not visible from the public footpath or the car park in front of Wynnstay Hall. However, there will be views from the private land in front of Wynnstay Hall and from westerly facing windows on the upper floors of Wynnstay Hall. The windows of the 2nd floor and above can be seen from the site, although many of them are obscured by vegetation.
Impacts Construction	Not visible
Impacts Completion	Not visible





Photomontage from Wynnstey Park (Private Land)

The concentration of people in Wynnstey Hall makes it a site with community outlook, within an historically sensitive environment and therefore was considered in this report. The view used for the photomontage is taken from private land within the historic Wynnstey Park boundary but beyond the area that residents of Wynnstey Hall are permitted to enter. It has been used to demonstrate the views of the side of the site seen from the upper windows of Wynnstey Hall. However this view is from a lower view point and approximately 500m closer to the site. Vegetation and a rise in the land in front of Wynnstey Hall screens all but the upper most parts of Wynnstey Hall, and even from the upper part, much of the site will be screened. As outlined in the Design Access Statement the exact scale and mass of individual buildings has not been determined at this stage. Buildings are to follow the local typologies, with buildings varying form 1.5 story to 3 story. This is represented in basic white block form with red blocks used as reference points. In reality the mix of materials and forms of the buildings will help the scheme blend in better than the photomontage would suggest and it is not intended to demonstrate anything other than the massing of the buildings and their surroundings.

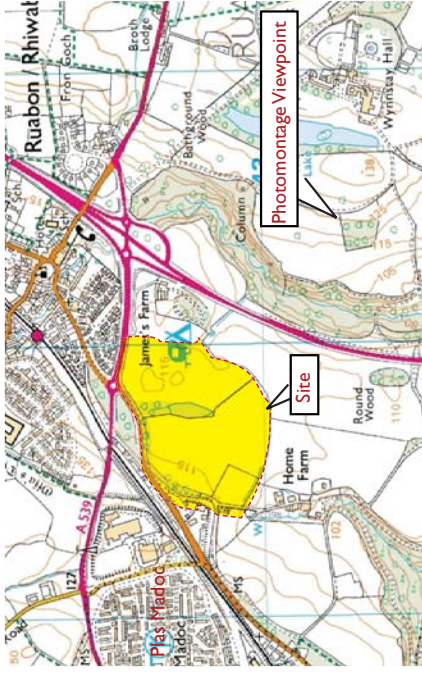


Photo Location



Birds Eye View For (Red blocks are for reference purposes only)



View of Wynnstey park from the West to demonstrate the extent of the building exposed to views of the site

Sequential Views along the A539 - Far Side to Site (taken from roadside verge)



View A1



View A2



View A3



View A4



View A5



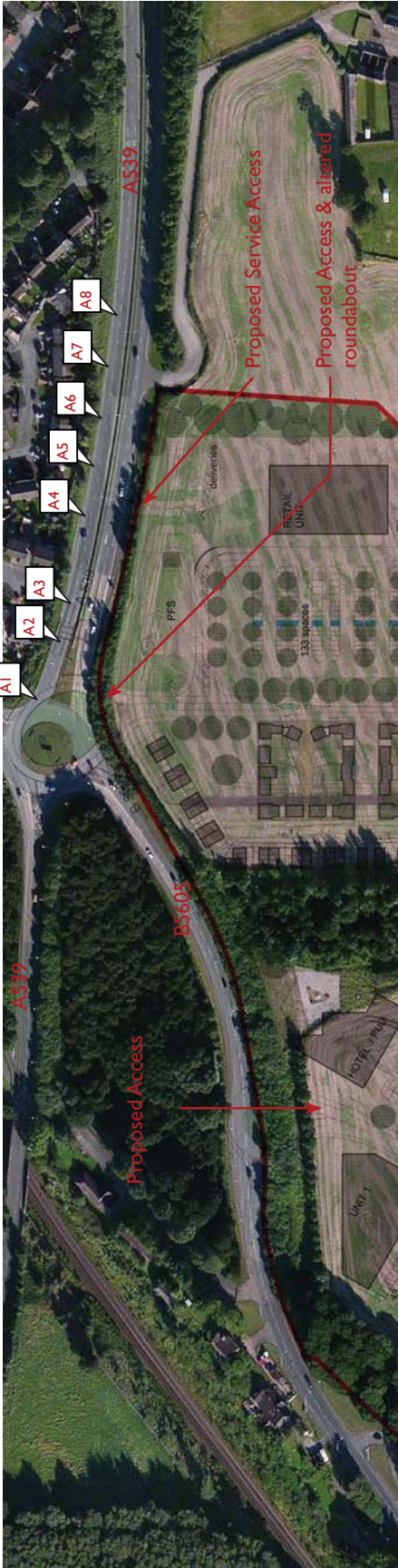
View A6



View A7



View A8

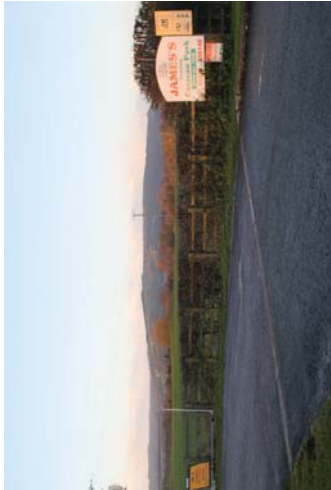


View Location



View Locations (The site plan is overlaid on an aerial photo to give reference to proposed and existing features)

Sequential Views along the A539 - Near Side to Site (taken from footpath connecting to James's Caravan Site)



View A9



View A10



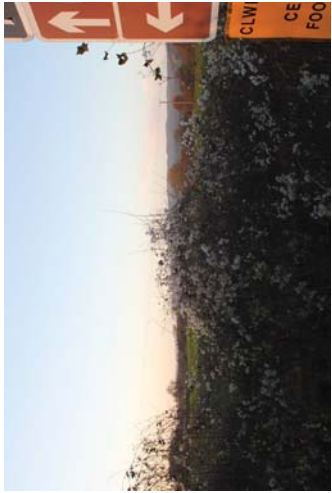
View A11



View A12



View A13



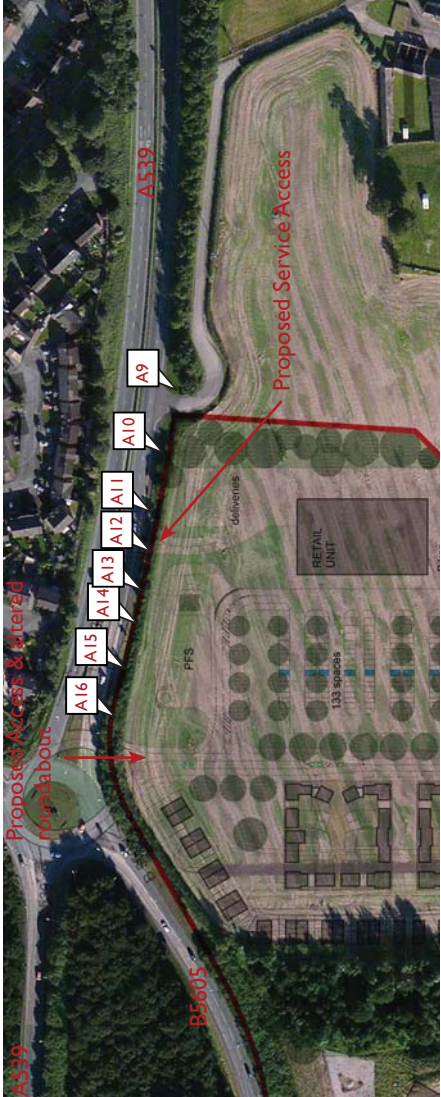
View A14



View A15



View A16



A9 View Location

Views are taken from standing and therefore are higher than the viewpoint from most cars. Although glimpses of the site can be seen in winter, car drivers will be mostly unaware of what lies behind the hedge in its existing state. The site will be revealed at the entrance to James Caravan site (view A9) and the service road (view A12). The deliveries areas and car parks will be screened in with vegetation and berms maintained at a height that allows views to the petrol station and supermarket themselves. A dense, hedge cut slightly lower than present would direct views over the top of the car parks to the petrol station and foodstore buildings themselves. Visual impact on the footpath will be greater than the road but the footpath is likely seldom used as it only links with the caravan site.

View Locations (The site plan is overlaid on an aerial photo to give reference to proposed and existing features)

Sequential Views along the B5605



View B1



View B2



View B3



View B4



View B5



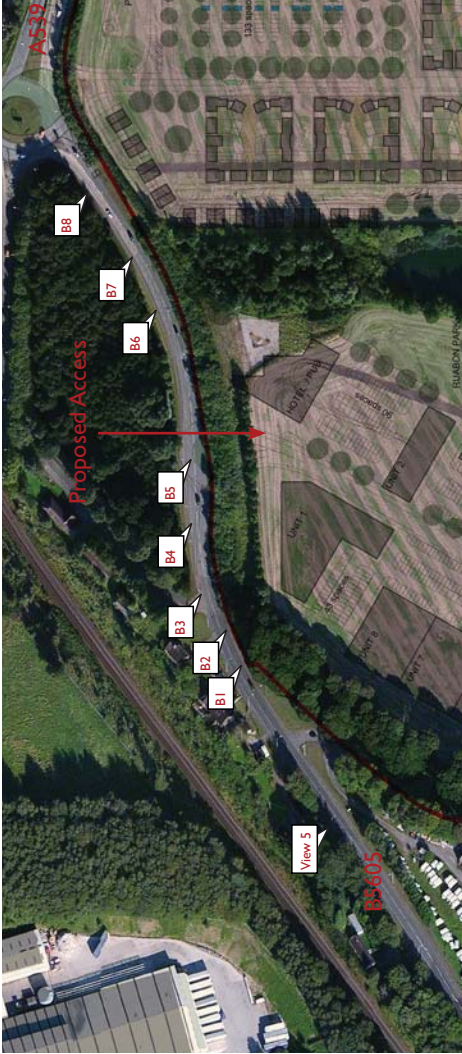
View B6



View B7



View B8



View Location

Views are taken from standing and therefore are higher than the viewpoint from most cars. Although glimpses of the site can be seen in winter, car drivers will be mostly unaware of what lies behind the hedge in its existing state. Vegetation in the areas of B8 could be slightly thickened to provide screening and noise reduction for the proposed residence to the south of the road. Vegetation will be cut back and remove around the proposed access road from the new roundabout approximately in the location of view B5.

View Locations (The site plan is overlaid on an aerial photo to give reference to proposed and existing features)



View C1 - Roundabout at the B5605 and A531 intersection

C1



View C2 - Roundabout at the B5605 and A531 intersection viewed from the Ruabon Side



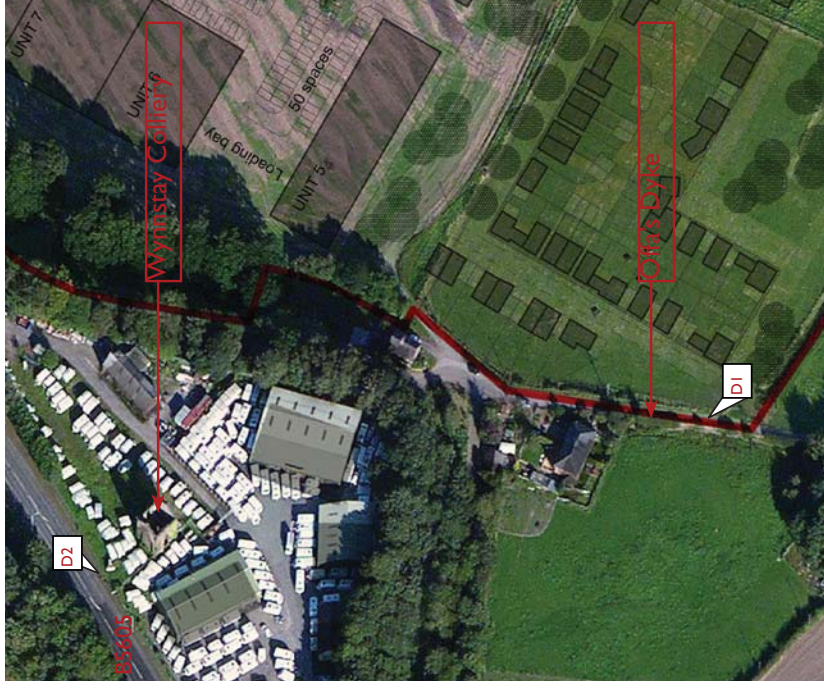
View Locations (The site plan is overlaid on an aerial photo to give reference to proposed and existing features)



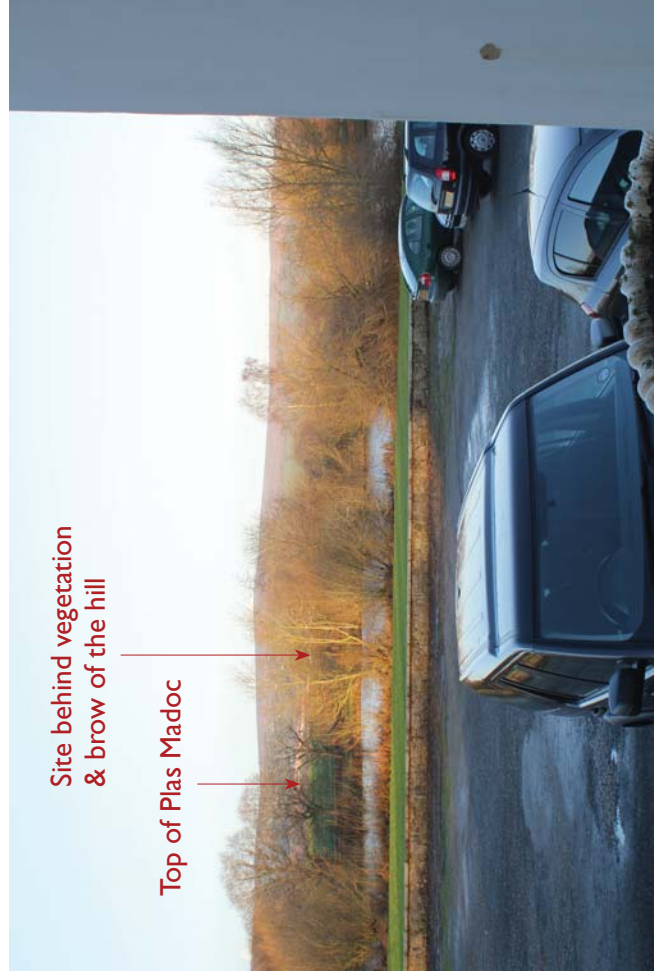
View D1 - Line of Offa's Dyke (site is to the right of photo)



View D2 - Wynnstay Colliery
(the site is not visible)

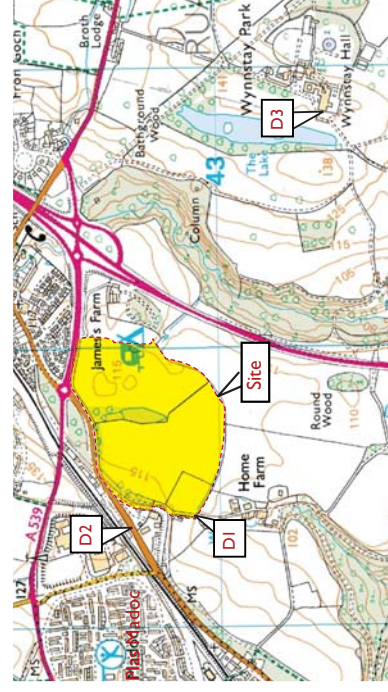


View D1 & D2 Locations (The site plan is overlaid on an aerial photo to give reference to proposed and existing features)



View D3 - View standing on top of the flight of steps leading to the west door of Wynnstay Hall (The site is not visible)

View Location



View D3 Location

5. Proposed Mitigation Measures

- 5.1. In general a balance of primary mitigation of appropriate design of buildings and landscape to create a visually attractive and well incorporated scheme should be applied. For areas where these measures can not be applied, secondary mitigation of screening views with berming and vegetation should be applied.
- 5.2. The commercial units to the west form larger blocks relative to the residential areas with larger expanses of car parking. Blocks of naturalistic planting would help soften these spaces when viewed at ground level and intermittent tree planting between some of the parking bays would soften views within and from above the site. There will be open views into the site from the proposed roundabout on the B5605. By densely planting the sides of the road running south of the site and using groups of large trees, the views of the commercial units should be softened.
- 5.3. The small format foodstore is the largest building in the east of the site. A 133 space car park is located to its west. Again intermittent tree planting throughout the car parks would soften the space. Blocks of planting at ground level would help this further. A Petrol Filling Station is located just to the north of the supermarket. Appropriate levels of screening of the foodstore and petrol station should be carefully considered as it is in close proximity to the houses to the north of the A539 yet providing a service to users of the A539 and the community. Appropriate heights of planted berms and small trees should allow views of the petrol station canopy and make people clearly aware of the presence of the supermarket whilst screening lower views of the car park.
- 5.4. Views from the A539 are important as this is a key route from the A483 to the Pontcysyllte Aqueduct WHS and Dee Valley AONB. The cultural, settled and aesthetic landscape which contribute to the presentation, setting, sense of arrival and history of the World Heritage Site are all important to the integrity of the designation. Buildings, archaeology, views and landscape features combine in places to form distinctive character and sense of place which complement the experience and understanding of the World Heritage Site (WHS SPG 26). The site is to the west of the buffer zone highlighted in SPG 26 but it still presents the opportunity to improve the sense of arrival and place. By directing views either over car parks or towards attractively landscaped streets and recreational areas active building frontages with berms and vegetation, people should get a sense of arrival rather than skirting around the back of some houses as is presently the case.
- 5.5. Retention of existing vegetation is important in mitigating visual impact. As outlined in paragraph 2.4.3 the proposals have limited impact on existing vegetation.
- 5.6. Groups of trees in the linear parks and green corridor to the south of the site will help soften views from the upper floors of Wynnstay Hall and private areas of the Wynnstay park. The 10m buffer zone around the Ha Ha, the cycle track, green corridor and linear parks should all help in providing an attractive landscaped edge to the site.

6. Visual Impact Assessment Without Mitigation Measures

6.1. Access

- 6.1.1. Views from the A539 are open at the entrance to James's Caravan site. This has the potential to expose the west side of the deliveries area of the supermarket which will be one of the least attractive elements of the scheme. This view, if exposed would also be detrimental to James's Caravan site.
- 6.1.2. Further down the A539 the north of the deliveries area would be screened by vegetation. The site would become visible again as the vegetation subsides adjacent to the proposed petrol filling station. Although views of the supermarket and petrol station frontage are desirable for the scheme, views of the car park would have a detrimental visual impact.
- 6.1.3. Views from the existing roundabout at the junction with the B5605 will allow views deep into the site. The supermarket car park and petrol filling station car park has the potential to dominate the view without appropriate roadside planting and design of the street.
- 6.1.4. Views from the proposed roundabout on the B5605 to Cefn Mawr could also be dominated by car parking

with out appropriate roadside landscaping. The hotel is in a dominant location and the success of its design is critical in achieving attractive views from the roundabout and surrounding roads.

6.2. Layout

- 6.2.1. The smaller units of the residential houses surrounded by landscaped streets form softer views from Wynnstay Park and Hall. If planted too heavily views to the countryside from the site would be lost. If not planted enough the buildings would be more exposed from Wynnstay Hall.
- 6.2.2. Larger units are located in the north west between dense existing planting around the pond and the belt of trees to the north west of the site. The regular arrangement is in contrast with CADWs recommendation but it allows efficient use of space, allowing the commercial units to be located in the less visible part of the site.

6.3. Lighting

- 6.3.1. Without tree planting, light from the car parks would not be filtered and may add significantly to the amount of light emitted from the development.

6.4. Vegetation

- 6.4.1. Large areas for plating have been left around and throughout the site.

6.5. Visual Impact

- 6.5.1. Wynnstay Colliery - There are no views from Wynnstay Colliery due to existing topography and dense tree planting that will be retained.
- 6.5.2. Wynnstay Hall - The development is obscured from view at ground level but visible from the second story and above from some windows. Without appropriate treatment to the southern edge the site would have a more significant visual impact.
- 6.5.3. Offa's Dyke. For the uninitiated the location of the dyke would go unnoticed when viewed from the side of the site. However it is of great historical significance and therefore a should remain intact. The 20m exclusion zone should allow sufficient context to relate to the line of the dyke.

7. Visual Impact Assessment With Mitigation Measures

7.1. Access

- 7.1.1. Tree planting to the east of the retail unit will provide screening of the deliveries area to the supermarket from the A539 and James's Caravan site. The area left for planting in this area is slightly wider than on the approved development plan.
- 7.1.2. Further down the A539 views of the canopy of the proposed petrol filling station and supermarket will be maintained whilst views of the car parks are softened and screened with low level berms and planting. The approved development plan shows larger areas of parking fronting the road. More screening would be required than in the proposed scheme that would reduce the sense of arrival and place from the A539.
- 7.1.3. Views from the existing roundabout at the junction with the B5605 will allow views deep into the site. Tree planting to the west of the supermarket is placed sufficiently far down the road to allow views of the supermarket whilst softening the view of the car park and creating an attractive streetscape view to the south. Placement of the landscaped square to the west of the access road provides an attractive entrance to the site. There is no access in this location on the approved development plan. This lack of visual connectivity with Ruabon would result in development that is more divorced from the rest of Ruabon and lacking in identity than the proposed scheme.
- 7.1.4. Views from the proposed roundabout on the B5605 to Cefn Mawr could also be dominated by car parking with out appropriate roadside landscaping. However, placement of the buildings help frame the street view and screen views of the parking. Tree planting along the street and within the car parks helps soften views

and enhance the street. The hotel has the potential to be a more interesting building with an active frontage facing the roundabout and acting as a gateway into the site. Again, the Approved Development Plan lacks interaction with the road and the rest of Ruabon.

7.2. Layout

- 7.2.1. The smaller units of the residential houses surrounded by landscaped streets form softer views from Wynnstay Park and Hall. Appropriate levels of planting will be used to soften the buildings while maintaining views of the countryside. The distorted grid shape helps maintain an efficient layout making best use of space and avoiding strong lines being read from the Wynnstay Hall view which is in keeping with CADW's recommendation. The large business units located to the south on the Approved Development Plan will be more incongruous in the context of Wynnstay Halls and offer greater visual impact.
- 7.2.2. More visually dominant larger units are located in the north west between dense existing planting around the pond and the belt of trees to the north west of the site. The regular arrangement is in contrast with CADW's recommendation but it allows efficient use of space, allowing the commercial units to be located in the less visible part of the site and leaving the area of the site exposed to Wynnstay Hall as the smaller residential units following a distorted grid pattern. The use of loose informal arrangement of the business units in the Approved development plan, although following CADW guidelines are too big for this to be effective and result in lots of areas of landscaping with little interconnection, that as a result would be planted left over spaces rather than valued recreational space. Effecting the way the site is used and navigated has an impact on visual impact as users will be drawn into using areas with more attractive views if designed correctly.

7.3. Lighting

- 7.3.1. Tree planting is proposed throughout car parks to filter light emitted from the car parks.

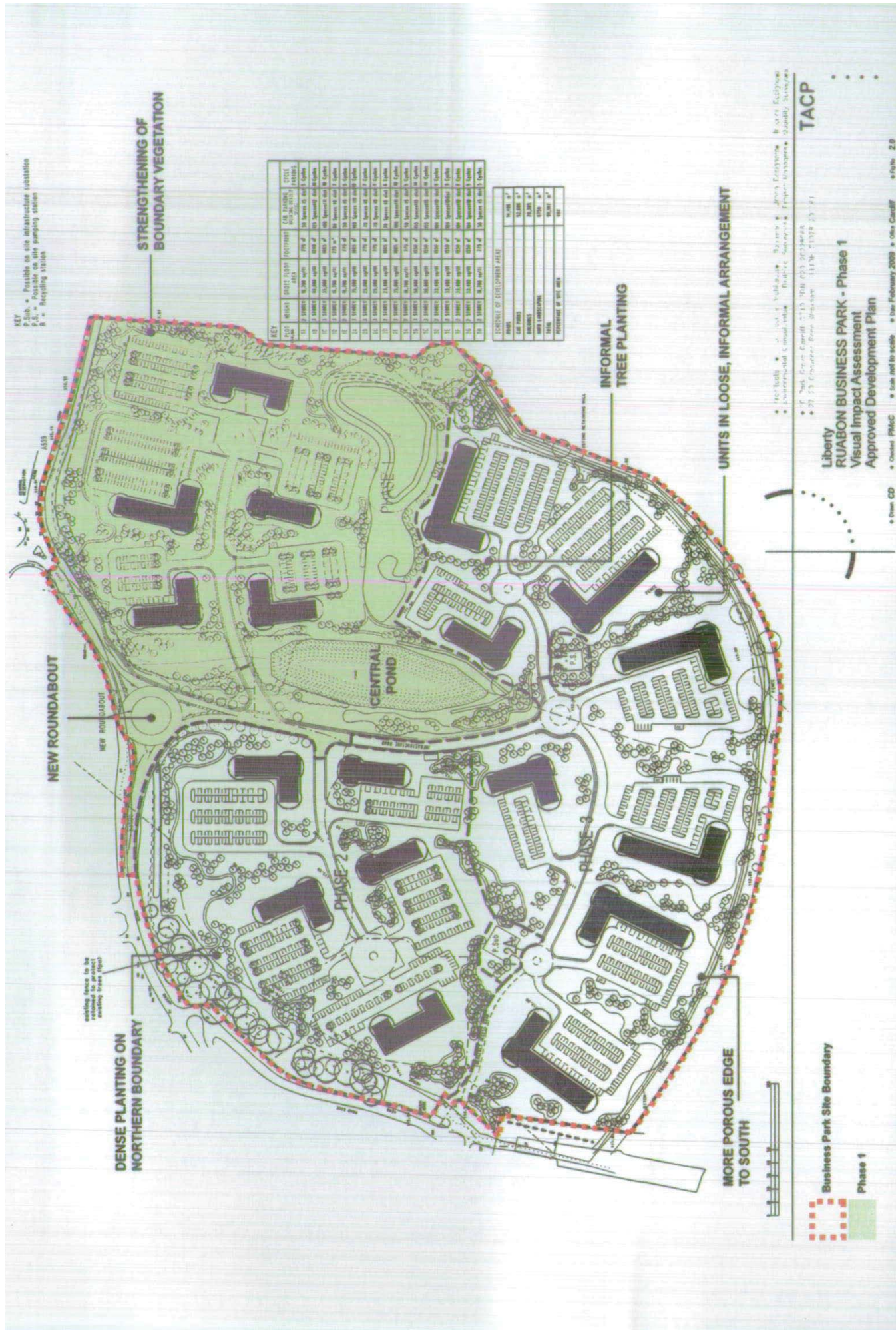
7.4. Vegetation

- 7.4.1. Large areas for planting have been left around and throughout the site. Appropriate sizes of trees and planting heights will be used to frame desirable views and soften and screen development where required.

7.5. Visual Impact

- 7.5.1. Wynnstay Colliery - Existing tree planting will be retained that will screen any views from the Colliery.
- 7.5.2. Wynnstay Hall - The small residential units on a distorted grid will mean the development that can be seen from Wynnstay Hall is in keeping with CADW recommendations. The 10m exclusion zone around the Ha Ha, the cycle track and the linear parks all help to soften the limited views from Wynnstay Hall.
- 7.5.3. Offa's Dyke. The 20m exclusion zone should allow sufficient context to relate to the line of the dyke.

Appendix





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 Landscape Masterplan Ruabon
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Proposed Masterplan

December 2013

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