

**PROPOSED INDUSTRIAL DEVELOPMENT AT BRYN LANE,
WREXHAM INDUSTRIAL ESTATE,
WREXHAM.**

LANDSCAPE AND VISUAL APPRAISAL (ADDENDUM)

(Report Ref: 1792.02.02)

for

**Kingmoor Park Limited
The Marketing Suite
Unit D, Baron Way
Carlisle
Cumbria**

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Written:	Checked:	Approved:
AC	CG	IJG

TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH
Tel: 01925 844004
Fax: 01925 844002
E-mail: tep@tep.uk.com
www.tep.uk.com



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1.0 INTRODUCTION

- 1.1 This document is an addendum to the Landscape and Visual Appraisal report (LVA) which was completed in August 2008; TEP ref 1792.002 and was included in the planning submission for the proposed development at Bryn Lane, Wrexham Industrial Estate. This supplemental report has been produced following discussions with Wrexham County Borough Council and subsequent amendments to the layout of the proposed development.
- 1.2 The revised layout responds to comments from the council and includes alteration in the orientation of the proposed building within Plot 3. This plot is in the northern part of the application site and these changes seek to reduce potential visual effects.
- 1.3 This report outlines the changes to the proposed development and makes an assessment of the anticipated effects on views referring to viewpoints and receptors as previously identified in the LVA report. Baseline conditions are unaffected and are not included in this report (refer to Sections 4 and 6 of LVA).

2.0 THE PROPOSED DEVELOPMENT

- 2.1 In addition to the drawings listed at Section 5 of the LVA, this assessment is based on the scheme layout presented in drawing 26405-PL30 Proposed Site Plan provided by Fletcher Architects and by the revised Landscape and Ecology Mitigation Plan shown at Figure 5A.
- 2.2 The revised proposal alters the position of the building in the northern section of the site. The appearance and dimensions of the building would not alter. The longer side elevations would be orientated approximately parallel with Ridley Wood Road. The northern elevation of the building would be set back into the site between approximately 95m and 125m from the northern site boundary. This would create an increased area between the proposed building and Ridley Wood Road. However, this building position would result in a reduction of the area of land to the eastern side of the application site which had previously formed part of the proposed ecological mitigation for the development.
- 2.3 The Landscape and Ecological Mitigation Plan has been amended as shown at Figure 5A to incorporate this increased area along the northern site boundary. The landscape proposals include the creation of a substantial woodland belt adjacent Ridley Wood Road comprising mixed native tree and shrub species. This woodland belt measures approximately 50m in width and extends between the junction of Ridley Wood Road and the existing field boundary approximately 270m to the east of this junction.
- 2.4 At the eastern edge of the site the landscape plan has been changed to accommodate the building and where a belt of woodland planting along this edge was previously proposed two blocks of new woodland planting are included. Previous discussions with the council highlighted that it was important to provide appropriate mitigation for great crested newts (GCN) within the development. This would include both terrestrial and wetland habitats. The area to the east of Plot 3 was identified for habitat creation and enhancement within the previous Landscape

and Ecological Mitigation Plan (dwg ref 1792.001B). To maintain levels of suitable GCN habitat within this area whilst providing mitigation of views, 'island' woodland blocks are proposed which would be interspersed with rough grassland. These woodland blocks would be positioned to overlap and merge in views once established.

- 2.5 There are changes to the layout of the car parking the western edge of Plot 3 although existing landscape features such as TPO trees are unaffected because suitable distances are maintained between them and proposed construction areas. The protected woodland and central watercourse within between plots 2 and 3 will not be affected by the proposed layout changes.

3.0 ASSESSMENT OF EFFECTS

- 3.1 As previously recorded in the LVA views of the proposed development would be primarily from north and easterly directions, with the exception of some short distance views from Bryn Lane. Views from the west and the south are generally obscured by existing built form within the industrial estate and are experienced within an industrial setting.
- 3.2 The following sections describe anticipated effects on views as a consequence of the development as amended. A summary table of effects is provided at Table 1A of this document. View points are shown at Figure 3AA.

Public Viewpoints

Receptor A - Views from Ridley Wood Road and the north

- 3.3 Users of Ridley Wood Road were previously predicted to experience a change in the content of views toward the site which would alter to contain a large building mass, servicing areas and new landscaping. The background of industrial buildings and central linear woodland would remain in views but be partially obscured by the proposed development.
- 3.4 The re-alignment of the building within plot 3 would mean that the building would be set further away from Ridley Wood Road into the site. This increases the space available between the building and the northern site boundary and allows a substantial belt of woodland planting approximately 50 meters wide to be incorporated into the scheme. The existing mature trees and roadside hedge along the northern site boundary would be retained.
- 3.5 The principle changes in views in the initial period following development would be from open fields to views largely comprising the new building in plot 3. In the longer term (5-10+ years) the woodland would mature and screen the development in views from Ridley Wood Road and the north. The roofline of the building in plot 3 may be visible above tree canopies although views would be filtered. Without mitigation and/or until new woodland planting is established the development would be prominent in views from Ridley Wood Road above the existing hedgeline and between trees.
- 3.6 The visual effects of the development would be most notable during the early stages while woodland establishes however long term effects would be mitigated.

The siting of the building allows a greater buffer between the road and the building and operational areas would further mitigate visual effects and allows a larger area for new planting than the previous scheme. The proposed amendments to the scheme reduces the scale of effect on views as the proposed building is moved further away from receptors and the significance of effects on views is predicted to be low.

Receptor B - Views from the B5130 and the east

- 3.7 The central woodland within the site provides effective screening between the northern and southern sections of the application site. Views from this direction and the B5130 are restricted to plot 2 from the southern section and plot 3 from the northern section. The two sections of the development would not typically be visible together, although the roofline of the buildings would be present in some views filtered through existing trees. The proposed building in Plot 3 would form part of views only from the northern section of the B5130.
- 3.8 Receptors are generally considered to be of medium level of sensitivity as in the main these would be motorists. The nature of elements contained within views generally would not alter as a result of the development because industrial buildings form a prominent part of baseline views.
- 3.9 Baseline views contain large industrial elements which are generally in the background and this would not significantly alter as a consequence of the development. The building in plot 3 would be visible particularly until new tree planting establishes although existing trees would provide some filtering effect on views.
- 3.10 The scale of effect on views is judged to be low, both in the original and amended schemes because the development would retain a number of existing landscape features and would introduce new features consistent with baseline conditions. The amended scheme reduces the visibility of the plot 3 building as the narrower part of the building would face this direction. With the proposed landscape mitigation views of the building would be substantially screened and in time residual effects would be very low to negligible significance.

Receptor E – Public Right of Way to the north

- 3.11 Users of this path currently experience a combination of foreground views across open fields and medium distance views containing tall industrial structures visible above and between field boundary hedges and trees. Views are filtered by field boundary hedges and trees.
- 3.12 Receptors are of a high level of sensitivity however the footpath closely links to an established industrial estate and existing views contain elements of this industrial landscape often seen in the foreground.
- 3.13 Under the revised scheme woodland planting would restrict opportunities to view the building within plot 3. As the planting matures it would provide effective screening however, the roofline may be partly visible above the trees and more notable in winter months.
- 3.14 Once established woodland planting on the northern site boundary would enclose plot 3 and alter the nature of views from open fields to woodland. Existing

woodland is a characteristic in the background of baseline views. A low scale effect on views south towards the application site represents an overall impact of low significance.

Private Viewpoints

Receptor 1 – Whitefield Stables and Harcourt, Ridley Wood Road.

- 3.15 Views from these properties would be over relatively short distances but often at oblique angles and filtered by vegetation. The changes to the landscaping proposals and site layout would reduce the prominence of the development in views. The building is orientated presenting the shortest elevation in the direction of these properties which reduces its prominence in views. Woodland planting would generally filter views towards the development although the building roofline would be visible above trees.
- 3.16 The scale of effect on views as a result of the proposed development is considered to be low. There will be an alteration generally to views southwest but views will contain similar elements to those existing and the proposed landscape scheme would help to mitigate residual effects. The significance of the overall impact of development on views from these properties would be low.

Receptor 2 – Larkfield Lodge, junction of Ridley Wood Road and the B5130

- 3.17 Views from this single storey property towards the development are typically oblique and would be filtered by intervening field boundary vegetation and the proposed woodland planting. A limited change in views is anticipated as the property does not experience views directed towards the development which in turn limits visual effects.
- 3.18 There would be a relatively minor change in views and to the key elements within them. The overall significance of impact is considered to be negligible.

Receptor 8 – 2, 4 and 6, Bryn Lane.

- 3.19 Residents of these properties are anticipated to experience the greatest degree of change in views. This is due to their close proximity to the northern section of the application site boundary (around 23m) and because at this distance the site would form a substantial part of foreground views. The southern section of the site would not be visible.
- 3.20 Two of the properties are single storey and all front gardens of the properties are marked by boundary hedges. These restrict opportunities for views of the development site from ground floor rooms. One property is two storeys with upper floor windows just visible above garden boundary vegetation. Currently open views into the application site may be available from these windows and under the previous scheme a large scale change in views was predicted.
- 3.21 Baseline views from these properties towards the application site are rural in nature and do not contain the industrial elements associated with the immediately adjoining site to the rear of the dwellings. Views from the front of these properties currently overlook open countryside in sharp contrast to the side and rear windows views directly onto industrial buildings, yards and car parking.
- 3.22 The realignment of the building further into the site and the increase in woodland planting at the northern edge would reduce negative effects on views by providing

a substantial buffer and screen. Potentially noisy elements of the development would be positioned away from the boundary facing residential properties. Finished floor and yard levels are proposed to be slightly lower by approximately 1m than Bryn Lane which will provide further enclosure and screening to mitigate impacts.

- 3.23 Despite the proximity to the development a medium-low scale change in views from this group of dwellings is anticipated. The nature of the views will change from open field bounded by dense hedgerows to dense woodland, but this would be in character with the surrounding landscape and would not be a negative influence on views. The significance of effect on views would be moderate-low as there views development would be filtered by woodland. As woodland matures it would become a prominent feature in the foreground of views and would largely obscure views into plot 3.

4.0 CONCLUSIONS

- 4.1 The proposed development forms an extension to the existing Wrexham Industrial Estate. The land is currently at the edge of the industrial estate and has been allocated for employment use by the local planning authority in its Unitary Development Plan. The application site forms a transition between contrasting industrial and rural landscapes. The principle of future development is established and consequently changes in its characteristics can be reasonably anticipated. Development of the northern section of the application site was previously judged to have the more notable effects on views. Development proposals have been amended and the assessment shows that this would reduce these effects.
- 4.2 This study has identified receptors and view points which would be affected by the amended proposals within plot 3 of the development site. These are focussed primarily to the north, northwest and northeast of the application site: Bryn Lane and numbers 2, 4 & 6; Ridley Wood Road; properties on the B5130; and Whitefield Stables north east of the site. In order to reduce potential impacts on these receptors, mitigation measures are included through inherent design of the buildings and site layout and through the implementation of the proposed Landscape and Ecology Mitigation Plan shown at Figure 5A. This package of mitigation includes a substantial woodland belt at the northern edge of the development which will provide effective long-term screening.
- 4.3 The development would result in changes in a number of views although many changes would be short term on the few close views primarily those from Ridley Wood Road and Bryn Lane. Once established the proposed woodland belt would effectively screen industrial components of views with only a backdrop of the tallest structures and rooflines visible above trees.
- 4.4 The LVA previously highlighted impacts of high magnitude and high significance in relation to views from Ridley Wood Road, dwellings at 2, 4 and 6 Bryn Lane and from a public footpath north of Ridley Wood Road. The proposed amendments to the scheme introduce greater levels of mitigation and although these views will alter the long term effects are reduced to acceptable levels.
- 4.5 It is anticipated that any residual effects will predominantly be localised and will have a limited impact on the wider rural landscape. A moderate adverse impact on the local landscape is predicted during the initial stages of the development, reducing to minor adverse as the new structure planting matures.

Table 1A: Summary of Effects on Views

	RECEPTORS	SENSITIVITY	PRINCIPAL NATURE OF CHANGE	MAGNITUDE OF EFFECT	SIGNIFICANCE OF EFFECT
PUBLIC VIEWS					
A	Ridley Wood Road and to the north	Moderate/Low	<i>Existing</i> View of open fields bounded by hedges and trees. Backdrop of industrial buildings on Bryn Lane. Woodland restricts views south beyond one field. <i>Proposed</i> Views of the development through existing hedges and trees. New woodland belt will provide substantial screening in the future. Woodland forms foreground in views, new building roofline visible above trees.	Medium	Moderate - Low
B	B5130 and to the east	Moderate/Low	<i>Existing</i> Central woodland restricts views north and south. Views over fields filtered by hedges and trees. Views contain industrial elements on skyline. <i>Proposed</i> Existing vegetation will filter views generally to the west. New tree planting will provide long term screening. Glimpsed views of existing industrial elements and new building roofline above trees/on skyline.	Low	Low
C	Oak Road and the south	Moderate/Low	<i>Existing</i> Distant views often obscured by built form hedges and trees. <i>Proposed</i> Distant views often obscured by built form hedges and trees.	Low	Low
D	Bryn Lane and the west	Moderate/Low	<i>Existing</i> Views only possible when relatively close to the site. Views typically contain many industrial elements visible above boundary hedges and groups of trees. Northern section of site: Rural views of fields bounded by hedges and trees. Southern section of site: Views obscured by existing development hedgerows and trees.	Northern: High/Medium Southern: Low	Northern: Moderate Southern: Low

			<i>Proposed</i> Northern: Views contain new industrial unit and ancillary development. New soft landscaping to site perimeters filters views. Southern: Views contain more industrial elements visible above hedges and trees		
E	Public right of way to the north	High	<i>Existing</i> Views south over fields interrupted by Ridley Wood Road. Views filtered by field boundary hedges and trees. Industrial element within the background of views. <i>Proposed</i> Foreground views contain industrial elements. Views are filtered by existing hedges and trees. New landscaping provides additional screening.	High/Medium	Moderate
F	Public right of way to the south	High	<i>Existing</i> Views filtered by existing trees and hedges. Middle distance and foreground views contain industrial elements. <i>Proposed</i> Views filtered by existing trees and hedges. Middle distance and foreground views contain industrial elements.	Low	Moderate
PRIVATE VIEWS					
1	Whitefield Stables and Harcourt, Ridley Wood Road	High/Moderate	<i>Existing</i> Views of fields bounded by hedges and trees. Industrial elements within the background of views. Existing vegetation and buildings filter or obscure views from ground floors. Open views available from upper storeys (Whitefield Stables). <i>Proposed</i> Views contain industrial elements within middle distance and on skyline. Existing vegetation and buildings filter or obscure views from ground floors. More open views available from upper storeys. Creation of landscape/ecological mitigation area increases amount of trees and hedges	Medium- Low	Moderate - Low

			and adds future screening. Roofline and upper part of short (east) building elevation would be visible filtered by trees.		
2	Larkfield Lodge, B5130/Ridley Wood Road	High/Moderate	<i>Existing</i> Oblique views towards the site, partially obscured by neighbouring buildings. Road junction, hedgerows and trees in foreground views. Industrial elements in the background of views. <i>Proposed</i> Oblique views towards the site, partially obscured by neighbouring buildings. Road junction, hedgerows and trees in foreground views. Existing industrial elements in the background of views roofline of plot 3 building glimpsed through trees.	Low	Low
3	Park Cottage, B5130	High/Moderate	<i>Existing</i> Limited available views. Views from ground floor screened by outbuildings and existing vegetation. Woodland prevents views south. <i>Proposed</i> Limited available views. Views from ground floor screened by outbuildings and existing vegetation. Woodland prevents views south.	Low	Low
4	1-4 Marshley and Marshley Farm, B5130	High/Moderate	<i>Existing</i> Views from ground floors filtered and screened by existing vegetation. More open views available from upper storeys. Views north restricted by woodland. Views contain industrial elements, particularly long rooflines. <i>Proposed</i> Views from ground floors filtered and screened by existing vegetation. More open views available from upper storeys. Views north restricted by woodland. Views contain additional industrial elements particularly long rooflines.	Medium	Moderate/Low
5	Barn Farm, Plum Tree Farm and adjacent properties, B5130	High/Moderate	<i>Existing</i> Views contain industrial elements. Views from ground floors filtered and screened by existing vegetation, although some open views through breaks in hedges. More open views available from upper storeys. Views north restricted by raised ground and woodland. <i>Proposed</i> Middle distance views contain additional industrial elements. Views from	Medium/Low	Low

			ground floors filtered and screened by existing vegetation, although some open views through breaks in hedges. More open views available from upper storeys. Views north restricted by raised ground and woodland. New landscaping will enclose industrial site boundaries adding screening.		
6	Village Hall and adjacent properties, B5130	Low	<i>Existing</i> Existing hedges and trees restrict views. Some views filtered by field boundary vegetation. Industrial elements in the background of views. <i>Proposed</i> Negligible change. Existing hedges and trees restrict views. Some views filtered by field boundary vegetation. Industrial elements closer in views.	Low	Low
7	Village school and adjacent properties, B5130	High/Moderate	<i>Existing</i> Fairly distant and oblique views typically obscured by existing hedges and trees. Distant views of industrial elements. <i>Proposed</i> Negligible change. Fairly distant and oblique views typically obscured by existing hedges and trees. Distant views of industrial elements.	Low	Low
8	2, 4 & 6 Bryn Lane	High/Moderate	<i>Existing</i> Some open views of the site. Views typically rural comprising fields enclosed by hedges and trees. Foreground views of Bryn Lane. Woodland in middle distance and foreground restricts views south. Garden hedges and trees filter views from ground floors, more open views available from upper storeys. Long distance views of wider landscape. <i>Proposed</i> Future foreground views comprise predominantly Bryn Lane and woodland. Industrial elements prominent features in the short term. Building and servicing areas set back into the site screened by woodland buffer. Development and woodland interrupts long distance views. Nature of views changes from open rural to built development and woodland. roofline of new building and car parking glimpsed through trees.	Medium	Moderate