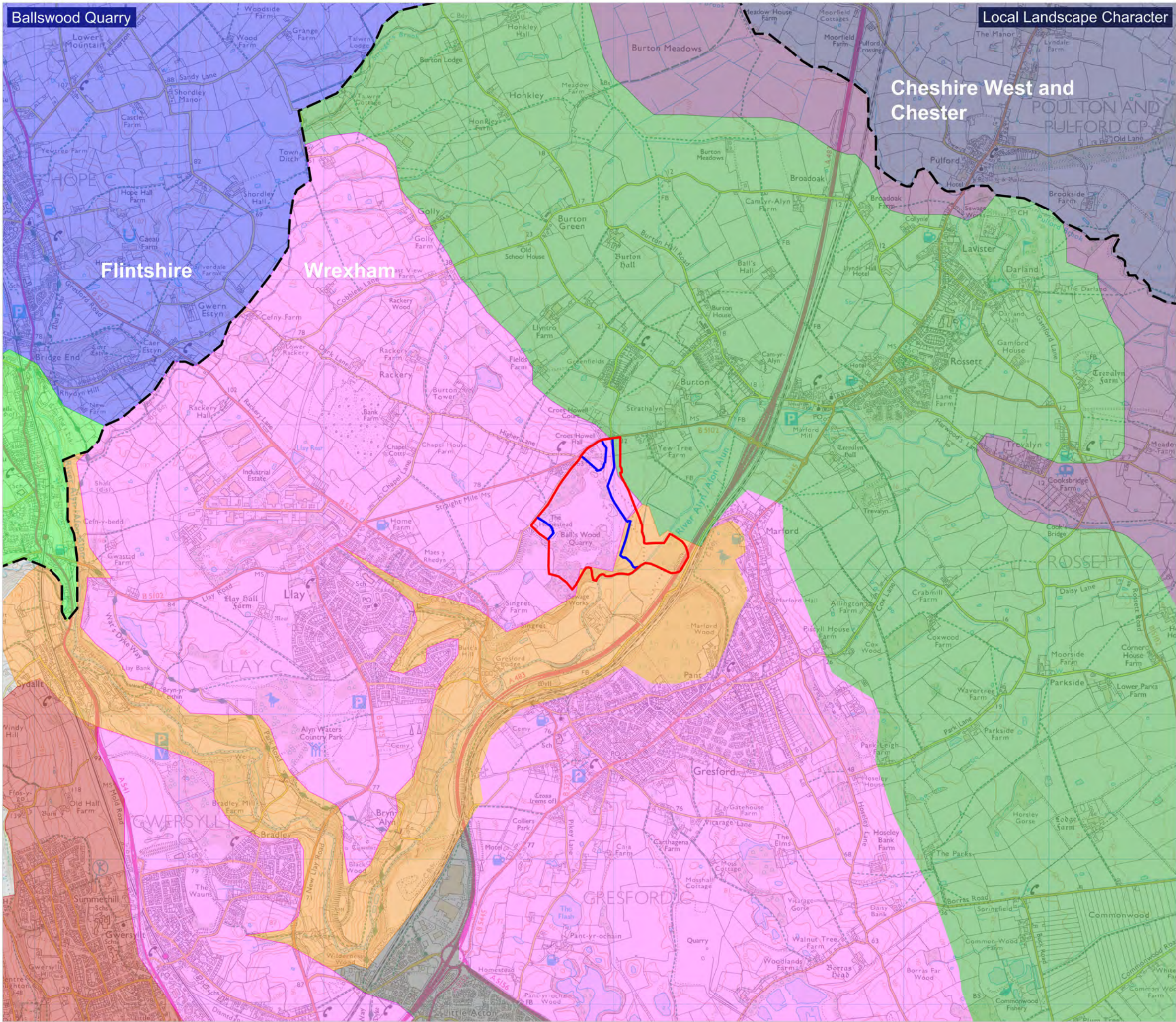




LEGEND

- Planning Permission Boundary
- Ownership Boundary
- Wrexham**
 - Gwersyllt, Llay, Gresford, Borrass
 - River Alyn Valley
 - Dee Terraces
 - West Wrexham Ridges & Valleys
 - Wrexham Town
 - Dee Floodplain
 - Ffrith Valley
- Flintshire**
 - Eastern Lowland Plain
 - Gritstone Hills
- Cheshire West and Chester**
 - Estate Farmland



PROJECT:
Ballswood Quarry

TITLE:
Local Landscape Character

REF NO:
KD.BLW.013

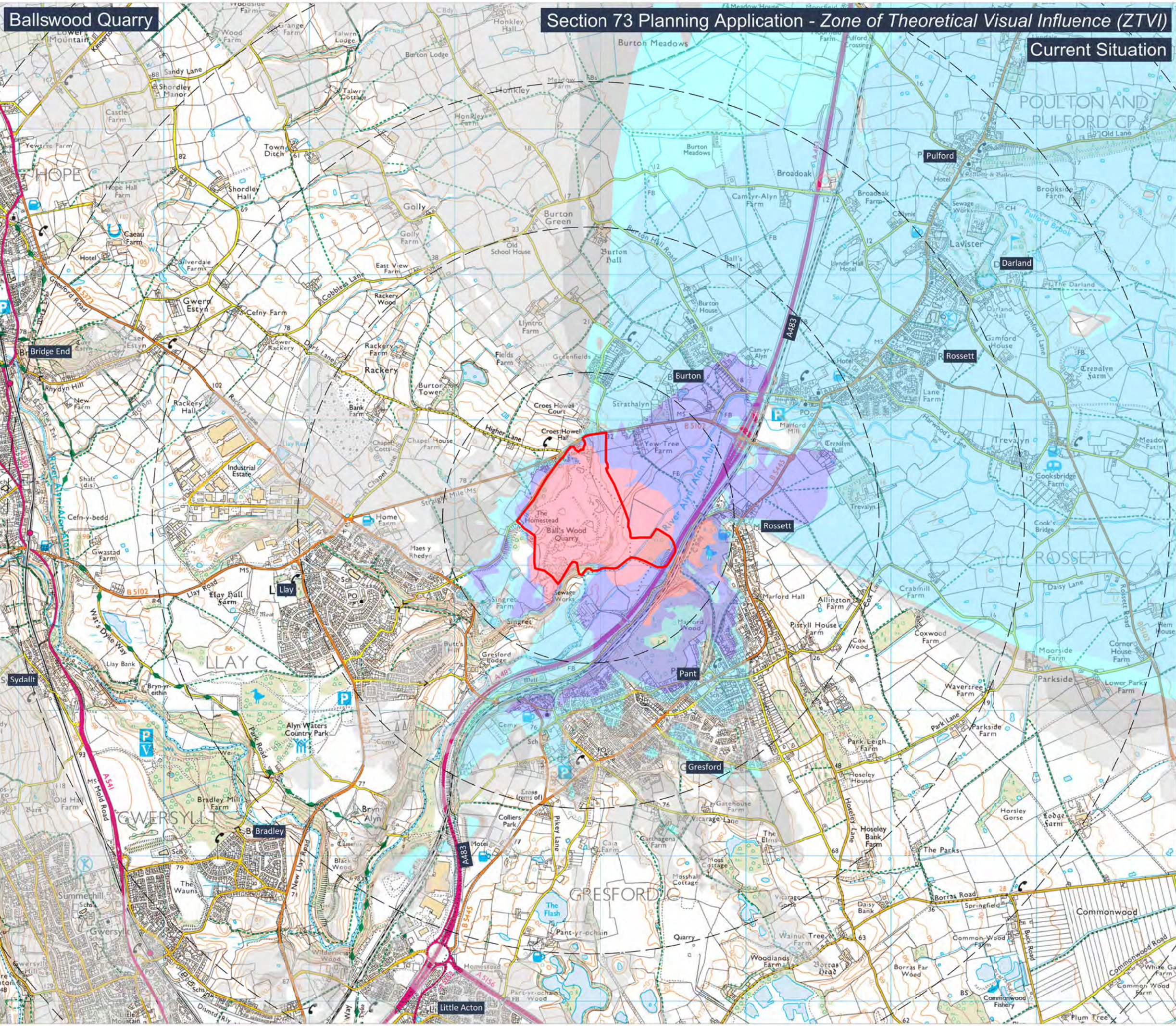
DATE:
August 2020

SCALE:
1:25,000 @ A3

STATUS:
FINAL



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Section 73 Planning Application - Zone of Theoretical Visual Influence (ZTVI)

Current Situation

LEGEND

- Application Boundary
- 1km Distance Banding

Zones of Theoretical Visibility

- > 3.0
 - > 1.0 - 3.0
 - > 0.3 - 0.1
 - > 0.2 - 0.3
 - > 0.1 - 0.2
 - > 0.0 - 0.1
- Areas with a higher magnitude of impact
- Areas with a lower magnitude of impact

The vertical angle is the sectional angle the site forms when viewed from a specific location. The edge of the coloured area defines the visual envelope within the Local Study Area.

This computer method helps define the measure of visual impact the proposed scheme might have by linking potential visual impact to the vertical angle subtended at the viewpoint by the top and bottom extremities of the area being viewed. This gives a measure of how much of a given field of view is occupied by the area when viewed from different locations. This method automatically takes into account what effect distance has on impact (i.e. an object close to the viewer occupies a far greater vertical angle than something hundreds of metres away).

The computation also takes account of the curvature of the earth. The ZVI values were calculated on a 25m grid across the study area and points of the same value were linked to produce 'contours' of potential 'visual magnitude'. The 'actual' Zone of Visible Influence will therefore be modified by the effects of intervening woodland, hedgerows, buildings, and minor landform features.

*Please refer to Appendix B for detailed methodology

CHESHIRE & NORTH WALES SAND & GRAVEL LTD.



PROJECT:
Ballswood Quarry - Section 73 Application

TITLE:
ZTVI - Current Situation

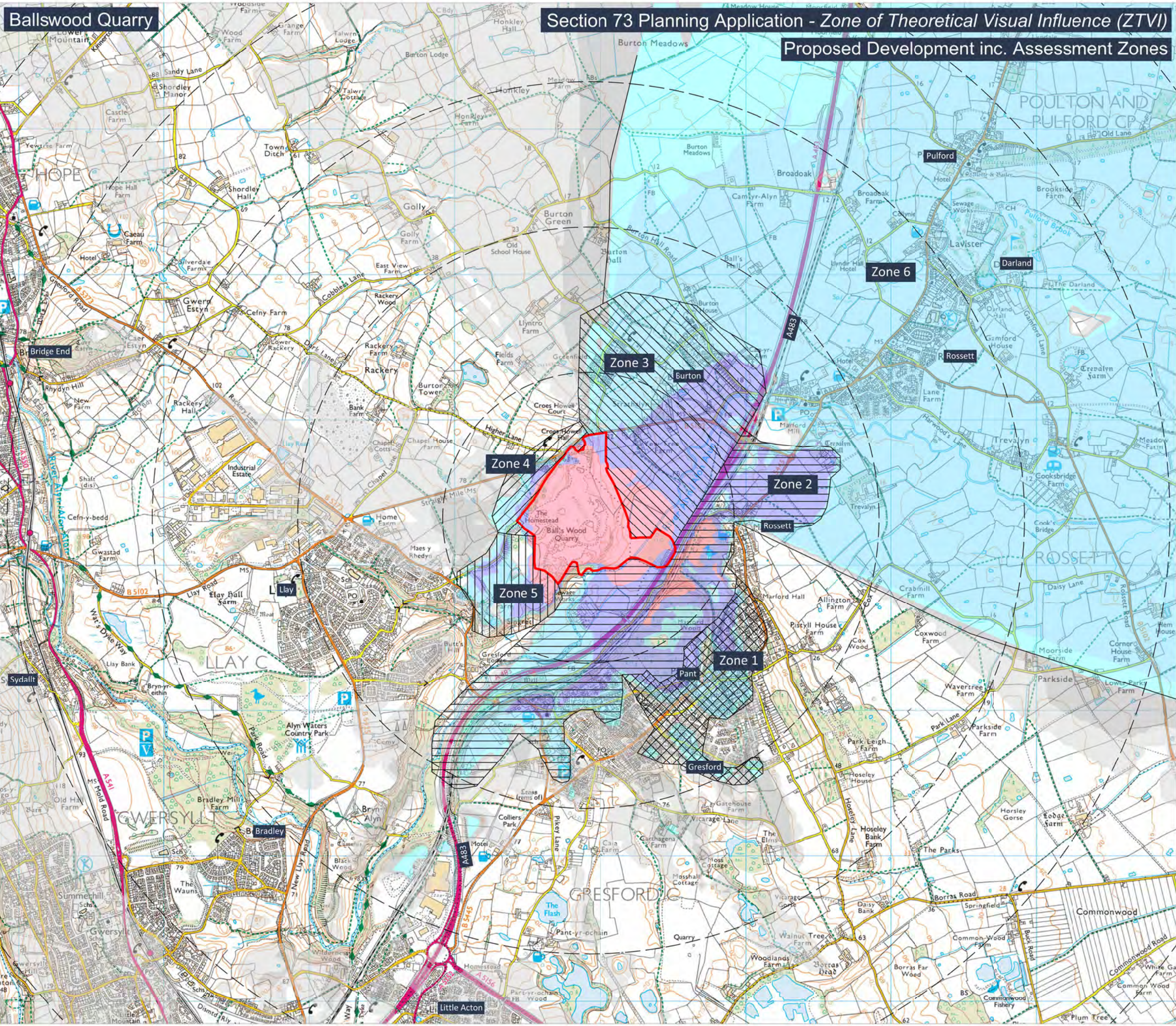
REF NO:
KD.BLWQ.1.D.021

DATE:
July 2020

SCALE:
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STATUS:
FINAL

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LEGEND

Application Boundary

1km Distance Banding

Zones of Theoretical Visibility

	> 3.0	Areas with a higher magnitude of impact Areas with a lower magnitude of impact
	> 1.0 - 3.0	
	> 0.3 - 0.1	
	> 0.2 - 0.3	
	> 0.1 - 0.2	
	> 0.0 - 0.1	

The vertical angle is the sectional angle the site forms when viewed from a specific location. The edge of the coloured area defines the visual envelope within the Local Study Area.

This computer method helps define the measure of visual impact the proposed scheme might have by linking potential visual impact to the vertical angle subtended at the viewpoint by the top and bottom extremities of the area being viewed. This gives a measure of how much of a given field of view is occupied by the area when viewed from different locations. This method automatically takes into account what effect distance has on impact (i.e. an object close to the viewer occupies a far greater vertical angle than something hundreds of metres away).

The computation also takes account of the curvature of the earth. The ZVI values were calculated on a 25m grid across the study area and points of the same value were linked to produce 'contours' of potential 'visual magnitude'. The 'actual' Zone of Visible Influence will therefore be modified by the effects of intervening woodland, hedgerows, buildings, and minor landform features.

*Please refer to Appendix B for detailed methodology

CHESHIRE & NORTH WALES SAND & GRAVEL LTD.

PROJECT:
Ballswood Quarry - Section 73 Application

TITLE:
ZTVI - Proposed Development inc. Assessment Zones

REF NO:
KD.BLWQ.1.D.023

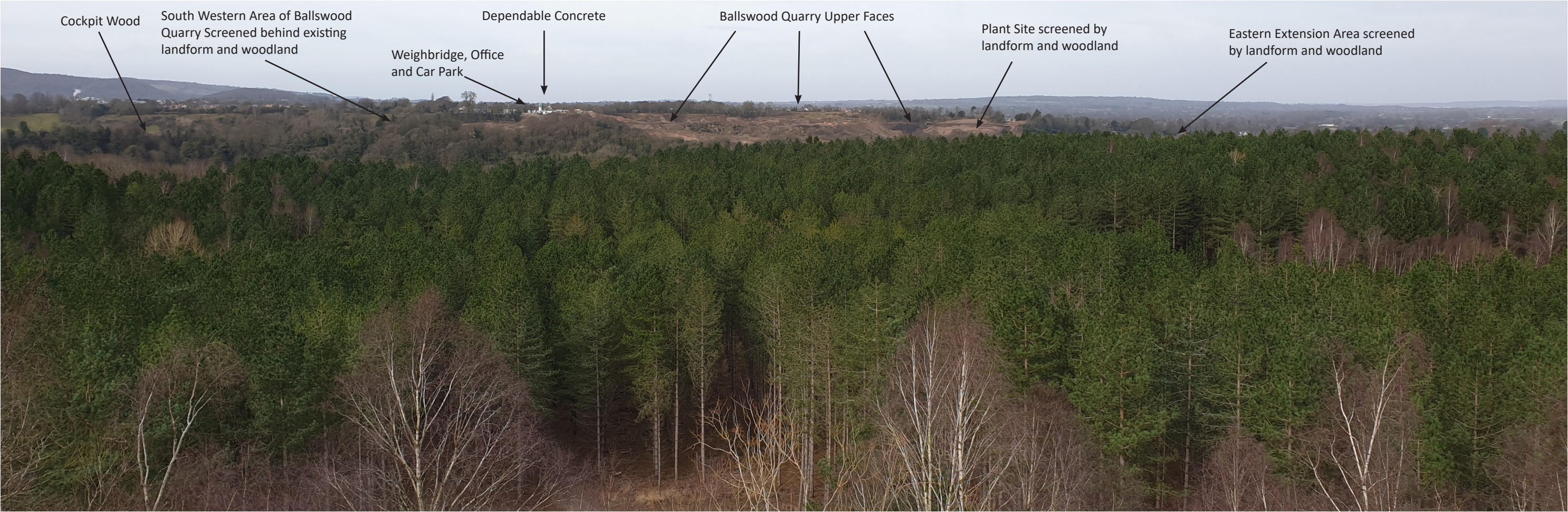
DATE:
July 2020

SCALE:
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STATUS:
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Ballswood Quarry - Representative Viewpoint Zone 1



Representative Zone 1- View from an eastern path within Maes y Pant looking north west over Marford Wood towards Ballswood Quarry.

This sheet provides a representative (worst case) photograph of the existing nature and type of view available to visual receptors within the general area of Zone 1. (Please refer to Drawing N°..... for the location of Zone 1). The table below describes the types of potential visual receptors within Zone 1. Together with their sensitivity to the type of development, a description of the existing view of Ballswood Quarry, together with its assessed magnitude of effect on local receptors and its associated visual significance of effect. The table also provides a description of the changes associated with the application, their assessed magnitude of effect and associated level of visual significance.

Representative Visual Receptors from within this Zone (1) - Receptors look west at lower / similar elevations to the Site from distances of ~1 to 3km.

Existing Visual Amenity				Assessing Existing Situation		Proposed Development Interactions	Assessed Significance of the Proposed Development	
View-point Ref	Sensitivity of Visual Receptors	Assessment Sensitivity	Description of existing visual nature of the Ballswood Quarry development and context.	Magnitude of Effect	Significance of Effect	Interactions between proposals and visual receptor - description of change	Magnitude of Effect	Significance of Effect
1	Receptors including: Residents of Quarry Bow and Pant Lane.	High	Receptors have views across to Ballswood Quarry from a top of ridge location as a panoramic western setting over the immediate Maes y Pant wooded community park, the A458 road corridor, the rising land which Ballswood Quarry is set to Llay, the Croeshowell Hill and agricultural land to the west.	Low	Moderate Adverse	The Proposed Development will include the combination of the working and restoration of the upper western ridge land of Ballswood Quarry north of the plant site, and the working and restoration of this upper area of the site. Land to the east will be progressively extracted and restored. All of the existing and new plant will be set behind the site's eastern wooded ridge and screened from views within this zone.	Low	Moderate Adverse
	Users of Public Right Of Way references MAR8 + MAR9 southern section.	Medium		Low	Slight Adverse		Low	Slight Adverse
	Users of Public Open Space (Maes y Pant)	Medium		Low	Slight Adverse		Low	Slight Adverse
	Vehicle users of Quarry Bow and Pant Lane	Low		Low	None to Very Slight Adverse		Low	None to Very Slight Adverse

Ballswood Quarry - Photographic Visual Receptor Zones

Kedd Limited- Fox Studio, King Street, Much Wenlock, Shropshire, TF13 6BL

Please see drawing for location of receptor/ photograph location points



Ballswood Quarry - Representative Viewpoint Zone 2



Representative Zone 2- View from A483 corridor looking south / south west towards the site at a distance of circa 800m.

This sheet provides a representative (worst case) photograph of the existing nature and type of view available to visual receptors within the general area of Zone 2. (Please refer to Drawing N°..... for the location of Zone 2). The table below describes the types of potential visual receptors within Zone 2. Together with their sensitivity to the type of development, a description of the existing view of Ballswood Quarry, together with its assessed magnitude of effect on local receptors and its associated visual significance of effect. The table also provides a description of the changes associated with the application, their assessed magnitude of effect and associated level of visual significance.

Representative Visual Receptors from within this zone (2) - Receptors tend to look up towards the Site from a lower elevation looking west at distances of ~ 20m to 3km.

Existing Visual Amenity				Assessing Existing Situation		Proposed Development Interactions	Assessed Significance of the Proposed Development	
View-point Ref	Sensitivity of Visual Receptors	Assessment Sensitivity	Description of existing visual nature of the Ballswood Quarry development and context.	Magnitude of Effect	Significance of Effect	Interactions between proposals and visual receptor - description of change	Magnitude of Effect	Significance of Effect
2	Receptors including: Residents of Gresford within the southern zone	High	The vast majority of potential visual receptors within this zone have no view of the existing quarry. It is screened from view by a combination of landforms, structures and vegetation. Not winter views when trees not in leaf may allow restricted views.	None	Neutral	Given the lower elevation of visual receptors within this zone looking west towards the quarry and intervening rising ground. There is very limited opportunity for views of the proposed development changes.	None	Neutral
	Resident of Rossett / Gresford within the north eastern area of the zone	High		None	Neutral		None	Neutral
	Users of Public Right of Way references MAR8 and MAR9 northern section as well as GRE6 + GRE7	Medium		None	Neutral		None	Neutral
	Users of the A483 roadway	Low		None to Low	Neutral to Low Adverse		None to Low	Neutral to Low Adverse

Ballswood Quarry - Representative Viewpoint Zone 3



Representative Zone 3 - View from B5102 looking south west over Yew Tree Farm towards Ballswood Quarry circa 1km.

This sheet provides a representative (worst case) photograph of the existing nature and type of view available to visual receptors within the general area of Zone 3. (Please refer to Drawing N°..... for the location of Zone 3). The table below describes the types of potential visual receptors within Zone 3. Together with their sensitivity to the type of development, a description of the existing view of Ballswood Quarry, together with its assessed magnitude of effect on local receptors and its associated visual significance of effect. The table also provides a description of the changes associated with the application, their assessed magnitude of effect and associated level of visual significance.

Representative Visual Receptors from within this zone (3) tend to look west from similar / lower elevations to the site at a distance between ~0 to 1km.

Existing Visual Amenity			Assessing Existing Situation			Proposed Development Interactions	Assessed Significance of the Proposed Development	
View-point Ref	Sensitivity of Visual Receptors	Assessment Sensitivity	Description of existing visual nature of the Ballswood Quarry development and context.	Magnitude of Effect	Significance of Effect	Interactions between proposals and visual receptor - description of change	Magnitude of Effect	Significance of Effect
3	Receptors including:		Receptors look south and south west from distances of less than 1km towards the north eastern and eastern boundary of the quarry. Receptors can see the exisiting quarry faces, plant and machinery, extraction and on-going retention works. In general the works are set within and / or against a landscape and backcloth of surrounding agricultural and wooded land, looking both up to and over the existing development.			From this zone the main visual changes which will occur relate to the progressive restoration of higher ground land / restoration slopes along the northern / north western quarry area. Together with the soil stripping, mineral extraction and progressive restoration of land within the eastern area of the site. The proposed new working plant being located and screened within the quarry void.		
	Residents of Yew Tree Farm	High		Medium	Notable Adverse		Medium	Notable Adverse
	Residents of Rossett House	High		Low	Moderate Adverse		Low	Moderate Adverse
	Residents of Strathalyn	High		None to Low	None to Moderate Adverse		None to Low	None to Moderate Adverse
	Residents of Woodridge	High		Low to Medium	Moderate to Notable Adverse		Low to Medium	Moderate to Notable Adverse
	Residents of semi detached property located in Rossett off B5102	High		Low to Medium	Moderate to Notable Adverse		Low to Medium	Moderate to Notable Adverse
	Residents of Croeshowell Hall and adjacent properties	High		Medium	Notable Adverse		Medium	Notable Adverse
	Users of Public Right of Way reference MAR11, BUR 35 + BUR36	Medium		Medium	Moderate Adverse		Medium	Moderate Adverse
	Users of B5102 Croeshowell Road	Low		Low	Very Slight Adverse		Low	Very Slight Adverse

Ballswood Quarry - Representative Viewpoint Zone 4



Representative Zone 4 - Receptors to the north west of the site around Gegin Lane at a distance of ~0 to 0.3km.

This sheet provides a representative (worst case) photograph of the existing nature and type of view available to visual receptors within the general area of Zone 4. (Please refer to Drawing N°..... for the location of Zone 4). The table below describes the types of potential visual receptors within Zone 4. Together with their sensitivity to the type of development, a description of the existing view of Ballswood Quarry, together with its assessed magnitude of effect on local receptors and its associated visual significance of effect. The table also provides a description of the changes associated with the application, their assessed magnitude of effect and associated level of visual significance.

Representative Visual Receptors from this zone (4) - Receptors look east / south east across and over the site from similar higher elevations at a distance of ~ adjacent to

Existing Visual Amenity				Assessing Existing Situation		Proposed Development Interactions	Assessed Significance of the Proposed Development	
View-point Ref	Sensitivity of Visual Receptors	Assessment Sensitivity	Description of existing visual nature of the Ballswood Quarry development and context.	Magnitude of Effect	Significance of Effect	Interactions between proposals and visual receptor - description of change	Magnitude of Effect	Significance of Effect
4	Receptors including: Residents of Llay situated between Gegin Lane and Straight Mile	High	Receptors can look east (north and south) towards the western boundary of the Site from close distances (~adjacent to 50m). Views of the existing site are however limited as a result of both existing vegetation along the site boundary and a change in landform / levels, with quarried / restored land generally being at a lower elevation than the receptors. In general receptor views look over the existing quarry to the wider panoramic views to the east (when not prevented by vegetation). Receptors can view the current eastern faces of the quarry and the processing plant site.	Low	Moderate Adverse	From this zone the main visual changes which will occur relate to existing vegetation growing thicker, adjacent Site, plus restoration works being completed. There will be less opportunity for receptors from the zone to see anything of the site apart from the entrance area. Whilst vegetation is establishing there will be potential to still view the eastern faces, plant site and part of the proposed Eastern Extension Area C.	Very Low	Slight Adverse
	Users of Gegin Lane	Low		Low	Very Slight Adverse		Very Low	Minimal Adverse
	Users of Public Right of Way reference LLA2	Medium		Medium	Moderate Adverse		Medium	Moderate Adverse
	Residents of property on junction of Croeshowell Hill and Croeshowell Lane	High		Low to Medium	Moderate to Notable Adverse		Low to Medium	Moderate to Notable Adverse

Ballswood Quarry - Representative Viewpoint Zone 5



Representative Zone 5 - Receptors to the west of the site (east of Llay) at a distance of ~0.4 to 0.6km.
 This sheet provides a representative (worst case) photograph of the existing nature and type of view available to visual receptors within the general area of Zone 5. (Please refer to Drawing N°..... for the location of Zone 5). The table below describes the types of potential visual receptors within Zone 5. Together with their sensitivity to the type of development, a description of the existing view of Ballswood Quarry, together with its assessed magnitude of effect on local receptors and its associated visual significance of effect. The table also provides a description of the changes associated with the application, their assessed magnitude of effect and associated level of visual significance.

Representative Visual Receptors from this Zone (5) - Receptors look north / north east towards the site at a distance of between ~0.4 to 0.6km.

Existing Visual Amenity			Assessing Existing Situation			Proposed Development Interactions	Assessed Significance of the Proposed Development	
View-point Ref	Sensitivity of Visual Receptors	Assessment Sensitivity	Description of existing visual nature of the Ballswood Quarry development and context.	Magnitude of Effect	Significance of Effect	Interactions between proposals and visual receptor - description of change	Magnitude of Effect	Significance of Effect
5	Receptors including:							
	Residents of Llay located off Gresford Road	High	Receptors can look north / north east towards the southern boundary of the site. View are heavily restricted by a combination of landform and vegetation structure which includes a hedgerow adjacent to both Gresford Road and Gegin Lane. From ground level there are no receptor views of the site. From upper floor windows in residences there is the potential to see the existing plant site and adjacent Dependable Concrete and Lorry park. The quarry plant being screened at a lower level.	Very Low	Very Slight Adverse	From this zone the main visual potential for change is the working of the small area. A block of land in the southern area of the site and the proposed new wash plant.	Very Low	Very Slight Adverse
	Users of Gresford Road (B5373)	Low		None	Neutral		None	Neutral
	Residents of Singret Farm	High		Very Low	Very Slight Adverse		Very Low	Very Slight Adverse
	Residents of the Homestead	High		Very Low	Very Slight Adverse		Very Low	Very Slight Adverse
	Residents of the Grange	High		Very Low	Very Slight Adverse		Very Low	Very Slight Adverse
	Residents of Knowle Cottage	High		Very Low	Very Slight Adverse		Very Low	Very Slight Adverse
	Users of Gegin Lane	Low		None	Neutral		None	Neutral

Ballswood Quarry - Representative Viewpoint Zone 6



Representative Zone 6 - Receptors to the north and east of the site at a distance of ~ 1 to 4km.

This sheet provides a representative (worst case) photograph of the existing nature and type of view available to visual receptors within the general area of Zone 6. (Please refer to Drawing N°..... for the location of Zone 6). The table below describes the types of potential visual receptors within Zone 6. Together with their sensitivity to the type of development, a description of the existing view of Ballswood Quarry, together with its assessed magnitude of effect on local receptors and its associated visual significance of effect. The table also provides a description of the changes associated with the application, their assessed magnitude of effect and associated level of visual significance.

Representative Visual Receptors from this zone (6) - Receptors look south and west towards the site at a distance of ~ 1 to 3+km.

Existing Visual Amenity				Assessing Existing Situation		Proposed Development Interactions	Assessed Significance of the Proposed Development	
View-point Ref	Sensitivity of Visual Receptors	Assessment Sensitivity	Description of existing visual nature of the Ballswood Quarry development and context.	Magnitude of Effect	Significance of Effect	Interactions between proposals and visual receptor - description of change	Magnitude of Effect	Significance of Effect
6	Receptors including: Residents of Rossett	High	Receptors can look south west towards the site from generally lower level elevation. The intervening view being a mixture of landuses, built, agricultural, hedges and woodland blocks. There is the potential to view the existing sites higher elevation quarried faces / ongoing restoration areas.	None to Very Low	Neutral to Slight Adverse	From this zone the main visual change will be the progressive restoration of the upper northern / western faces of the quarry. The restoration works will be progressively reduce views of the site.	None to Very Low	Neutral to Slight Adverse
	Residents of Pulford	High		None to Very Low	Neutral to Slight Adverse		None to Very Low	Neutral to Slight Adverse
	Residents of Darland	High		None to Very Low	Neutral to Slight Adverse		None to Very Low	Neutral to Slight Adverse
	Users of the local road network within this zone	Low		None to Very Low	Neutral to Minimal Adverse		None to Very Low	Neutral to Minimal Adverse
	Users of the Public Rights of Way network within this zone	Medium		None to Very Low	Neutral to Very Slight Adverse		None to Very Low	Neutral to Very Slight Adverse

Ballswood Quarry - Photographic Visual Receptor Zones

Kedd Limited- Fox Studio, King Street, Much Wenlock, Shropshire, TF13 6BL

Please see drawing for location of receptor/ photograph location points

