

Appendix 7-2 Heritage Assets considered for the Settings Assessment

Asset Number	Asset Name	Designation	Distance from the Proposed Development	Assessment Notes	Appendix 9-3- Plates/ LVIA Figure Reference (where applicable)	Relative Sensitivity	Magnitude of Impact	Level of Effect	Magnitude of Impact	Level of Effect
							Construction Phase		Operation Phase	
24, 31, 9, 46, 51, 22, 14	Offa's Dyke	Scheduled Monument	Ranging from 2.1km southwest of the WAA to 4.2km northwest of the WAA	<p>The ZTV for the solar array indicates sporadic potential visibility of the WAA development area across seven sections of Offa's Dyke.</p> <p>It is also likely that the 15m all communications mast in the WAA would be visible from some sections of the dyke.</p> <p>The section of Offa's Dyke within the 5km Study Area traverses a varied landscape, characterised by rolling hills, farmland, woodland and urban areas. The earthworks of the dyke are set within a rural, undulating environment, where the ancient boundary feature cuts across fields and natural topography. From some sections of the dyke there are wide-ranging views of the surrounding landscape, providing insight into the strategic placement of the dyke, likely chosen for its ability to control movement and surveillance. The landscape is a blend of agricultural land, urban development and natural features, reflecting the historical context of the dyke as a significant defensive monument from the early medieval period. The section of Offa's Dyke west of the WAA is not only a physical feature but also contributes to a sense of place that is closely tied to the heritage of the area. The preservation of the earthworks vary along the length of the dyke but overall the setting of the asset is considered to makes a substantial contribution to its cultural significance and it is judged to be of High sensitivity to changes in its setting.</p> <p>Sections selected for assessment:</p> <p>Section 24 runs alongside Tatham Road and was observed as a visible ditch with mature trees, hedgerow, and brambles along both sides of its length. Views to the northeast towards the Proposed Development were found to be blocked by intervening trees and there would be bo visibility of any infrastructure..</p> <p>Section 31 is located in a residential area and was not accessible at the time of the survey. This section was partially visible from Aberderfyn Road and had mature trees running along the length of the monument. Mapping evidence and the site visit established there is no intervisibility with the Site due to buildings located to the immediate east, fronting Wrexham Road.</p> <p>Section 9 is accessible within the grounds of Pentrebychan Crematorium. It was established there is currentlt no visibility towards the Site due to the presence of intervening buildings, topography and trees.</p> <p>Section 46 extends 120m from a railway to Bronwylfa Road (B5097). No visibility of the Site is possible due to a well-established hedgerow which lined the B5097, and intervening trees, topography, and buildings beyond this.</p> <p>Section 51 extends from the River Clywedog to the railway line. At this location no intervisibility with the Site was established. Land rises sharply to the south of this section and farm buildings block all views towards the Site.</p> <p>Section 22, Plas Power section, was not accessible at the time of the survey. However, views from close-by established that there is no intervisibility with the land within the Site due to a wooded area located to the south and east of this segment.</p>	N/A	High	Negligible	Minor	Negligible	Minor

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				<p>Section 14 is located in Plas Power Park. Access to the south of this section was not possible as it is located on private property. At the north end, views southeast towards the Site, were blocked by trees.</p> <p>Overall, it has been established that the immediate setting of the sections of Offas' Dyke within the study area is mixed, with some sections being defined by modern agricultural development, and some sections set within urban and partially built-up areas. There is unlikely to be any visibility the Proposed Development from Offa's Dyke. There may be a perceptible, though limited, change to the wider landscape in which the dyke is experienced. However, this would not affect the ability to understand or appreciate the contribution that the asset's setting makes to its overall cultural value and the magnitude of impact would be Negligible.</p> <p>The dyke has also been included to consider impacts on its setting during construction phase as a section of the cable route runs across the southern portion of the monument. During the Construction Phase it is anticipated that there would be a temporary increase in construction traffic and associated noise.</p>						
25, 3, 35, 42, 26	Wat's Dyke	Scheduled Monument	Ranging from 2.2km south of the WAA to 2.7km north of the WAA	<p>The ZTV for the solar array indicates potential visibility of the WAA development area across four of the five sections of Wat's Dyke within the Study Areas selected for assessment.</p> <p>The sections of Wat's Dyke within the 5km Study Area runs through a rural landscape characterised by rolling hills, farmland, and scattered woodland. The earthworks of the dyke, which were likely built for defensive purposes during the early medieval period, follow the natural contours of the land, offering strategic views over the surrounding countryside. The setting includes open agricultural fields, hedgerows, and tree-lined boundaries, all of which enhance the historical significance of the dyke by illustrating its role as a boundary feature within the landscape. As the dyke meanders through this agricultural environment, it remains a prominent reminder of the region's defensive past, closely integrated with the natural topography and rural heritage. The setting of the asset therefore makes a substantial contribution to its cultural significance and it is judged to be of High sensitivity to changes in its setting</p> <p>Sections selected for assessment:</p> <p>Section 26 was not accessible during the time of the survey as it is located to the rear of Erddig Registered Historic Park and Garden (Asset 253). However, assessment from the closest accessible point established that woodland, topography, and infrastructure obscured all views towards the Site and thus there would be no intervisibility with the Proposed Development</p> <p>Section 25, which extends from Pentre-Clawdd to Wynnstay Park, is visible as a linear feature/ mound with hedgerow and trees along its length. The dyke was found to be located within an agricultural setting and is situated on elevated ground. Although the monument was not entirely accessible, it was established that some intervisibility with the WAA may exist. However, this is screened by trees along Tatham Road.</p> <p>Section 3, which extends from Black Brook Bridge to Pentre-Clawdd has some intervisibility towards the WAA when standing at the north end of the monument, although the views are partial through hedgerow and trees. It is likely that the 15m tall communications mast would also be visible from this section of the monument although it would be seen in the context of other vertical infrastructure such as telegraph poles and electricity overhead lines.</p> <p>Section 35 extends from Middle Sontley to Black Brook Bridge. From the northern portion of the section, some land parcels of the WAA are visible. During the site visit vehicles could be seen</p>	Appendix 9-3 Plates 1 to 4	High	Negligible	Minor	Negligible	Minor

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				<p>travelling along the A483 and B5426 which gave some indication of the distances visible from the monument and it is likely that the communications mast in the WAA would be visible from the southern part of this section. However, views of the Proposed Development solar array would be limited and glimpsed behind and between hedgerows and trees.</p> <p>Section 42 extends from Erddig Park (Asset 253) to Middle Sontley. From the southern limits of this section, it was established that there are views towards the WAA when facing southwest and south-southwest and it is likely that the communications mast in the WAA would be visible from here. Views of the solar array would be intermittent and glimpsed through trees and hedgerows.</p> <p>The Proposed Development would represent a change within the wider existing largely agricultural setting of the dyke. It is assessed that there may be limited views of the Proposed Development in views from the dyke, particularly from sections 3, 25, 35, and 42, and that section 35 has more direct views due to its close proximity with the WAA. The communications mast in the WAA would also be visible from sections 3, 35 and 42. Views towards the dyke from within the WAA itself were also observed, particularly towards section 35. However, the immediate setting of the monument is largely defined by the immediately adjacent agricultural fields and the Site lies beyond this immediate setting. It is also noted that modern developments such as the construction of the A438, pylons and telegraph poles which traverse the landscape have altered the monument's setting and it sits within a modern agricultural landscape. As such, whilst there may be a perceptible change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that the asset's setting makes to the overall cultural significance of the asset and the magnitude of impact would be Negligible.</p> <p>Section 3 and 35 are located in close proximity to the proposed cable route of the Proposed Development and therefore some construction traffic would pass close-by the monument. However, it is anticipated that there would be only limited potential for noise impacts during the construction phase. Due to the relative rural nature of the monument and limited access to the monument in general. Any visual impacts during the construction phase, would be limited and would not affect any viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural significance.</p>						
7, 135, 152	Bersham Colliery: No 2 Winding Gear, Bersham Colliery No 2 Headframe, and Bersham Colliery Winding Engine House	Scheduled Monument and Listed Building-Grade II*	c.1.5km north of the WAA	<p>The ZTV for the solar array indicates some visibility of the Proposed Development from Bersham Colliery. It is also likely that the 15m all communications mast in the WAA would have theoretical visibility with the colliery. Bersham Colliery is located within a historically industrial landscape, reflecting its significance as a former coal mining site. The setting is characterised by the remnants of industrial structures, such as mine shafts, workshops, and associated buildings, as well as the surrounding land, which would have once been heavily worked for coal extraction. The landscape surrounding the colliery features traces of past industrial activity, including, railway lines, and other associated infrastructure that supported the mining operations. While the area may be less rural than other historic sites, it holds value as part of the industrial heritage of the region. The proximity of the colliery to transportation routes, such as roads or railways, further enhances its historical context, reflecting the importance of this site within the broader industrial network. The majority if the asset's cultural significance is derived from its physical remains and it has a Low sensitivity to changes in its setting</p> <p>The visit to the colliery, and associated assets, established that there is no current visibility towards the Site due to the presence of intervening trees and buildings which obscure views to the south, southwest, and southeast.</p> <p>It is considered that the immediate setting of the colliery and associated buildings would not be affected by the Proposed Development. As such, whilst there may be a perceptible, though limited, change to the wider landscape in which the colliery is approached and experienced this would not</p>	N/A	Low	None	None	Negligible	Neutral

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				<p>affect the ability to understand and appreciate the contribution that the asset's setting makes to its overall cultural value and the magnitude of impact would be Negligible.</p> <p>It is not anticipated that any of the construction traffic would pass the colliery and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. Any visual impacts during the construction phase, at this distance, would be very limited and would not affect any viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value.</p>						
21	Gardden Camp	Scheduled Monument	c.2km southwest of the WAA	<p>The ZTV for solar array indicates some visibility of the solar development from Gardden Camp.</p> <p>The ZTV Figure 6.2a shows visibility of the 15m tall communications mast in the WAA from the summit of the hillfort.</p> <p>The hillfort sits on an elevated position, offering commanding views over the surrounding landscape. The topography of the area is key to its strategic placement. It is surrounded by open farmland, making it a good location for surveillance and defence during its time of use. The elevated setting of the fort commanding views across the landscape contributes to the way in which the asset is understood, appreciated and experienced and it is judged to be of High sensitivity to changes in its setting.</p> <p>Although the monument is not accessible to the public it could be established from nearby locations that views from within the monument are obscured by trees surrounding the monument. Within the WAA views towards this hillfort could not be established, although at the time of the walkover long range views were limited by the weather and thus visibility cannot be discounted.</p> <p>On balance very limited glimpses of parts of the Proposed Development within the context of wide ranging views across an already complex landscape featuring modern settlement, road and communications infrastructure would not alter the ability to understand, appreciate and experience the defensive qualities of the fort in relation to the surrounding landscape and the magnitude of impact would be Negligible</p> <p>It is not anticipated that any of the construction traffic would pass the hill fort and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. Any visual impacts during the construction phase, at this distance, would be very limited and would not affect any viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value.</p>	N/A	High	None	None	Negligible	Minor
56	Eyton Old Hall Moat	Scheduled Monument	c.1.6km south-southeast of the CAA	<p>The ZTV for the solar array indicates some visibility of the Proposed Development from Eyton Old Hall Moat.</p> <p>The monument is situated on level ground within rolling farmland, the moat and its associated features are integral to the local landscape, reflecting the historical land use and settlement patterns of the area. The surrounding rural landscape contributes to the way in which the monument is understood, appreciated and experience and it is judged to have a Medium sensitivity to changes in its setting.</p> <p>Views north towards the CAA from the moat are blocked by rising land to the north and a forested area. Views northeast towards the EAA were blocked by buildings and intervening trees, hedgerow and topography.</p>	N/A	Medium	None	None	None	None

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				It is not anticipated that any of the construction traffic would pass the moat and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.						
259	Wynnstay	Garden and Kitchen Gardens.	c.3.2km south of the WAA	<p>The ZTV for the Proposed Development indicates some potential visibility with the northern limits of Wynnstay Garden and Kitchen Gardens. It is also likely that the 15m all communications mast in the WAA would have theoretical visibility with the Garden and Kitchen Gardens</p> <p>Visits to the area indicated that the Garden and Kitchen Garden is well screened from views inwards and outwards by a heavy tree line to the immediate north of the gardens and intervening topography. The garden also sits within a parkland which has a walled area along the A539 which further obscures views to the north, and beyond this intervening topography, mature trees and hedgerows. It is possible that the communications mast in the WAA would be glimpsed from the northern entrance to the gardens. However, if visible it would be seen in distant views and beyond intervening trees and hedgerows</p> <p>The sensitivity of the Garden and Kitchen Gardens to changes beyond its immediate setting is considered to be Low. Potential limited glimpses of the Proposed Development (as indicated by the ZTV) would not affect any viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value and thus no impact is predicted.</p> <p>It is not anticipated that any of the construction traffic would pass the Garden and at the distances involved it is not anticipated that there would be any potential for noise or visual impacts during the construction phase.</p>	N/A	Low	None	None	None	None
253, 19	Erddig and Erddig Mound & Bailey Castle	Registered Historic Park & Garden- Grade I and Scheduled Monument	c.1km north-northeast of the WAA	<p>The ZTV for the solar array indicates some potential visibility with the southern limits of Erddig Formal Garden and the Scheduled Monument of Erddig Mound & Bailey Castle (Asset 19), which is located within the park towards its north extent. . It is also likely that the 15m all communications mast in the WAA would have theoretical visibility with both the Formal Garden and Scheduled Monument.</p> <p>Visits to the area indicated that views from the southeast corner of the park towards the CAA are obscured by farm buildings, trees, hedgerow, and topography, and views towards the WAA are obscured by topography and trees. Views from the southwest corner were also obscured by trees, buildings, and topography.</p> <p>The sensitivity of the Formal Gardens to changes beyond its immediate setting is considered to be Low. Potential limited glimpses of the Proposed Development (as indicated by the ZTV) as well as glimpses of the communication mast would not affect a viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value and thus no impact is predicted.</p> <p>It is not anticipated that any of the construction traffic would pass the Garden and at the distances involved it is not anticipated that there would be any potential for noise or visual impacts during the construction phase.</p>	N/A	Low	None	None	None	None
251, 228	Wrexham Cemetery and Mortuary at Wrexham Cemetery	Registered Historic Park and Garden- Grade II	c.2.8km north-northeast of the WAA	<p>The ZTV for the solar array indicates some potential visibility with the southern limits of Wrexham Cemetery and a mortuary building (Asset 228), which is located at the entrance of the cemetery.</p> <p>Visits to the area indicated that a heavy tree line along the southern boundary of the cemetery, a wooded area to the south side of the A5152, and a residential area to the south of this, blocked all views towards the Site.</p>	N/A	Low	None	None	None	None

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				<p>The sensitivity of the cemetery and associated mortuary building to changes beyond its immediate setting is considered to be Low. Potential limited glimpses of the Proposed Development (as indicated by the ZTV) would not affect any viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value and thus no impact is predicted.</p> <p>It is not anticipated that any of the construction traffic would pass the Garden and at the distances involved it is not anticipated that there would be any potential for noise or visual impacts during the construction phase.</p>						
249	Rosehill	Registered Historic Park & Garden- Grade II	c.2.1km south-southeast of the CAA	<p>The ZTV for the solar array indicates some sporadic visibility at the northern and central areas of the park and garden.</p> <p>Visits to the area indicated that the area was heavily wooded around its perimeter, coupled with intervening topography and buildings, meant that no visibility towards the CAA was established. Views northeast towards the EAA are blocked by rising topography and a forested area near the River Dee.</p> <p>The sensitivity of the park and garden to changes beyond its immediate setting is considered to be Low. Potential limited glimpses of the Proposed Development (as indicated by the ZTV) would not affect any viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value and thus no impact is predicted.</p> <p>It is not anticipated that any of the construction traffic would pass the park and garden and at the distances involved it is not anticipated that there would be any potential for noise or visual impacts during the construction phase.</p>	N/A	Low	None	None	None	None
62	Penycae	Conservation Area	c.3,3km southwest of the WAA	<p>The ZTV for the solar array indicates potential visibility within the eastern limits of the Conservation Area.</p> <p>A visit to Penycae Conservation Area confirmed that most of the buildings of note recorded within its extent are self-referencing and feature in close views with only limited connections to the wider landscape. It is assessed that the elements of setting of these buildings that contribute to their cultural significance are derived from their immediate streetscape and the inter-relationships that they have within the residential urban setting of Johnstown and Rhosllanerchrugog located to the north. Overall the Conservation Area is judged to have a Low sensitivity to changes in its setting beyond its boundary.</p> <p>It was noted during the visit that there was no intervisibility towards the Site. Standing at the northeastern extent of the area, closest point to the Site, views were blocked by surrounding trees, and intervening topography and buildings.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that wider rural setting makes to the Conservation Areas character and overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass through Penycae, the nearest cable route would be 1.9km to the northeast. At the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. Any visual impacts during the construction phase, at this distance, would be very limited.</p>	N/A	Low	None	None	Negligible	Neutral

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61	Marchwiell	Conservation Area	c.1.3km northwest of the EAA	<p>The ZTV for the solar array indicates potential visibility within the southern and central limits of the Conservation Area. No listed buildings are recorded within the area.</p> <p>A visit to Marchwiell Conservation Area confirmed that most of the buildings of note recorded within its extent are self-referencing and feature in close views with only limited connections to the wider landscape. It is assessed that the elements of setting of these buildings that contribute to their cultural value are derived from their immediate streetscape and the inter-relationships that they have within the residential urban setting of Marchwiell. Overall the Conservation Area is judged to have a Low sensitivity to changes in its setting beyond its boundary.</p> <p>It was noted during the visit that there was no intervisibility towards the Site. Views towards the EAA were blocked by rising ground to the southeast, and views towards the CAA were blocked by topography, trees, and hedgerow.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that wider rural setting makes to the Conservation Areas character and overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass through Marchwiell, the nearest cable route would be 1.5km to the south. At the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. Any visual impacts during the construction phase, at this distance, would be very limited.</p>	N/A	Low	None	None	Negligible	Neutral
58, 41	Bangor-is-y-Coed and Bangor Bridge	Conservation Area and Scheduled Monument	c.1.5km southeast of the EAA	<p>The ZTV for the solar array indicates potential visibility within the western limits of the Conservation Area and the Scheduled Monument of Bangor Bridge (Asset 41) which is located within the Conservation Area at its western most extent.</p> <p>A visit to Bangor-is-y-Coed Conservation Area confirmed that most of the buildings of note recorded within its extent are self-referencing and feature in close views with only limited connections to the wider landscape. It is assessed that the elements of setting of these buildings that most contribute to their cultural value are derived from their immediate streetscape and the inter-relationships that they have within the residential urban setting of Bangor-is-y-Coed. Overall the Conservation Area is judged to have a Low sensitivity to changes in its setting beyond its boundary.</p> <p>It was noted during the visit that there was some potential visibility of the eastern limits of the EAA. However, the majority of the EAA is screened by a band of trees located to the immediate east of the array area.</p> <p>Although the Proposed Development would potentially be visible from the western part of the Conservation Area and Bangor Bridge it is noted that it would be added to an area that already contains modern infrastructure, in particular the busy A525 which is located to the immediate west of this area, and modern agricultural practices in the wider landscape. The Proposed Development is not anticipated to have any effect upon the streetscapes along High Street (where the Listed Buildings are situated) nor would it have any effect on the majority of the factors that are listed as contributing to the character to the Conservation Area (building materials, architectural features etc.).</p> <p>On balance, therefore, it is considered that there would be a Low magnitude of impact upon the setting and character of the Conservation Area during the Operational Phase.</p>	Appendix 9-3 Plate 6	Low	None	None	Low	Negligible

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				It is not anticipated that any of the construction traffic would pass through the Conservation Area and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. It is anticipated that there would be visible construction works from the western part of the Conservation Area which could temporarily detract from the character of the Conservation Area. The magnitude of impact here is assessed as being temporary and Negligible with the overall effect being Neutral.						
57	Bersham	Conservation Area	c.2.4km north of the WAA	<p>The ZTV for the solar array indicates potential visibility of the Proposed Development within the southern limits of the Conservation Area.</p> <p>A visit to Bersham Conservation Area confirmed that most of the buildings of note recorded within its extent are self-referencing and feature in close views with only limited connections to the wider landscape. It is assessed that the elements of setting of these buildings that contribute to their cultural value are derived from their immediate streetscape and the inter-relationships that they have within the residential urban setting of Bersham. Overall the Conservation Area is judged to have a Low sensitivity to changes in its setting beyond its boundary.</p> <p>It was noted during the visit that views to the Site were blocked by a commanding tree line which ran along the banks of the River Clywedeg, located to the south of the area. Beyond this housing further obscured view to the Site.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that wider rural setting makes to the Conservation Area's character and overall cultural significance.</p> <p>It is not anticipated that any of the construction traffic would pass through Bersham, the nearest cable route would be 1.3km to the south. At the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. Any visual impacts during the construction phase, at this distance, would be very limited.</p>	N/A	Low	None	None	Negligible	Neutral
60	Hightown Barracks	Conservation Area	c.3km north of the CAA	<p>The ZTV for the solar array indicates potential visibility of the Proposed Development within the southern limits of the Conservation Area.</p> <p>A visit to Hightown Barracks Conservation Area confirmed that most of the buildings of note recorded within its extent are self-referencing and feature in close views with only limited connections to the wider landscape. It is assessed that the elements of setting of these buildings that contribute to their cultural value are derived from their immediate streetscape and the inter-relationships that they have within the residential urban setting of Hightown. Overall the Conservation Area is judged to have a Low sensitivity to changes in its setting beyond its boundary.</p> <p>It was noted during the visit that there was no intervisibility towards the Site. The area is generally well built-up; therefore, buildings and associated infrastructure blocked all views to the Site.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that wider rural setting makes to the Conservation Areas character and overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass through Hightown, the nearest cable route would be 2.8km to the south. At the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. Any visual impacts during the construction phase, at this distance, would be very limited.</p>	N/A	Low	None	None	None	None

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162	Church of Saint John Evangelist	Listed Building- Grade II	c.2.2km west of the WAA	<p>The ZTV indicates that there would be some visibility of the Proposed Development from the church.</p> <p>The church is situated at the junction of Church Road and Cemetery Road in Rhosllanerchrugog. It occupies a relatively good position within the village, somewhat contributing to the local landscape and community identity. The churchyard is wooded, providing a tranquil environment that contrasts with the surrounding urban development. The church's location does not allow it to be seen from across the landscape due to the degree of screening around the church itself, and intervening vegetation and buildings within Rhosllanerchrugog including numerous new residential properties close to the asset. Consequently, it is assessed that the church has a High sensitivity to changes in its immediate graveyard setting but a Low sensitivity to changes in its wider setting.</p> <p>Standing within the cemetery of the church it was noted that the land slopes downwards to the east offering somewhat good easterly views. However, it was established that intervening buildings within Johnstown and trees and hedgerow in the distance obscured views to the Site, although admittedly this was hard to establish. The Proposed Development would not be seen in any key views towards the church from the surrounding townscape.</p> <p>There is judged to be no visibility with the development area. Overall, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that wider urban setting makes to the church's character and overall cultural significance.</p> <p>It is not anticipated that any of the construction traffic would pass the Listed Building, though vehicles will utilise an existing access route within c.840 m of the asset. At the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	N/A	Low	None	None	None	None
158	Capel Mawr (Jerusalem Welsh Presbyterian Chapel) with attached school room	Listed Building- Grade II	c.2.4km west of the WAA	<p>The ZTV indicates that there would be some visibility of the Proposed Development from the building.</p> <p>Capel Mawr is situated on Osborne Street in the heart of Rhosllanerchrugog. The chapel's design is characteristic of the Calvinistic Methodist tradition, featuring a simple yet dignified façade with a prominent central entrance. The attached schoolroom, typically located to the side or rear, was integral to the chapel's function as a centre for both spiritual and educational activities. In the 19th and early 20th centuries, Rhosllanerchrugog experienced rapid industrialisation, leading to a diverse and vibrant community. Capel Mawr served not only as a place of worship but also as a hub for social interaction and education, reflecting the village's commitment to community cohesion and development. As a chapel it is assessed as being sensitive to change in its immediate setting but having little to no sensitivity to changes in its wider setting (beyond its historic area of influence). Its sensitivity to changes in its wider setting is, therefore, considered to be Low.</p> <p>A visit to the chapel established that buildings along Market Street blocked all views towards the Site.</p> <p>Overall, whilst there may be a perceptible, though limited, change to the wider landscape around Rhosllanerchrugog this would not affect the ability to understand, appreciate or experience the contribution that wider urban setting which defines to the church's character and overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass the Listed Building, though vehicles will utilise an existing access route within c.1km of the asset. At the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	N/A	Low	None	None	None	None

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90	Miners' Institute	Listed Building-Grade II*	c.2.2km west of the WAA	<p>The ZTV indicates that there would be some visibility of the Proposed Development from the building. It is also likely that the 15m all communications mast in the WAA would have theoretical visibility with the Miners Institute.</p> <p>The Miner's Institute is situated on elevated ground, which enhances its prominence within the village. Its location provides some good views of the surrounding landscape, reflecting its status as a central community hub. As an institute, and central hub of the village, it is assessed as being sensitive to change in tis immediate setting but having little to no sensitivity to changes in its wider setting (beyond its historic area of influence). Its sensitivity to changes in its wider setting is, therefore, considered to be Low.</p> <p>A visit to the building established that buildings along Broad Street and Stryt Frenhines blocked views towards the Site.</p> <p>Overall, whilst there may be a perceptible, though limited, change to the wider landscape in which the building is approached and experienced this would not affect the ability to understand or appreciate the contribution that wider urban setting makes to the buildings character and overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass the Listed Building, though vehicles will utilise an existing access route within c.845 m of the asset. At the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	N/A	Low	None	None	None	None
164	Penuel Baptist Chapel	Listed Building-Grade II	c.1km west of the WAA	<p>The ZTV indicates that there would be some visibility of the Proposed Development from the building. . It is also likely that the 15m all communications mast in the WAA would have theoretical visibility with the chapel.</p> <p>The Penuel Baptist Chapel is situated is situated on Market Street, a central thoroughfare in Rhosllanerchrugog. As a Chapel its sensitivity to change in its wider setting is limited; and its immediate setting is largely defined by its immediate streetscape and other buildings within Rhosllanerchrugog. The sensitivity of the chapel to changes beyond its immediate roadside setting is considered to be Low.</p> <p>Standing in front of the building it was established that buildings along the east side of Market Street obscured views towards the Site.</p> <p>Overall, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that wider urban setting which defines to the buildings character and overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass the Listed Building, though vehicles will utilise an existing access route within c.2.4 km of the asset. At the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	N/A	Low	None	None	None	None
81	Llannerchrugog Hall	Listed Building-Grade II	c.3.2km west-northwest of the WAA	<p>The ZTV for the solar array indicates very limited potential visibility with the Proposed Development</p> <p>The setting of Llannerchrugog Hall is a blend of historical, architectural, and environmental factors. While the Hall remains a significant historical structure, its setting has been impacted by modern developments, particularly the growth of Rhosllanerchrugog and surrounding infrastructure located to the east of the hall. Although the hall is located very close to the western fringes of Rhosllanerchrugog it is surrounding by fields and retains some of its rural character. The Hall was constructed on an east facing slope and has somewhat good views to the east. It is assessed,</p>	N/A	Medium	None	None	Negligible	Negligible

Asset Number	Asset Name	Designation	Distance from the Proposed Development	Assessment Notes	Appendix 9-3-Plates/ LVIA Figure Reference (where applicable)	Relative Sensitivity	Magnitude of Impact	Level of Effect	Magnitude of Impact	Level of Effect
							Construction Phase		Operation Phase	
				<p>therefore, as deriving some of its importance from those views and, consequently, is assessed as having a medium sensitivity to changes in its wider setting (with the easterly views being in the direction of the Site).</p> <p>Visits to the area indicated that there would be no visibility with the Site, although full access to the property could not be obtained. Standing near to the building, on Hall Lane, it could be established that there are somewhat open fields to the east of the hall, and in the direction of the WAA, with gentle sloping land. However, buildings that form the western extent of Rhosllanerchragg blocked all views towards the Site. However the possibility of views from the upper storeys of the building cannot be discounted.</p> <p>Overall, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that wider urban setting which defines to the buildings character and overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. Any visual impacts during the construction phase, at this distance, would be very limited and would not affect any viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value.</p>						
121	Moreton below Farmhouse (also known as Lower Moreton Farm)	Listed Building-Grade II	c.1.3km south of the WAA	<p>The ZTV for the WAA indicates some potential visibility with the Development Area.</p> <p>The setting of Moreton Below Farmhouse is defined by its relationship to the surrounding rural landscape, and its architectural and historic features. As a Grade II listed building, it remains significant in both architectural and historical terms, but its setting is influenced by modern developments, such as changes in modern agricultural practice, and modern infrastructure such as the A483 to the west. As a functional farm the immediate setting is largely defined by the nearby agricultural fields and the sensitivity of this asset to change in its wider setting is Low.</p> <p>The building itself is surrounded by a wall, trees and hedgerow offering some screening. Standing next to the property it was established that there was no visibility with the Site, although standing close-by, outside the garden area, there may be some slight visibility with the Site.</p> <p>As such, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value and the magnitude of impact would be Negligible.</p> <p>It is not anticipated that any of the construction traffic would pass this Listed Building and at the distances involved it is not anticipated that there would be any potential for noise, although there may be some minor visual impacts during the construction phase.</p>	Appendix 9.3 Plate 5	Low	None	None	Negligible	Neutral
76, 77	Hafod House and Hafod House Farmhouse	Listed Building-Grade II	c.250m west of the WAA	<p>The ZTV for the WAA indicates some potential visibility with the Proposed Development. Figure 6.2a indicates that the visibility would comprise some limited views of panels and glimpses of the 15m tall communications mast.</p> <p>The setting of Hafod House and Hafod House Farmhouse is defined by their relationship to the surrounding rural landscape, The buildings' significance is closely linked to their historical function as part of an agricultural or estate complex, and their setting reflects this context. The sensitivity of this asset to change in its wider setting is limited; its immediate setting is largely defined by the nearby agricultural fields to the north and south, but modern development to the east and west has altered the buildings setting and the A183 forms a substantial visible linear feature cutting across the landscape and limiting views to the east. On balance the asset is judged to be of Low sensitivity to changes in it setting.</p>	LVIA Figure 6.3ai and 6.3aii	Low	Low	Negligible.	Negligible.	Neutral

Asset Number	Asset Name	Designation	Distance from the Proposed Development	Assessment Notes	Appendix 9-3-Plates/ LVIA Figure Reference (where applicable)	Relative Sensitivity	Magnitude of Impact	Level of Effect	Magnitude of Impact	Level of Effect
							Construction Phase		Operation Phase	
				<p>A visit to these buildings established that there was no intervisibility with the WAA. Buildings located to the immediate east blocked all views to the Site, and the area is generally well screened by trees. The nearby A183 is audible.</p> <p>As such, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value and the magnitude of impact would be Negligible.</p> <p>The buildings are located to the immediate east of a cable route which runs along Hafod Road. Therefore, it is considered that there may be a temporary increase in traffic and potentially visible construction works which could temporarily detract from the setting of the asset during the cable route construction. However, any increase in noise from is unlikely to be audible and heard above the noise of the A483. The magnitude of impact here is assessed as being temporary and Low with the overall effect being Negligible.</p> <p>It is not anticipated that any of the construction traffic would pass this Listed Building and at the distances involved it is not anticipated that there would be any potential for noise from the construction of the solar array, although there may be some minor visual impacts during the construction phase.</p>						
88	Althrey Hall	Listed Building-Grade II*	c.1.9km southeast of the EAA	<p>The ZTV indicates some potential visibility with the Proposed Development.</p> <p>The setting of Althrey Hall is a key factor in understanding its historical and architectural significance. The relationship between the Hall and its surrounding landscape, comprising views, gardens, and parkland, contributes to its value as a Grade II* listed building. The integrity of the landscape, including traditional estate features and rural settings, is central to preserving the Hall's historic character and it is judged to be of High sensitivity to changes in its setting</p> <p>A visit to Althrey Hall established that all views to the north and north-northwest are obscured by outbuildings and that views to the west were obscured by hedgerow and mature trees. It is therefore likely that any views of the Proposed Development would be limited to distant glimpses through trees and hedgerows.</p> <p>Overall, whilst there may be a perceptible, though very limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	Appendix 9.5 Plate 7	High	None	None	None	None
218	Brynhovah Cottage	Listed Building-Grade II	c.2.8km southeast of the EAA	<p>The ZTV indicates some potential visibility with the Proposed Development.</p> <p>The setting of Brynhovah Cottage is defined by its historical, architectural, and environmental context. The surrounding landscape is agricultural and plays a significant role in the building's overall significance and it is judged to be of Medium sensitivity to changes in its setting.</p> <p>Views towards the Site could not be established due to topography and trees.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p>	N/A	Medium	None	None	None	None

Asset Number	Asset Name	Designation	Distance from the Proposed Development	Assessment Notes	Appendix 9-3- Plates/ LVIA Figure Reference (where applicable)	Relative Sensitivity	Magnitude of Impact	Level of Effect	Magnitude of Impact	Level of Effect
							Construction Phase		Operation Phase	
				It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.						
72, 110	Ddol Farmhouse and Asney Park Farmhouse	Listed Building-Grade II	c.1.6km south of the EAA	<p>The ZTV indicates some minor potential visibility with the Proposed Development.</p> <p>Both Asney Park Farmhouse and Ddol Farmhouse lay in close proximity (460m) and share the same environment and therefore have been assessed together. The visit to the area confirmed that views towards the Site from ground level near the farmhouse are completely obscured by existing buildings, mature trees, hedgerow, and topography. Figure 6.3h shows the existing view from a location to the north of the farmhouses and demonstrates the screening effect of the intervening mature vegetation.</p> <p>The settings of Ddol Farmhouse and Asney Park Farmhouse are deeply connected to their rural and agricultural surroundings. Their historical and architectural significance is shaped by their relationship with the landscape and surrounding views. The farmhouses' position within the landscape, their access routes, and the visual connections to agricultural land all contribute to their importance. The farmhouses are assessed as having as being sensitive to change in their immediate setting (agriculture hinterland) but having little to no sensitivity to changes in their wider setting (beyond its historic area of influence). Their sensitivity to changes in its wider setting are, therefore, considered to be Low.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape (and likely only visible in winter months with reduced vegetation cover) it is assessed that this would not affect the ability to understand, appreciate or experience the contribution that the farmhouse's setting makes to their overall cultural value and the magnitude of impact is judged to be Negligible</p> <p>It is not anticipated that any of the construction traffic would pass near the farmhouse's and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase. Any visual impacts during the construction phase, at this distance, would be very limited and would not affect any viewers ability to understand, appreciate or experience the contribution that the asset's setting makes to its overall cultural value.</p>	LVIA Figure 6.3h	Low	None	None	Negligible	Neutral
112	White House	Listed Building-Grade II	c.800m southwest of the EAA	<p>The ZTV indicates some potential visibility with the Proposed Development.</p> <p>The setting of White House is defined by its rural and historical context. The building's architectural significance is closely linked to the landscape, views, and surrounding features, all of which contribute to its importance. The farmhouse's setting is understood as an integral part of its historical function and visual character. As a farmhouse it is assessed as having as being sensitive to change in tis immediate setting (agriculture hinterland) but having little to no sensitivity to changes in its wider setting (beyond its historic area of influence). Its sensitivity to changes in its wider setting is, therefore, considered to be Low.</p> <p>A visit to the farmhouse established that views to the northwest towards the CAA were blocked by hills to the northwest and trees. Some possible intervisibility towards the southern portion of the EAA was noted, although these views were hard to interpret at ground level.</p> <p>Although elements of the Proposed Development would likely be visible (towards the south extent of the EAA) in views from the farmhouse it is considered that they would be readily legible as the latest addition to an already somewhat, modernised area in terms of agricultural practices and infrastructure (which is considered to be capable of absorbing more visual change in views from</p>	Appendix 9-3 Plate 8	Low	None	None	Low	Negligible

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							Construction Phase		Operation Phase	
				<p>the farmhouse, than other undeveloped vistas). It is, therefore, assessed that there would only be a limited effect on a viewer's ability to understand, appreciate or experience the contribution that the farmhouse's setting makes to its overall cultural value.</p> <p>During the Construction Phase it is anticipated that there would be a temporary increase in construction traffic and associated noise, particularly along the B5426, which is located c.60m to the south of the Site.</p>						
105	Gwaylod House	Listed Building-Grade II	c.3km southeast of the CAA	<p>The ZTV indicates some minor potential visibility with the Proposed Development.</p> <p>The setting of Gwaylod House is a critical component of its historical and architectural significance. Its relationship with the surrounding landscape, which is rural, contributes significantly to the understanding of the house's original context and function. The visual connection to the landscape, especially with Rosehill Park and Kitchen Garden (Asset 257) which is located c.290m to the west, is central to appreciating the house's heritage value. The house is judged to be of Medium sensitivity to changes in its setting.</p> <p>The house was visited, and it was established that views towards the EAA were obscured by rising ground and a forested area. Views towards the CAA were obscured by Rosehill Park and Kitchen Garden itself.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	N/A	Medium	None	None	Negligible	Negligible
235	Llan-y-Cefn	Listed Building-Grade II*	c.4.4km south-southeast of the CAA	<p>The ZTV indicates some potential visibility with the Proposed Development.</p> <p>The setting of Llan-y-Cefn is defined by its relationship with the surrounding landscape, historical features, and modern farming practices. The building's significance is closely tied to its architectural and historical role, and its setting plays a crucial part in conveying its history and function. The topography, views, agricultural landscape, and historical features all contribute to the ability to understand appreciate and experience the building. In particular the building is set prominently on the south side of a valley with good views north over Erbistock and it is judged to be of Medium sensitivity to changes in its setting. However, the rising hills to the north block any views towards the Site.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>		Medium	None	None	None	None
176	Marchwiel Old Hall	Listed Building-Grade II	c.1.3km northeast of the CAA, and c.1.5km northwest of the EAA	<p>The ZTV indicates some potential visibility with the Proposed Development.</p> <p>The setting of Marchwiel Old Hall is defined by its historical, architectural, and environmental context. The surrounding landscape is agricultural and plays a role in the building's overall significance and it is judged to be of Medium sensitivity to its setting.</p> <p>The building was not accessible during the time of the site visit but was assessed from nearby from where it could be established that there was no intervisibility to the Site due to topography,</p>	N/A	Medium	None	None	Negligible	Negligible

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							Construction Phase		Operation Phase	
				<p>hedgerow and trees. However views of the Site from the upper floors of the building cannot be discounted.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>						
177	Wood House	Listed Building-Grade II	c.700m north-northeast of the CAA	<p>The ZTV indicates some potential visibility with the Proposed Development.</p> <p>Wood House is situated in a rural landscape, surrounded by agricultural land, which contributes to its historic character and setting. The building is set within farmland, with a traditional approach leading to the property, and is sat on relatively elevated ground. The surrounding landscape, characterised by fields and hedgerows, enhances the sense of rural seclusion and connects the house to its agrarian origins. The location of the house would have originally been chosen for its proximity to fertile ground and open views and this remains an aspect of the building's significance and it is judged to be of medium sensitivity to changes in its setting.</p> <p>A visit to the building established that land to the southwest, and in the direction of the Site, was undulating with hedgerow and trees and that there was some potential intervisibility with the northern portion of the CAA, although this was difficult to interpret on the ground.</p> <p>Although elements of the Proposed Development would be potentially visible (towards the north extent of the CAA) in views from the house it is considered that they would be readily legible as the latest addition to an already somewhat, modernised area in terms of agricultural practices and infrastructure (which is considered to be capable of absorbing more visual change in views from the farmhouse, than other undeveloped vistas). It is, therefore, assessed that there would only be a limited effect on a viewer's ability to understand, appreciate or experience the contribution that the farmhouse's setting makes to its overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	Appendix 9.3 Plate 9	Medium	None	None	Low	Minor
174	Ivydale	Listed Building-Grade II	c.870m northwest of the EAA	<p>The ZTV indicates some potential visibility with the Proposed Development.</p> <p>Ivydale is in a rural setting, surrounded by farmland and natural landscape features that contribute to its historic and architectural significance. The house is positioned to the east of Overton Road (A528), with open fields and hedgerow areas surrounding the property. The setting enhances the building's historical character as a country house, reflecting its connection to the surrounding landscape and it is judged to be of medium sensitivity to changes in its setting.</p> <p>Standing at the property views towards the CAA were obscured by hedgerow along the A528, and beyond this topography, hedgerow and trees further obscured this view. Looking southeast towards the EAA views were blocked by adjacent farmyard buildings.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p>	N/A	Medium	None	None	Negligible	Negligible

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							Construction Phase		Operation Phase	
				It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.						
207	Kiln Farmhouse including former Malthouse to rear	Listed Building-Grade II	c.450m north of the CAA	<p>The ZTV indicates some potential visibility with the Proposed Development and very limited visibility from the surrounding agricultural land. Figure 6.2a shows some visibility of the a5m tall communications mast from land west of the farm but not from the building itself.</p> <p>Kiln Farmhouse, including the former Malthouse to the rear, is situated in a rural setting. The property is surrounded by agricultural land, reflecting its past as a working farm. The malthouse, positioned to the rear, indicates the farmhouse's historical connection to local industry and trade. The setting is characterised by open fields, hedgerows, and other farm buildings in the landscape with modern pylons also featuring in the wider area see Figure 6.3fi which is located southeast of the farm. The rural environment contributes to the farmhouse's historical context, highlighting its agricultural and industrial past and it is judged to be of Medium sensitivity to changes in its setting.</p> <p>The farmhouse was not accessible during a visit, although it could be established that views to the south were blocked by farm buildings and a small, wooded area. Views to the southeast are also blocked by a substantial tree line and additional farm buildings.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	Figure 6.3fi-ii	Medium	None	None	Negligible	Negligible
79, 208	The Groves and Former House at The Groves	Listed Building-Grade II	Located centrally within the CAA	<p>The ZTV indicates visibility with the Proposed Development.</p> <p>The Groves and Former House at the Groves are located in very close proximity and share a farmyard setting and are therefore discussed together. The setting of both buildings is characterised by open fields, hedgerows, and other farm buildings in the landscape. This environment contributes to the historical context of both buildings, highlighting its agricultural past and they are judged to be of Medium sensitivity to changes in their setting</p> <p>The Groves is situated in a relatively tranquil setting, to the immediate east of a country lane. The buildings are set within well-maintained grounds, which are well screened to the west by a prominent hedgerow. The properties have relatively good open views to the south, east and north, and is surrounded by agricultural land, reflecting its use as a working farm. A visit to the property established that the buildings sit within the heart of the CAA. From the properties views west are obscured by a hedgerow along the country lane to the west. However, this is at ground level and views west from the upper floors of the properties would be able to see array areas to the west. Views to the south of the CAA could also be established from the properties. Views to the north and east could not be established due to limited access to the east side of the buildings. A walkover survey across the CAA also established views towards these buildings from the majority of the field parcels which cover the area. Due to the close proximity to the CAA, it can be surmised that the Proposed Development would change the setting of these building from agricultural to solar power generation and the magnitude of impact would be High.</p> <p>Although elements of the Proposed Development would be visible across much of the CAA it is considered that they would be readily legible as the latest addition to an already somewhat, modernised landscape in terms of agricultural practices and infrastructure. It is, therefore,</p>	Appendix 9-3 Plate 10 LVIA Figures 6.3di-ii and 6.3ei-ii	Medium	Low	Minot	Medium	Moderate

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				<p>assessed that there would only be a limited effect on a viewer's ability to understand, appreciate or experience the contribution that the farmhouse's setting makes to its overall cultural value.</p> <p>During the Construction Phase it is anticipated that there would be a temporary increase in construction traffic and associated noise, particularly along the country lane adjacent to these properties.</p>						
216	Graig Cottage	Listed Building-Grade II	c.2.2km east of the EAA	<p>The ZTV indicates some potential visibility with the Proposed Development.</p> <p>Graig Cottage is located within the Maelor Registered Historic Landscape (Asset 255) and is in a rural setting, surrounded by agricultural land and natural landscape features that. The cottage is situated within a peaceful, open environment, where views of fields and hedgerows define the landscape, and the elevated position of the cottage means it has open views to the north and northwest. The simplicity of its surroundings reflects its likely original role as a modest rural dwelling, with the setting contributing to its historical significance as part of a working farm or agricultural community and it is judged to be of Medium sensitivity to changes to its setting.</p> <p>It was established that views to the Site were obscured by intervening buildings in Bangor-On-Dee, associated infrastructure, hedgerow and trees. However, full access to the property was not achievable and thus views from upper floors cannot be discounted.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	N/A	Medium	None	None	Negligible	Negligible
91	Bryn-y-Grog Hall	Listed Building-Grade II*	c.2.3km north-northeast of the CAA	<p>The ZTV for indicates some minor potential visibility with the Proposed Development.</p> <p>Bryn-y-Grog Hall is situated in a rural setting, surrounded by agricultural land that enhance its historic character. The landscape surrounding Bryn-y-Grog Hall would have been integral to its function, including farmsteads that supported the estate and it si judged to be of Medium sensitivity to changes in its setting.</p> <p>A visit to the property established no intervisibility with the Site due to topography, hedgerow, trees, and general distance to the Site.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	N/A	Medium	None	None	None	None
169	Marchwiel Hall	Listed Building-Grade II	c.1.8km north of the CAA	<p>The ZTV indicates some minor potential visibility with the Proposed Development..</p> <p>Marchwiel Hall is situated in a rural setting, surrounded by expansive agricultural land that enhances its historic significance. The rural location, with its scenic views and proximity to natural features, reinforces the Hall's character as a country house, deeply connected to its landscape and it is judged to be of Medium sensitivity to changes in its setting.</p>	N/A	Medium	None	None	Negligible	Negligible

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							Construction Phase		Operation Phase	
				<p>Unfortunately, the property could not be accessed. However, from within the vicinity of the building it was established that there was no intervisibility with the Site due to topography, hedgerow, and trees.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>						
175	The Old Rectory	Listed Building-Grade II	c.1.4km north of the CAA	<p>The ZTV indicates some minor potential visibility with the Proposed Development.</p> <p>The Old Rectory is situated in a rural setting, surrounded by agricultural land. The building's location reflects its historical role as a residence for the local clergy. Mature trees, hedgerows, and views of nearby fields enhance the setting, reinforcing its connection to the pastoral countryside. It was established that land to the south of the building rises up along Woodhouse Lane, obscuring views to the Site.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to these buildings overall cultural value.</p> <p>It is not anticipated that any of the construction traffic would pass this farmhouse and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase.</p>	N/A	Medium	None	None	None	None
255	Maelor	Registered Historic Landscape	c. 1km east of the EAA	<p>The ZTV indicates that there will be some visibility of the Proposed Development from the western edge of the RHL with some solar panels and 3.4m high BESS structures visible.</p> <p>The integrity of the RHL is considered to be best preserved in the western part of the area and includes medieval fields and cultivation patterns which make this a very rare and valuable landscape. The area encompasses a number of historic settlements with their origins in the medieval or early medieval periods The land use pattern is currently one of small hedged fields, often arranged in narrow strips, many of which retain the ridge and furrow earthworks of medieval cultivation. The landscape is judged to be of High sensitivity to changes within its boundaries and of Medium sensitivity to changes in the wider area.</p> <p>The site visit established that the landscape is largely flat although subtle undulations limit the extent to which open views to the west can be gained excepting for a ridge running along the western edge of the RHL which is afforded open views across the landscape to the west. The Proposed Development would be located within an area of landscape that is separated from the RHL by the River Dee and its floodplain and is distinctly separate as indicated by the large field patterns and associated vegetated field boundaries.</p> <p>Figure 6.3m and 6.3n shows the existing view from the public footpath, off Millbrook Lane south and north of Hoy House respectively within the western part of the RHL. The footpath runs along a raised ridge above the River Dee and is afforded extensive views across the flat floodplain of the River Dee as can be seen on Figures 6.3m and 6.3n with views of rising ground to the west. The Proposed Development would be a noticeable part of this view but would largely be seen beyond</p>	LVIA Figure 6.3m and 6.3n	Medium	None	None	Negligible	Negligible

Asset Number	Asset Name	Designation	Distance from the Proposed Development	Assessment Notes	Appendix 9-3- Plates/ LVIA Figure Reference (where applicable)	Relative Sensitivity	Magnitude of Impact	Level of Effect	Magnitude of Impact	Level of Effect
							Construction Phase		Operation Phase	
				<p>intervening vegetation and would not prevent the ability to understand or appreciate the wider landscape setting of the RHL.</p> <p>Overall, therefore, whilst there may be a perceptible, though limited, change to the wider landscape this would not affect the ability to understand, appreciate or experience the contribution that setting makes to the overall cultural significance of the RHL.</p> <p>It is not anticipated that any of the construction traffic would pass through the RHL and at the distances involved it is not anticipated that there would be any potential for noise impacts during the construction phase</p>						

