

APPENDIX 5C

Visual impact schedules

Appendix 5C: Landscape and Visual Assessment
Visual Impact Schedules - Residents and Workers

REFERENCE				VIEWING POSITION				VISUAL IMPACT		
Ref.	OS Grid Ref {SJ}		Post Code	Ward / Village	Property	Distance from Site (m)	View of Existing Site	Component of View	Change in View	Visual Impact
ST1	330839	355157	LL12 9ST	Cefn-y-Bedd	Windy Hill: Oak Mount Farm	585	Severe view	Uninterrupted view towards Llay Industrial Estate and Llay Tip. Views of proposal site limited to boundary hedgerow along Park Road due to substantial visual screen of Alyn Valley woodland. Properties on Llay Road, near to proposal site also partially visible.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary.	No change
ST2	330839	355157	LL12 9ST	Cefn-y-Bedd	Windy Hill: Windy Hill Farm	730	Significant view	Uninterrupted view towards Llay Industrial Estate and Llay Tip. Views of proposal site limited to boundary hedgerow along Park Road due to substantial visual screen of Alyn Valley woodland. Properties on Llay Road, near to proposal site also partially vis	Two small trees and part of hedgerow removed to enable vehicular access into proposal site. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary.	No change
TS1	330904	356066	LL12 9TS	Cefn-y-Bedd	Ffrwd Road: Plas Maen Bungalow	915	Slight view	View towards proposal site interrupted by Sydalit Wood along Ffrwd Road.	No change	No change
SR1	331041	355349	LL12 9SR	Cefn-y-Bedd	Bronallt: 1-3	470	Severe view	View towards proposal site interrupted by hedgerow alongside Windy Hill/Bronallt and buildings in BrynDerw.	No change	No change
SR2	331041	355349	LL12 9SR	Cefn-y-Bedd	Bronallt: 4-6	470	Significant view	View towards proposal site interrupted by hedgerow alongside Windy Hill/Bronallt and buildings in BrynDerw.	No change	No change
SL1	331074	355407	LL12 9SL	Cefn-y-Bedd	Bryn Derw: 1-15 (odds)	365	Severe view	Indirect view towards Llay Industrial Estate and Llay Tip. Views of proposal site restricted to parts of hedgerow alongside Park Road. Vegetation alongside Wrexham to Bidston railway track and Alyn Valley Woodland interrupt direct views into site.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site.	No change
SL2	331074	355407	LL12 9SL	Cefn-y-Bedd	Bryn Derw: 2-16 (evens)	415	Severe view	Views toward proposal site interrupted by buildings on Bryn Derw and vegetation alongside Wrexham to Bidston railway track.	No change	No change
SL3	331074	355407	LL12 9SL	Cefn-y-Bedd	Bryn Derw: 17-22	355	Severe view	Direct view towards Llay Industrial Estate and Llay Tip. Views of proposal site restricted to parts of hedgerow alongside Park Road. Vegetation alongside Wrexham to Bidston railway track and Alyn Valley Woodland interrupt direct views into site.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site.	No change
SL4	331074	355407	LL12 9SL	Cefn-y-Bedd	Bryn Derw: 23-33 (odds)	375	Severe view	Direct view towards Llay Industrial Estate and Llay Tip. Views of proposal site restricted to parts of hedgerow alongside Park Road. Vegetation alongside Wrexham to Bidston railway track and Alyn Valley Woodland interrupt direct views into site.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site.	No change
SL5	331074	355407	LL12 9SL	Cefn-y-Bedd	Bryn Derw: 24-34 (evens)	410	Severe view	Views toward proposal site interrupted by buildings on Bryn Derw and vegetation alongside Wrexham to Bidston railway track.	No change	No change
SL6	331074	355407	LL12 9SL	Cefn-y-Bedd	Bryn Derw: 1-2 Railway Cottages	350	Severe view	Direct view towards Llay Industrial Estate and Llay Tip. Views of proposal site interrupted by vegetation alongside Wrexham to Bidston railway track and Alyn Valley Woodland.	No change	No change
SP1	331124	355181	LL12 9SP	Cefn-y-Bedd	Tan Yr Allt: 17-24	515	Severe view	Views toward proposal site interrupted by buildings on Tan-Yr-Allt.	No change	No change

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Ref.	OS Grid Ref {SJ}		Post Code	Ward / Village	Property	Distance from Site (m)	View of Existing Site	Component of View	Change in View	Visual Impact
SP2	331124	355181	LL12 9SP	Cefn-y-Bedd	Tan Yr Allt: 25-26	515	Severe view	Indirect view towards Llay Industrial Estate and Llay Tip. Views of proposal site restricted to parts of hedgerow alongside Park Road. Vegetation alongside Wrexham to Bidston railway track and Alyn Valley Woodland interrupt direct views into site.	No change	No change
SP3	331124	355181	LL12 9SP	Cefn-y-Bedd	Tan Yr Allt: 27-34	560	Severe view	Views toward proposal site interrupted by buildings on opposite side of road in Tan-Yr-Allt.	No change	No change
SP4	331124	355181	LL12 9SP	Cefn-y-Bedd	Tan Yr Allt: 35-40	580	Significant view	Views toward proposal site interrupted by buildings on opposite side of road in Tan-Yr-Allt.	No change	No change
SN1	331136	355298	LL12 9SN	Cefn-y-Bedd	Sydallt Lane: 1 Oak Mount	405	Severe view	Direct view of proposal site, interrupted by vegetation alongside Wrexham-Bidston railway line and Alyn Valley Woodland. Views of proposal site restricted to hedgerow alongside Park Road and eastern edge of site.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary.	No change
SN2	331136	355298	LL12 9SN	Cefn-y-Bedd	Sydallt Lane: 2-5 Oak Mount	405	Severe view	Indirect view of proposal site, interrupted by vegetation alongside Wrexham-Bidston railway line and Alyn Valley Woodland. Views of proposal site restricted to hedgerow alongside Park Road.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site.	No change
SS1	331155	355277	LL12 9SS	Cefn-y-Bedd	Sydallt Lane: Sydallt Farm	455	Severe view	Direct view towards Llay Industrial Estate and Llay Tip. Views of proposal site restricted to parts of hedgerow alongside Park Road. Vegetation alongside Wrexham to Bidston railway track and Alyn Valley Woodland interrupt direct views into site.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary.	No change
SS2	331155	355277	LL12 9SS	Cefn-y-Bedd	Sydallt Lane: Sydallt Cottage, The Nook	405	Severe view	Direct view towards Llay Industrial Estate and Llay Tip. Views of proposal site restricted to parts of hedgerow alongside Park Road. Vegetation alongside Wrexham to Bidston railway track and Alyn Valley Woodland interrupt direct views into site.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary.	No change
SS3	331155	355277	LL12 9SS	Cefn-y-Bedd	Sydallt Lane: Tree Tops, Ty'r Dderwen	405	Severe view	Indirect view of proposal site, interrupted by vegetation alongside Wrexham-Bidston railway line and Alyn Valley Woodland. Views of proposal site restricted to hedgerow alongside Park Road.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site.	No change
SS4	331155	355735	LL12 9SS	Cefn-y-Bedd	Sydallt Lane / Windy Hill: 1-8	490	Severe view	Views toward proposal site interrupted by buildings on opposite side of road on Windy Hill.	No change	No change
SS5	331155	355735	LL12 9SS	Cefn-y-Bedd	Sydallt Lane / Windy Hill: 9-16	470	Severe view	Views toward proposal site interrupted by buildings on opposite side of road on Windy Hill.	No change	No change
UR1	331216	355570	LL12 9UR	Cefn-y-Bedd	Mold Road: 1-4 Sunny Bank	255	Slight view	Views toward proposal site interrupted by Alyn Valley Woodland	No change	No change
YT1	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: 15-19 (odds)	435	Severe view	Views toward proposal site interrupted by buildings along Oak Alyn Court and vegetation of Alyn Valley Woodland	No change	No change

Appendix 5C: Landscape and Visual Assessment
Visual Impact Schedules - Residents and Workers

REFERENCE				VIEWING POSITION				VISUAL IMPACT		
Ref.	OS Grid Ref {SJ}		Post Code	Ward / Village	Property	Distance from Site (m)	View of Existing Site	Component of View	Change in View	Visual Impact
YT2	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: The Gables, West Grove	305	Severe view	Views toward proposal site interrupted by buildings along Mold Road and vegetation of Alyn Valley Woodland	No change	No change
YT3	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: 1-11 (odds)	480	Significant view	Views toward proposal site interrupted by buildings along Oak Alyn Court and vegetation of Alyn Valley Woodland	No change	No change
YT4	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: 2-4 (evens)	510	Significant view	Views toward proposal site interrupted by buildings along Mold Road and vegetation of Alyn Valley Woodland	No change	No change
YT5	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: Fir Park, High Ridge, Three Gabels	460	Significant view	Views toward proposal site interrupted by buildings along Mold Road and vegetation of Alyn Valley Woodland	No change	No change
YT6	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: 8 and 12, Tanglewood, Whitegrove, The Brambles	370	Significant view	Views toward proposal site interrupted by buildings along Mold Road and vegetation of Alyn Valley Woodland	No change	No change
YT7	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: 25 and 29-33 (odds), Hafod Y Rhiw, Highlands, Ingle Nook, Top Withens	340	Significant view	Views toward proposal site interrupted by buildings along Oak Alyn Court and vegetation of Alyn Valley Woodland	No change	No change
YT8	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: 18 - 22 (evens), Gwynfryn	315	Slight view	Views toward proposal site interrupted by vegetation of Alyn Valley Woodland	No change	No change
YT9	331256	355270	LL12 9YT	Cefn-y-Bedd	Oak Alyn Court: Acorn Lodge, Ty Perllan	490	Slight view	Views toward proposal site interrupted by vegetation of Alyn Valley Woodland	No change	No change
US1	331292	355290	LL12 9US	Cefn-y-Bedd	Mold Road: Rock House, Rock Terrace	390	Slight view	Views toward proposal site interrupted by vegetation of Alyn Valley Woodland	No change	No change
US2	331292	355290	LL12 9US	Cefn-y-Bedd	Mold Road: Oak Alyn Lodge, Oak Alyn Residential Home	575	Slight view	Views toward proposal site interrupted by vegetation within grounds and of Alyn Valley Woodland	No change	No change
US3	331292	355290	LL12 9US	Cefn-y-Bedd	Mold Road: 1-3 Cross Street Mews, Court Hey, 1-2 Hillcrest	345	Slight view	Views toward proposal site interrupted by vegetation of Alyn Valley Woodland	No change	No change
UH1	331367	355937	LL12 9UH	Cefn-y-Bedd	Llay Road: ABC Day Nursery	0	Significant view	Direct view of proposal site. Views of northern and western parts mainly. Views of tipped area partially interrupted by naturally established vegetation on slopes of tip.	Views completely interrupted by proposed noise attenuation barrier during restoration. Views after completion of restoration and removal of noise barrier would be of gently rolling pastureland towards Llay Bank.	Moderately detrimental during restoration works. No change if noise barrier removed after completion of restoration.
UH2	331367	355937	LL12 9UH	Cefn-y-Bedd	Llay Road: Gwastad Cottage	50	Slight view	Indirect view of proposal site interrupted by vegetation of Alyn Valley Woodland and Gwastad Hall Nursing Home.	No change	No change
UH3	331367	355937	LL12 9UH	Cefn-y-Bedd	Llay Road: Gwastad Hall Nursing Home	50	Slight view	Indirect view of proposal site interrupted by woodland vegetation within grounds of nursing home and nursery building.	No change	No change
UF1	331548	355926	LL12 9UF	Cefn-y-Bedd	Llay Road: L Darlington Co Gwastad Farm	280	Significant view	Direct view of proposal site interrupted by vegetation alongside Llay Road and vegetation within grounds of The Coach House and ABC Nursery.	No change	No change
UF2	331548	355926	LL12 9UF	Cefn-y-Bedd	Llay Road: The Grange	40	Slight view	Direct view of proposal site interrupted by coniferous hedge alongside boundary with Llay Road.	No change	No change

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Visual Impact Schedules - Residents and Workers

REFERENCE					VIEWING POSITION				VISUAL IMPACT	
Ref.	OS Grid Ref {SJ}		Post Code	Ward / Village	Property	Distance from Site (m)	View of Existing Site	Component of View	Change in View	Visual Impact
UG1	331656	355859	LL12 9UG	Cefn-y-Bedd	Llay Road: Lane End Bungalow	0	Severe view	Direct view of proposal site, partially interrupted by close board timber fence. Views of northern parts mainly. Views partially interrupted by naturalised vegetation on slopes of former sand and gravel workings and on banks of tipped area.	Views interrupted by proposed noise attenuation barrier during restoration of site. Barrier to replace existing timber close board fence. Lorries accessing site along Park Road visible. Site vehicles also visible during restoration works. Views after completion of restoration and removal of noise barrier would be of gently rolling pastureland towards Llay Bank.	Moderately detrimental during restoration works. No change if noise barrier removed after completion of restoration.
UG2	331656	355859	LL12 9UG	Cefn-y-Bedd	Llay Road: Bonny Cottage	145	Severe view	Indirect view from property, direct view from grounds. Views of proposal site interrupted by vegetation alongside Park Road and within grounds. Alyn Valley Woodland and SydalIt Hill form background.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary. Lorries accessing proposal site off Park Road would also be visible.	Slightly detrimental during restoraion works. No change after completion of restoration.
UG3	331656	355859	LL12 9UG	Cefn-y-Bedd	Llay Road: Greenbanks, Hilltop	130	Significant view	Indirect view from property, direct view from grounds. Views of proposal site interrupted by vegetation alongside Park Road and within grounds. Alyn Valley Woodland and SydalIt Hill form background.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary. Lorries accessing proposal site off Park Road would also be visible.	Slightly detrimental during restoraion works. No change after completion of restoration.
UG4	331656	355859	LL12 9UG	Cefn-y-Bedd	Llay Road: Alandale, Bryn Euryr	85	Slight view	Indirect view from property, direct view from grounds. Views of proposal site interrupted by vegetation alongside Park Road. Alyn Valley Woodland and SydalIt Hill form background.	Two small trees and part of hedgerow removed to enable vehicular access into proposal site. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary. Lorries accessing proposal site off Park Road would also be visible.	Slightly detrimental during restoraion works. No change after completion of restoration.
UG5	331656	355859	LL12 9UG	Cefn-y-Bedd	Llay Road: The Coach House	10	Slight view	Indirect view of proposal site interrupted by ABC Nursery building.	No change	No change
TL1	332522	356034	LL12 0TL	Llay	Llay Road: 1-5 Bramble Court	960	Significant view	Indirect view of proposal site interrupted by woodland vegetation on to southern boundary to Llay Tip.	No change	No change
TH1	332623	355688	LL12 0TH	Llay	Llay Road: Llay Hall Farm	955	Slight view	Indirect view of proposal site interrupted by several hedgerows with amtire trees.	No change	No change

Appendix 7C: Landscape and Visual Assessment
Visual Impact Schedules - Recreation, Transport and Amenity

REFERENCE				VIEWING POSITION				VISUAL IMPACT	
Ref.	OS Grid Ref [SJ]		Parish / Community	Description	Nearest distance from Site (m)	View of Existing Site	Component of View	Change in View	Visual Impact
2	329775	356890	Llanfynydd	Footpath: connecting Bryn Yorkin to Abermorddu.	850	Distant view	Distant views towards Llay Industrial Estate and Llay Tip interrupted by mature hedgerows near to the footpath. View of proposal site interrupted by Alyn Valley Woodland. Vegetation along Park Road not noticeable from surrounding vegetation.	No change	No change
7A	330260	356217	Llanfynydd	Footpath: short segment connecting Cymau Road to Baracks Lane.	1165	Distant view	Indirect views towards Llay Industrial Estate and Llay Tip interrupted by hedges. Views of proposal site interrupted by Alyn Valley Woodland and Sydalit Wood in the Ffrwd Valley.	No change	No change
6	330346	356311	Llanfynydd	Footpath: connecting Bryn Ffynon to Cymau Road.	335	Distant view	Indirect views towards Llay Industrial Estate and Llay Tip interrupted by mature hedgerows near to the footpath. View of proposal site interrupted by Alyn Valley Woodland. Vegetation along Park Road not noticeable from surrounding vegetation.	No change	No change
32	330573	354953	Gwersyllt	Footpath: along dismantled railway connecting Sydalit to top of Windy Hill.	485	Severe view	Indirect views of proposal site from short section of footpath near Sydalit interrupted by hedgerow with mature trees.	No change	No change
3	330615	356337	Llanfynydd	Footpath: connecting Cymau Road to Petit Close, Wyndham Drive.	320	Significant view	Views of proposal site interrupted by field boundaries and vegetation of Sydalit Wood and Alyn Valley Woodland.	No change	No change
33	330878	355498	Gwersyllt	Footpath: connecting footpath Gwersyllt 32 to Sydalit Lane.	465	Severe view	Views of proposal site interrupted by Sydalit Lane boundary hedgerows.	No change	No change
42	330925	355713	Gwersyllt	Footpath: connecting Sydalit Farm to footpath Gwersyllt 36 alongside Wrexham-Bidston railway line.	335	Severe view	Views of proposal site interrupted by vegetation alongside Wrexham-Bidston railway line, railway embankment and Alyn Valley Woodland.	No change	No change
36	330944	355577	Gwersyllt	Footpath: connecting Sydalit Lane to bridleway Gwersyllt 41.	330	Severe view	Views of proposal site interrupted by vegetation alongside Wrexham-Bidston railway line and railway embankment. Section of footpath temporarily closed during survey due to maintenance works on railway.	No change	No change
39	331070	355609	Gwersyllt	Footpath: connecting Railway Terrace and Bryn Derw to footpath Gwersyllt 36.	330	Severe view	Views of proposal site interrupted by vegetation alongside Wrexham-Bidston railway line and railway embankment. Footpath temporarily closed during survey due to maintenance works on railway.	No change	No change
38	331087	355615	Gwersyllt	Footpath: connecting footpath Gwersyllt 36 to Mold Road.	250	Slight view	Views of proposal site interrupted by Alyn Valley Woodland. Footpath temporarily closed during survey due to maintenance works on railway.	No change	No change
40	331140	355444	Gwersyllt	Footpath: connecting Railway Terrace to Mold Road.	260	Significant view	Views of proposal site interrupted by Alyn Valley Woodland.	No change	No change

Appendix 7C: Landscape and Visual Assessment
Visual Impact Schedules - Recreation, Transport and Amenity

REFERENCE				VIEWING POSITION				VISUAL IMPACT	
Ref.	OS Grid Ref [SJ]		Parish / Community	Description	Nearest distance from Site (m)	View of Existing Site	Component of View	Change in View	Visual Impact
17	331345	356041	Llay	Footpath: connecting Gwastad Hall to Rackery Hall.	190	Significant view	Views of proposal site interrupted by vegetation alongside Llay Road and within grounds of Gwastad Hall, The Coach House and The Grange.	No change	No change
12	331912	355301	Llay	Footpath: connecting Llay Bank to Llay Road and Llay Hall farmland	490	Slight view	Indirect views of proposal site partially interrupted by field boundary vegetation. Vegetation along Park Road barely discernible against Alyn Valley Woodland and Vegetation in grounds of Gwastad Hall in the background.	Two small trees removed to allow vehicular access into proposal site not noticable. Lorries accessing proposa site during restoration would be visible when travelling along Park Road.	No change
			Hope and Llanfynydd	Bryn-Yorkin Road	1480	Distant view	Indirect views toward proposal site interrupted by tall roadside hedgerows with few breaks for field access.	No change	No change
			Llanfynydd	Cymau Road	305	Slight view	Indirect views toward proposal site interrupted by tall roadside hedgerows with few breaks for field access.	No change	No change
			Llanfynydd	Barracks Lane	1030	Distant view	Indirect views toward proposal site interrupted by roadside hedges.	No change	No change
			Gwersyllt	Windy Hill	470	Severe view	Direct views toward proposal site interrupted by tall roadside hedgerows, buildings in Bryn Derw and Alyn Valley Woodland.	No change	No change
			Gwersyllt	Bronallt / Sydallt Lane	460	Severe view	Indirect views toward proposal site interrupted by boundary hedgerows and dwellings alongside Sydallt Lane.	No change	No change
			Gwersyllt	Mold Road	105	Slight view	Indirect views toward proposal site completely interrupted by Alyn Valley Woodland and walls alongside Mold Road.	No change	No change
			Llay	B5102 Llay Road	20	Slight View	Direct views toward proposal site partially interrupted by roadside hedges.	Two small trees removed to allow vehicular access into proposalsite. Lorries accessing proposal site during restoration would be visible when travelling along Park Road. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary.	Slightly detrimental during restoration works. No change thereafter.
			Llay	Park Road	0	Significant view	Direct and Indirect views toward proposal site partially interrupted by roadside hedge and vegetation. Breaks in existing boundary offer indirect views into proposal site.	Two small trees and some hedgerow vegetation removed to allow vehicular access into proposal site. Lorries accessing proposal site during restoration would be visible when travelling along short section of Park Road and when standing off road in site entrance. Site accommodation unit would be visible during restoration if placed alongside Park Road boundary. Site vehicles also visible during restoration works.	Slightly detrimental during restoration works. No change thereafter.
			Gwersyllt	Wrexham-Bidston Railway	305	Significant view	Indirect views towards proposal site where railway is on embankment interrupted by vegetation on embankment and Alyn Valley Woodland	No change	No change
			Gwersyllt	Alyn Waters Country Park	95	Slight view	Views toward proposal site completely interrupted by Alyn Valley Woodland and newly established woodland within country park.	No change	No change