

# Industrial Building at Davy Way, Llay Industrial Estate, Wrexham

## Landscape and Visual Impact Assessment

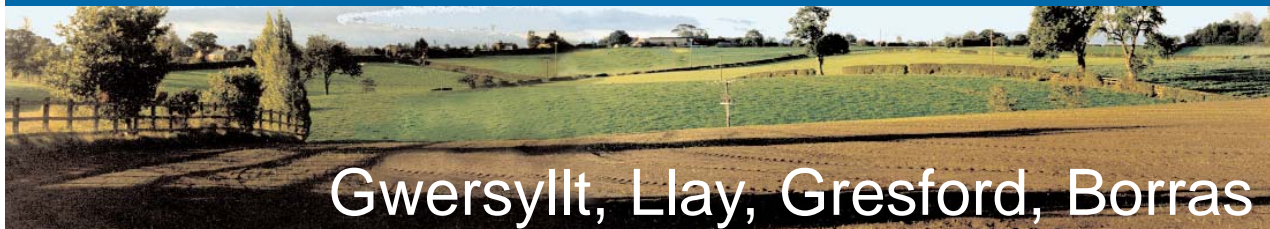
Appendix C:

Relevant extracts of the character area profile for LCA 8

September 2022

Prepared for:





# Gwersyllt, Llay, Gresford, Borrass

8

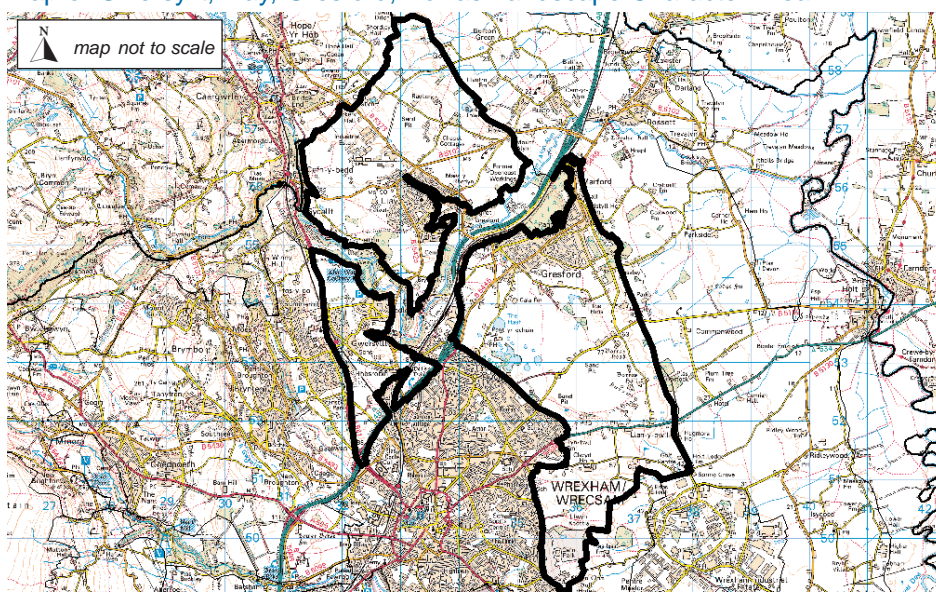
This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.

A valuable lowland plateau of well-drained agricultural land, sand and gravel extraction, and commuter villages with a mining history, which surrounds Wrexham to the north and east.

## Landscape context

This character area is a centrally situated lowland terrace which has historically been a favourable area for settlement and farming. Its extent and character are threatened by urban growth, road corridors and sand and gravel quarrying.

### Map of Gwersyllt, Llay, Gresford, Borrass Landscape Character Area



Character Area boundaries should be considered transitional rather than precise © Crown copyright. All rights reserved Licence No.100023429. 2006



## Gwersyllt, Llay, Gresford, Borrass summary

- Gently undulating lowland plateau formed by glacial sands and gravels
- Prominent escarpment at Marford
- Fast-changing area with active sand and gravel quarries and large areas of restored land
- Unusual and distinctive landscape of kettle holes of glacial origin south of Gresford
- East and west areas separated by River Alyn valley
- Good well-drained agricultural land - few ponds and ditches
- Growing commuter villages, originally mining communities
- Border area - crossed by Wat's Dyke

## Key characteristics

### Visual character:

- Generally undulating open arable farmland affected by proximity to urban areas
- Large visible sand quarry at Ballswood to west of A483. Other quarries are extensive but less widely visible
- Very distinctive kettle hole landscape to the east of Wrexham, including open farmland dimpled with hollows and attractive landscapes with open water, mosses and woodland
- Mixed industrial development and locally prominent coal tips at Llay and Gresford
- Villages are semi-rural with extensive suburban development

### Geological character:

- Part of the plateau known as the Wrexham Delta Terrace with deep deposits of fluvio-glacial sands and gravels
- Much has been quarried in the past and there are large areas of artificial restored landforms
- Noticeable escarpment to east and north, steepest near Marford
- Wet and dry kettle holes, depending on depth of water table. Vicarage Moss and the former Singret Quarry have glacial features of particular interest
- The Grade 1 and 2 soils of the area are derived from the well-drained sands and gravels



**Ecological character:**

- Most farmland is improved
- Sand quarries provide disturbed land and areas of natural regeneration of value for wildlife
- Important basin mires at Vicarage Moss (SSSI) and Llay Bog  
Small areas of semi-natural woodland

**Historical character:**

- Remnants of ridge and furrow, regular and irregular fields
- Wat's Dyke is a prehistoric military feature on a former political boundary
- Kettle holes are valuable for the potential archaeological record they may hold
- Gresford, Marford and Llay are of medieval origin, while Gwersyllt and Bradley are of 19th and 20th century origin
- Remnants of Y Gaer prehistoric military enclosure at Llay
- Designed landscapes at Cefn Park and the former Horsely Hall

**Cultural character:**

- Major transport routes make the area very accessible to commuters
- Llay is a good example of a planned radial colliery community, with a prominent Miner's Institute
- Alyn Waters Country Park on reclaimed land is a popular centre for informal recreation
- Strong sense of place at Bryn Alyn hillfort overlooking Alyn Valley

**Overall management strategy:**

Conservation, Mitigation, Restoration, Enhancement.

**Management guidance**

Aims	Guidelines
Conserve special features and visual qualities	<ul style="list-style-type: none"> <li>● Restrict and mitigate environmental impact from quarrying</li> <li>● Retain and protect landscape with distinctive kettle hole topography</li> <li>● Protect physical and visual integrity of scarps from inappropriate development</li> </ul>
Conserve geological features	<ul style="list-style-type: none"> <li>● Maintain continuity and integrity of exposures and landforms</li> <li>● Maintain integrity of glacial landforms, kettle holes and fluvial landforms</li> </ul>
Conserve and extend habitats for wildlife	<ul style="list-style-type: none"> <li>● Promote agri-environment agreements, encourage sustainable farming on high quality farmland</li> <li>● Plant new hedgerow trees, particularly oaks to replace overmature trees</li> <li>● Protect raised bogs</li> </ul>
Preserve known archaeological sites	<ul style="list-style-type: none"> <li>● Preserve in situ any surviving banks and ditches of Y Gaer Hillfort in Llay</li> <li>● Evaluate industrial sites before development, preserve disused railway and tram lines</li> <li>● Development which adversely affected the site or setting of Wat's Dyke would not be permitted - contact CADW</li> </ul>
Preserve historic landscape features and survey / assess the historic resource	<ul style="list-style-type: none"> <li>● Avoid draining and improvement of kettle hole bogs, carry out archaeo-environmental study</li> <li>● Carry out further field assessment of Gresford and Marford and surrounding fieldscape</li> <li>● Evaluate moat site at Horsely Hall</li> <li>● Preserve important elements of designed landscapes, and seek to reinstate original design intent, where in decline or degraded</li> </ul>
Develop recreational potential of area	<ul style="list-style-type: none"> <li>● Continue existing management of Alyn Waters country park and consider links with area of former Llay Hall colliery and Bryn Alyn area</li> <li>● Refer to Green Network Strategy due March 2007 and implement new links</li> </ul>
Strengthen cultural heritage of area	<ul style="list-style-type: none"> <li>● Preserve sense of community and industrial history in former mining villages</li> </ul>

**Landscape sensitivity:**

The landscape is under very high pressure. It is highly vulnerable to further sand and gravel quarrying - irreversible loss of character would result from any major schemes. High quality arable land is vulnerable to future residential, recreational highway, and commercial development.



**For further information contact:**

Planning Environment  
 Planning Department  
 Wrexham County Borough Council  
 Lambpit Street, Wrexham. LL11 1AR  
 Tel:01978 292019  
[www.wrexham.gov.uk/planning](http://www.wrexham.gov.uk/planning)

**All our information is available in accessible formats**



An award winning landscape consultancy based in Manchester City centre, with over 30 years of experience providing landscape solutions for all types and scales of development across the UK.

Our large scale masterplanning and implementation work at Cambourne, South Cambridgeshire has won planning and design awards and is widely recognised as an exemplar of best practice. Over 25 years of experience at Cambourne has provided us with a range of skills and expertise resulting in our involvement in some of the UK's major developments, including the expansion of Pinewood Film Studios into the UK's largest media production facility and NW Bicester the UK's first eco-town.

LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL PLANNING  
MASTERPLANNING  
URBAN DESIGN

**RANDALL**  
*THORP* 

CHARTERED LANDSCAPE ARCHITECTS

[www.randallthorp.co.uk](http://www.randallthorp.co.uk)

