

Mynydd Isa Campus, Flintshire

Visual Impact Appraisal

DRAFT FOR PLANNING | June 2021 | FL0101-ALA-00-XX-RP-L-0001



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Document No: FL0101-ALA-00-XX-RP-L-0001

Rev: P02

Issued: 13.07.2021

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Checked by: LA

1.0 INTRODUCTION

This document has been prepared by Ares Landscape Architects on behalf of WEPco as a Visual Impact Appraisal for the submission of a planning application of land at Mynydd Isa Campus, Flintshire.

This appraisal aims to set out the background and context of the site and how the proposed development will likely affect potential views in the surrounding locality. It is understood a formal Environmental Impact Assessment (EIA) is not required, but an assessment of the development's visual impact is still required.

As such we propose an Appraisal will be sufficient instead of a statutory Landscape and Visual Impact Assessment. The VIA will follow many of the same principles and guidance as a formal LVIA as set out in *Guidelines for Landscape and Visual Impact Assessment - Third Edition, 2013*, produced by the Landscape Institute and the Institute of Environmental Management and Assessment.

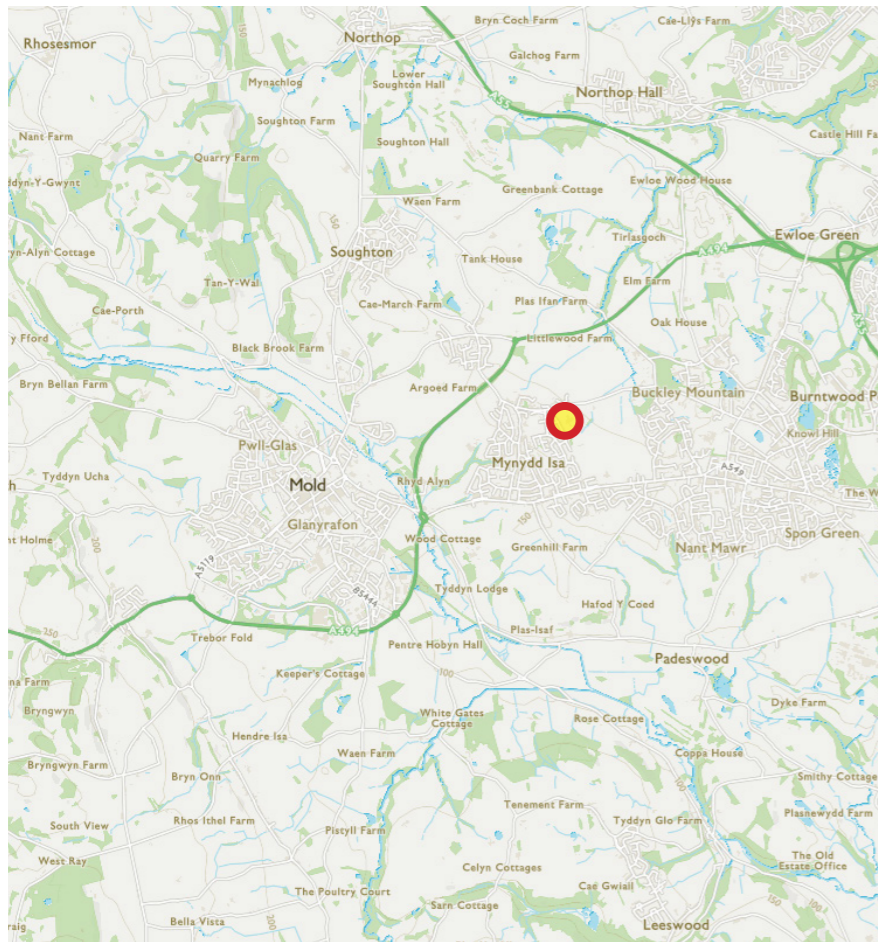
A scoping assessment was undertaken in March 2021 and shared with the local authority. This report contains much of the information originally contained in the scoping assessment as it is still relevant and applicable to this appraisal. No further investigations were requested by Flintshire County Council in addition to the original scoping report, and no comments were made on the proposed study area or receptors.

Site Location and Context

The site is located on the eastern edge of the Village of Mynydd Isa. To the west of the site is an area low rise mid to late 20th century housing incorporating the greenspaces of Wats Dyke Park and the grounds of the Ysgol Mynydd Isa Infants and Junior school sites. The immediate western boundary is with the rear gardens of Snowden Avenue and Berwyn Close.

Bryn Road forms the northern boundary of the site. It is a single carriageway road that provides access to the existing school site via a drop off loop that also gives access to High Field Farm which is located to the North East of the site. On the opposite side of Bryn Road to the site is some recent low rise detached residential development.

The land to the east and south of the site is characterised by pastoral agriculture land with a well defined field structure created by mature



hedgerows and trees.

To the South West are the facilities of the Argoed Sports and Social Club, these include an All Weather Pitch, playground, bowling green and grass playing fields.

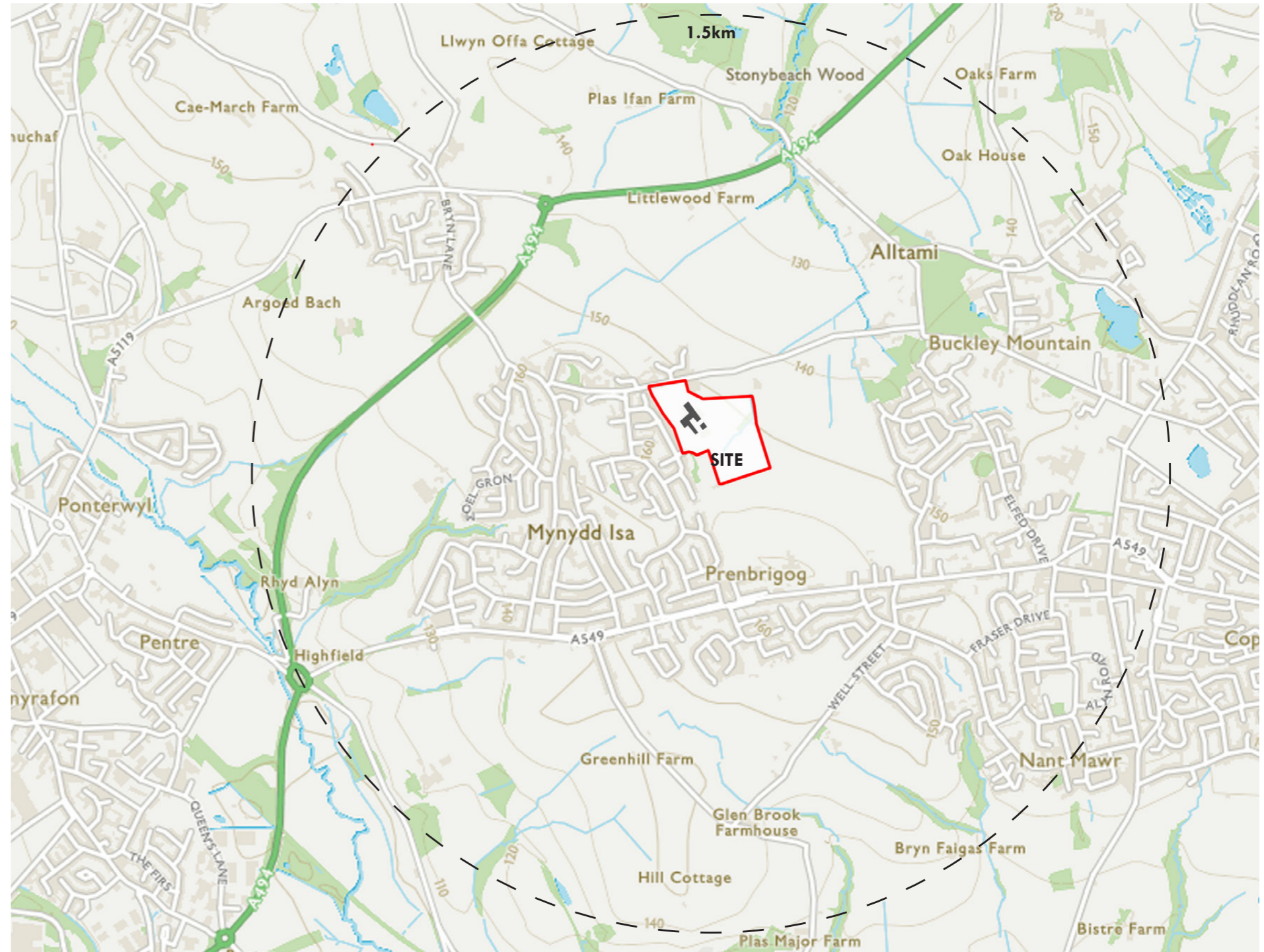


2.0 STUDY AREA

The study area will comprise of an approximate 1.5km radius around the site. Site. Given the scale of the development and in conjunction with the topography Vegetation and built environment this development site will not have any relevant impact on any areas outside of this study area.

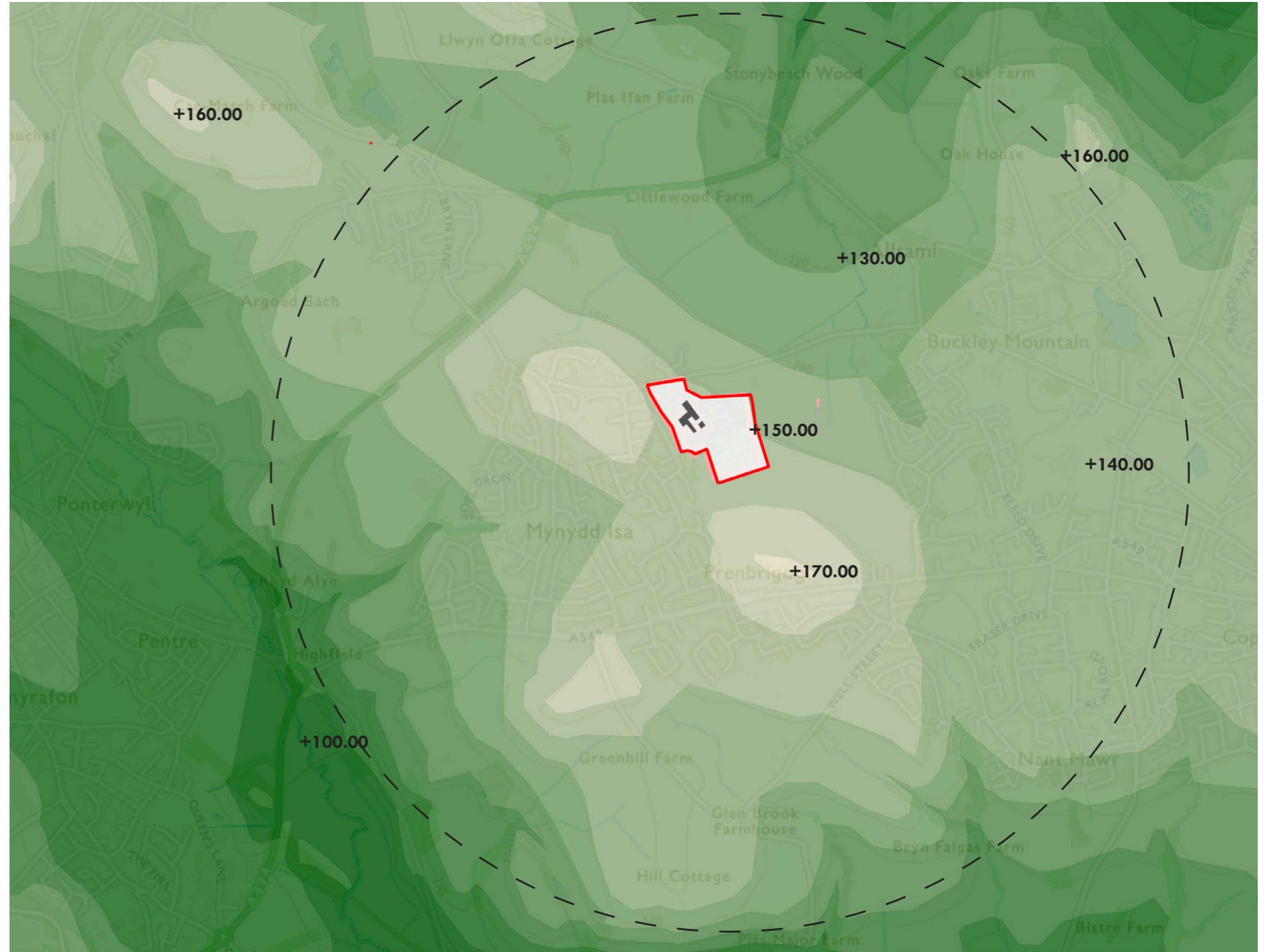
This is based on a study of the topographical features in the area, aerial photographs and map study of the vegetation and built environment.

A field visit was undertaken on 11th March 2021 to check the desk top study and the extent of study area

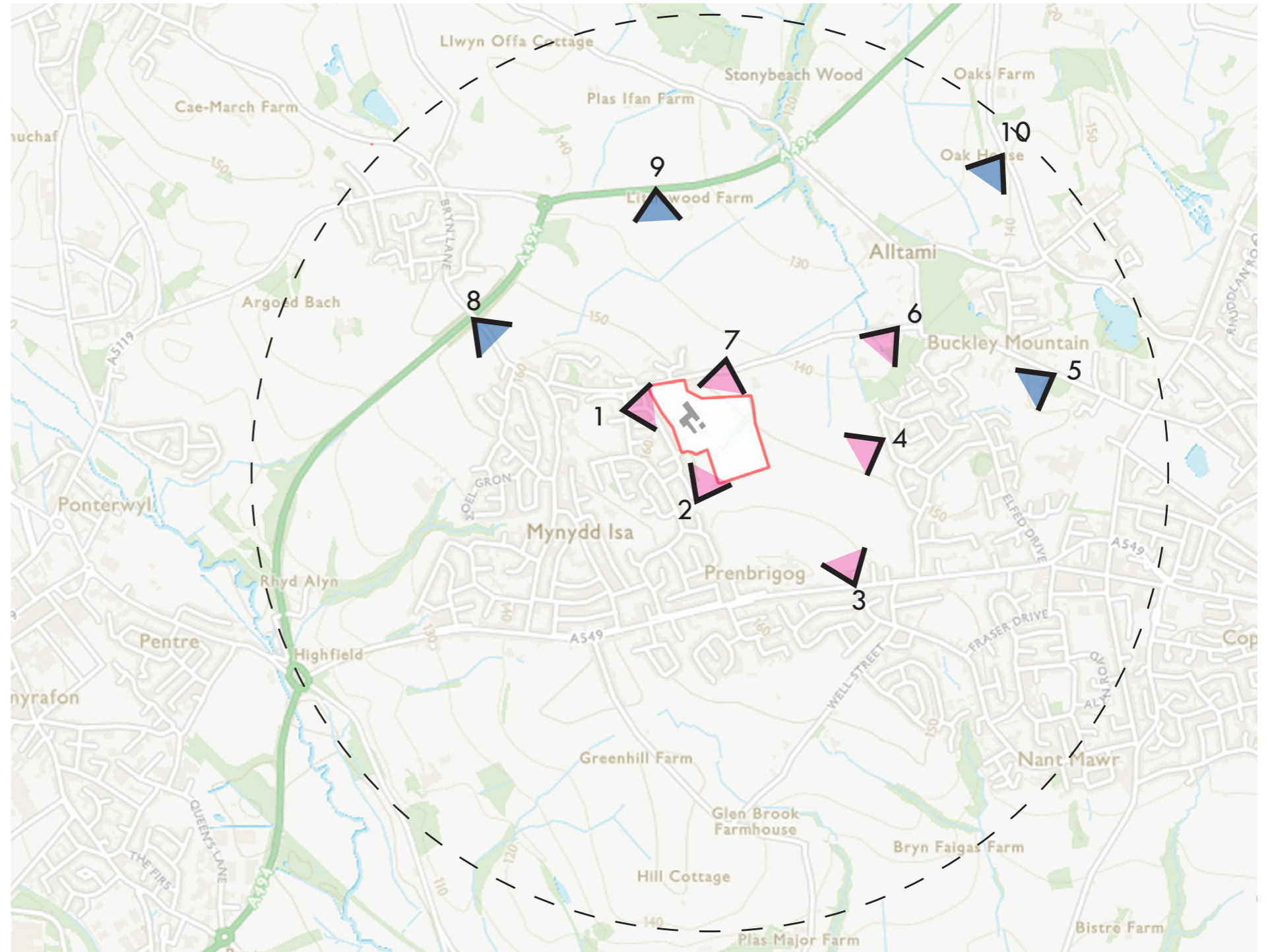


3.0 TOPOGRAPHY

The study area will comprise a notable change in level of circa 100m. There is a ridge running south east to north west. The site is located to the east of this ridge and at a lower elevation



4.0 POTENTIAL VIEWS



5.0 PROPOSALS - SITE MASTERPLAN

The school development proposes to incorporate the existing High School, Ysgol Mynydd Isa Primary, and Ysgol Mynydd Isa Infants on to one school campus. This will transform much of the current school site to create a new school building set in the landscape and surrounded by the existing mature vegetation, along with proposed tree planting, open green spaces and school sports facilities

The entrance approach aims to create enough car parking for staff on site but broken up to visually reduce the impact of the car parking quantity. This maintains a green aspect of the site from Bryn Road.

The existing school buildings will be demolished and replaced with playing field and an All-weather-grass pitch. Additional hard Multi-use games areas are provided around the site for high school and primary students.

All of the existing mature trees and hedgerows along the boundaries will be retained, with additional tree planting surrounding the building.

The existing playing fields to the south of the site remain as existing.

The proposed school is two storeys in height, comparable to the existing school building, also two storeys in height. The surrounding residential properties vary in height from 1.5 storey bungalows to two storey detached and semi-detached homes. The existing building sits at the higher part of the site and therefore appears taller in the context of the nearest bungalows, however due to the topography and surrounding mature vegetation, visibility of the site is relatively limited. The proposed building sits further down the site and therefore views of the building from near and further afield are reduced.



5.0 PROPOSALS - SITE TOPOGRAPHY

The topography of the existing site falls generally from west to east with an approximate level difference of 10m. The existing school building (to be demolished) is a two storey construction that sits at the higher levels of the site, approximately 157.00m AOD.

The proposed school development will be a two storey construction and will sit at a lower FFL of 152.75m AOD.

The following pages outline the potential viewpoints using the existing school as a guide for the visibility of the proposed school.



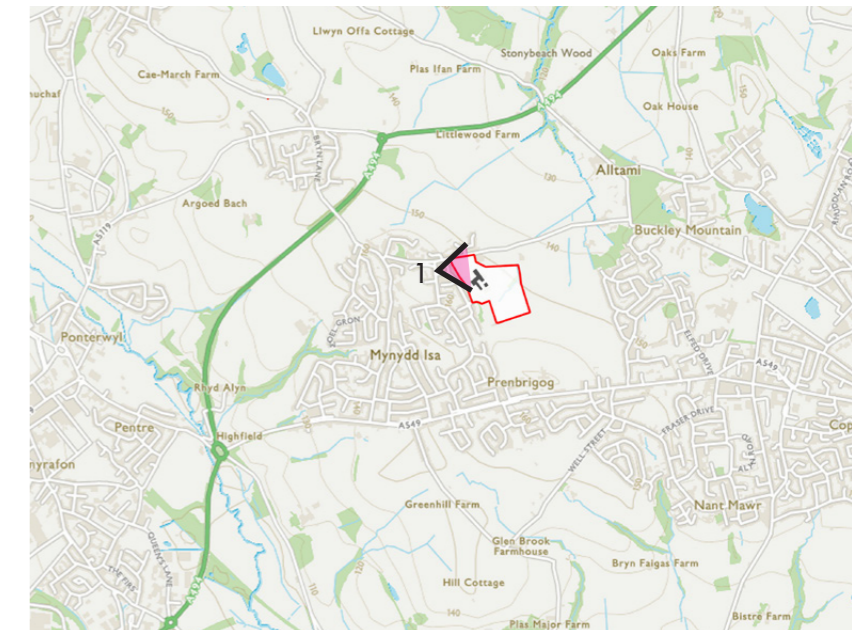
6.0 VIEWPOINTS

VIEWPOINT 1 - SNOWDON AVENUE

This view was chosen because it is representative of close views from the west from Mynydd Isa Village



Likely visual impact of new development: **Negligible**
Reason: **Intervening built development, vegetation and topography**



6.0 VIEWPOINTS

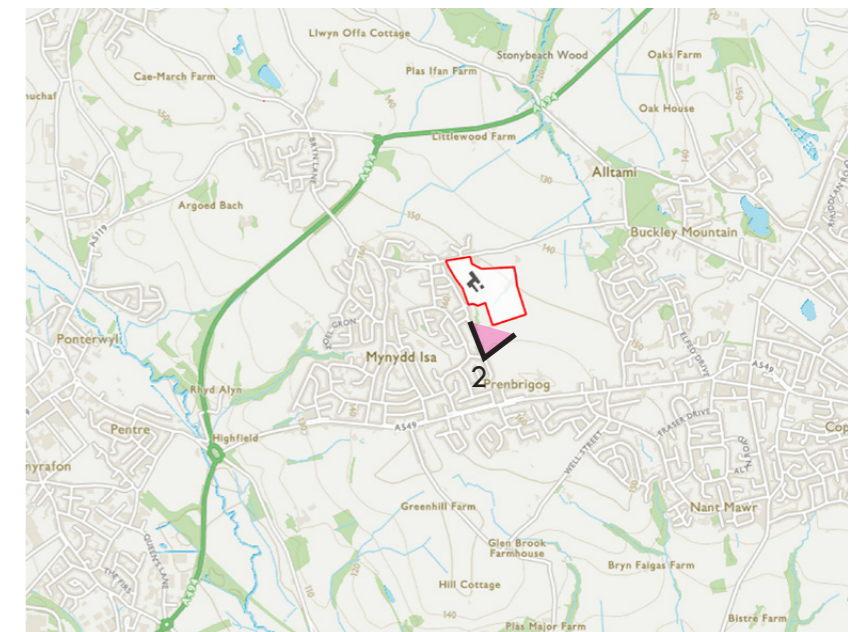
VIEWPOINT 2 - ARGOED SPORTS AND SOCIAL CLUB

This view was chosen because it is representative of close views from the South as seen from Mynydd Isa.

Extent of Existing School Site (Not visible)



Likely visual impact of new development will change the existing view. However will be seen in the context of the existing school.



6.0 VIEWPOINTS

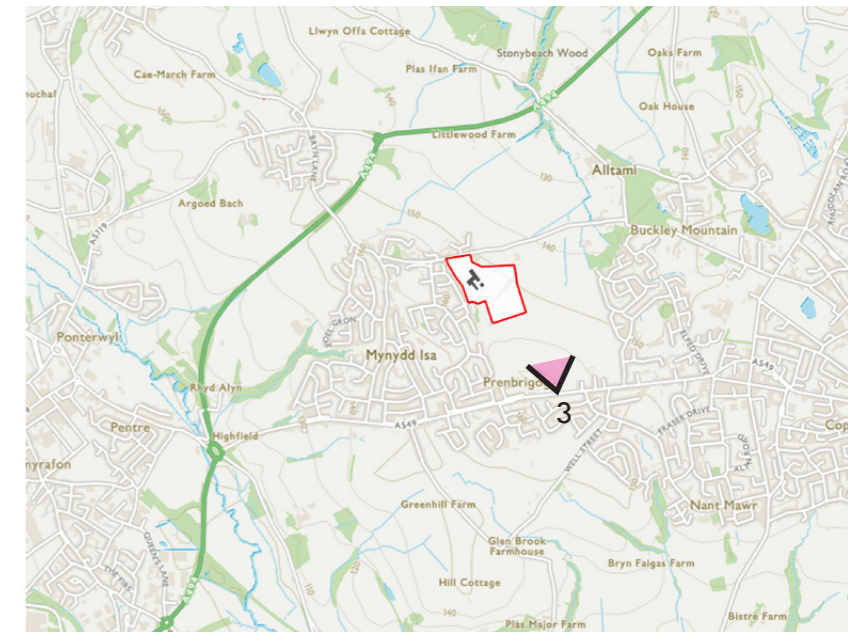
VIEWPOINT 3 - MOLD ROAD A549

This view was chosen because it is representative of views from the South

Existing School (Not visible)



Likely visual impact of new development: **None**
Reason: **Intervening built development, vegetation and topography**



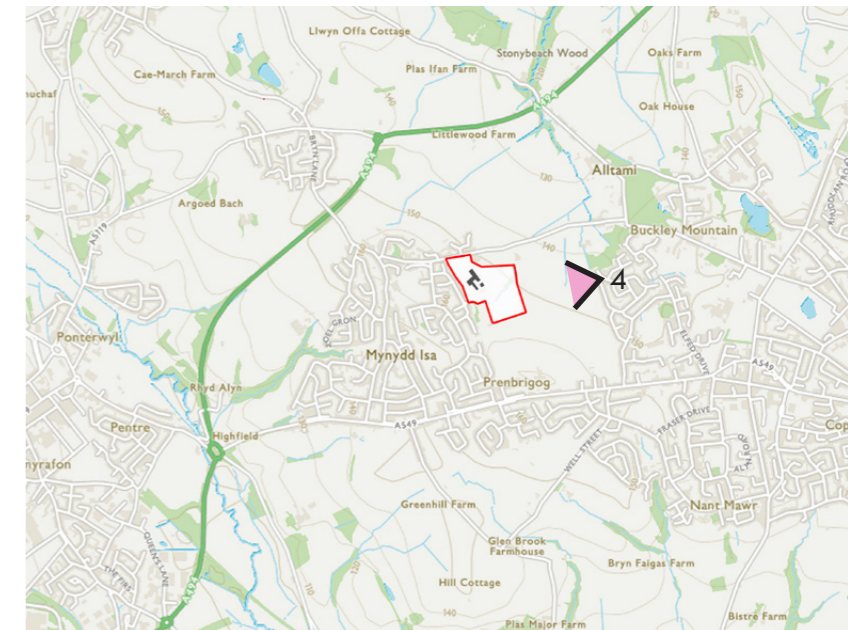
6.0 VIEWPOINTS

VIEWPOINT 4 - BIRKDALE AVENUE

This view was chosen because it is representative of views from the East and the nearest residential to east of site



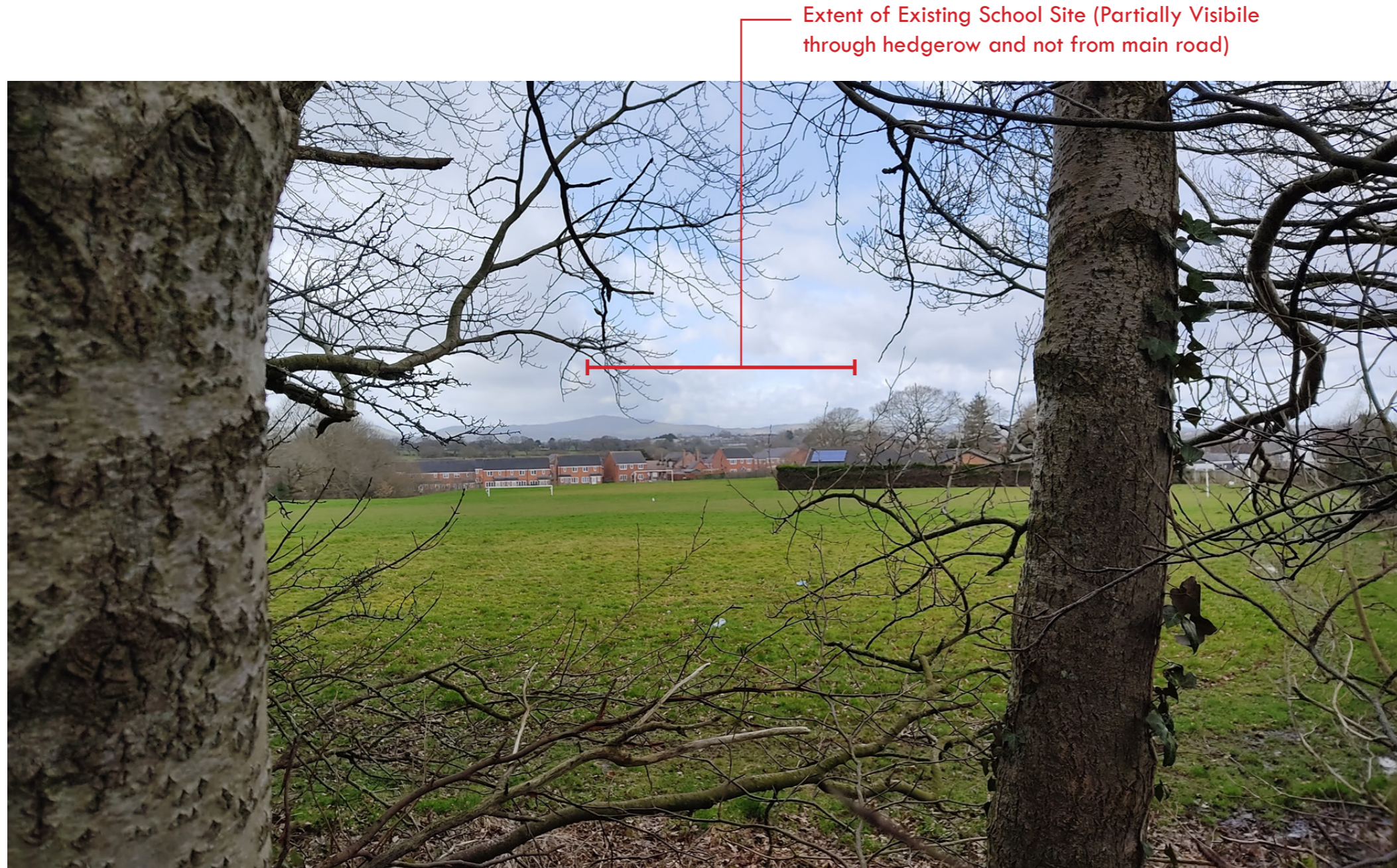
Likely visual impact of new development: **None**
Reason: **Intervening built development, vegetation and topography**



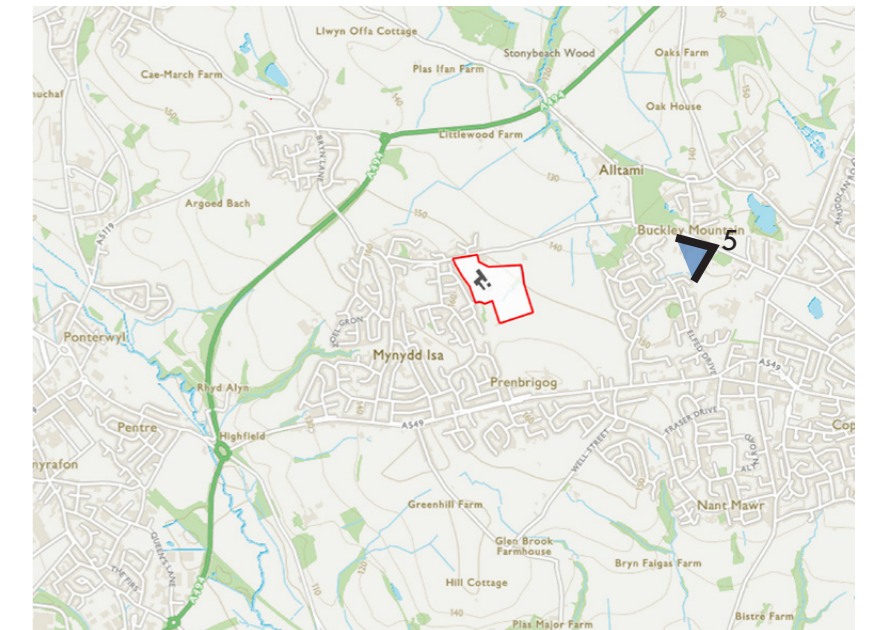
6.0 VIEWPOINTS

VIEWPOINT 5 - ALLTAMI ROAD

This view was chosen because it is representative of distant views from the East



Likely visual impact of new development:
Will change the existing view. However will be seen in the context of the existing school.



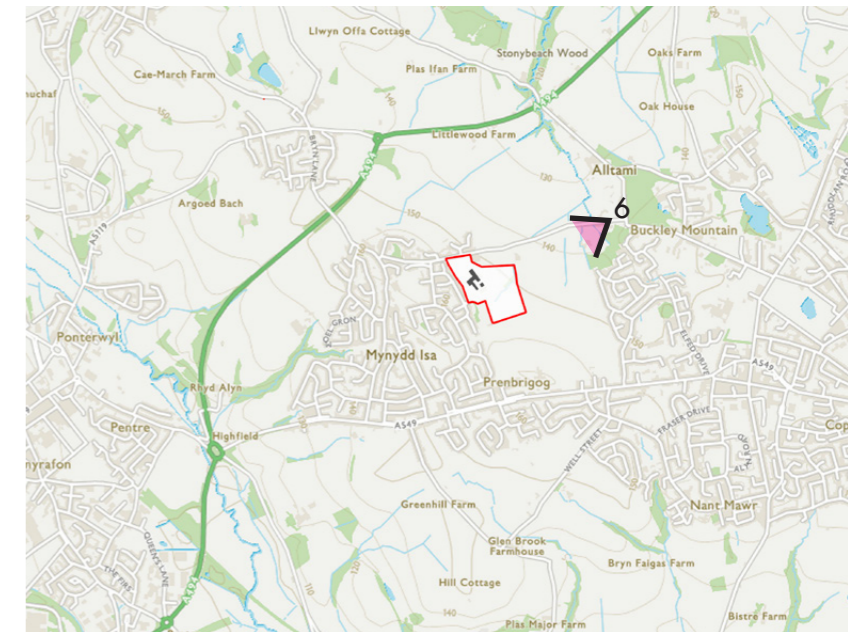
6.0 VIEWPOINTS

VIEWPOINT 6 - BRYN ROAD (LOOKING WEST)

This view was chosen because it is from the Lower Common Public open space



Likely visual impact of new development: **None**
Reason: **Intervening built development, vegetation and topography**



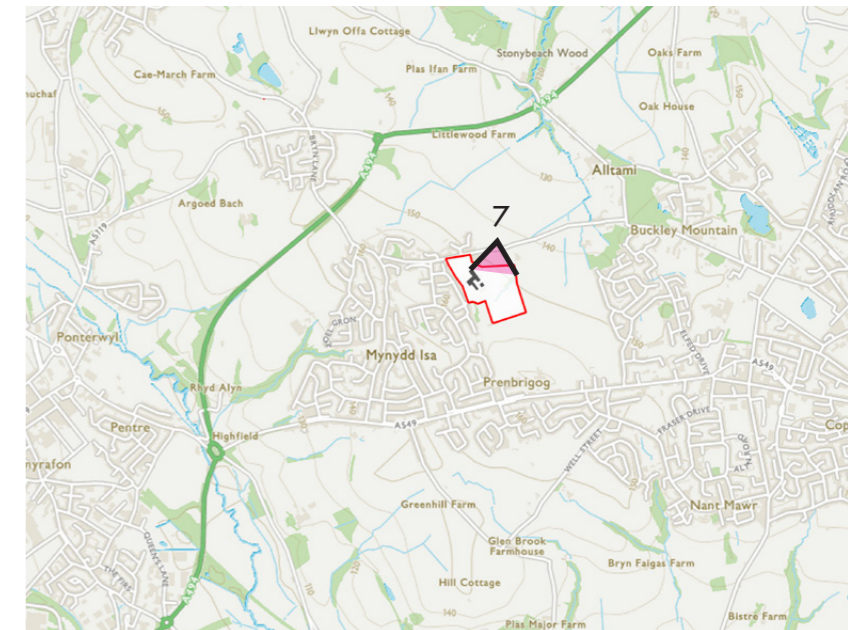
6.0 VIEWPOINTS

VIEWPOINT 7 - BRYN ROAD (LOOKING SOUTH)

This view was chosen because it is representative of views from the north



The proposed development will be clearly seen from this Highways view point. However it will be seen as glimpsed views in the context of existing school from a transient receptor.



6.0 VIEWPOINTS

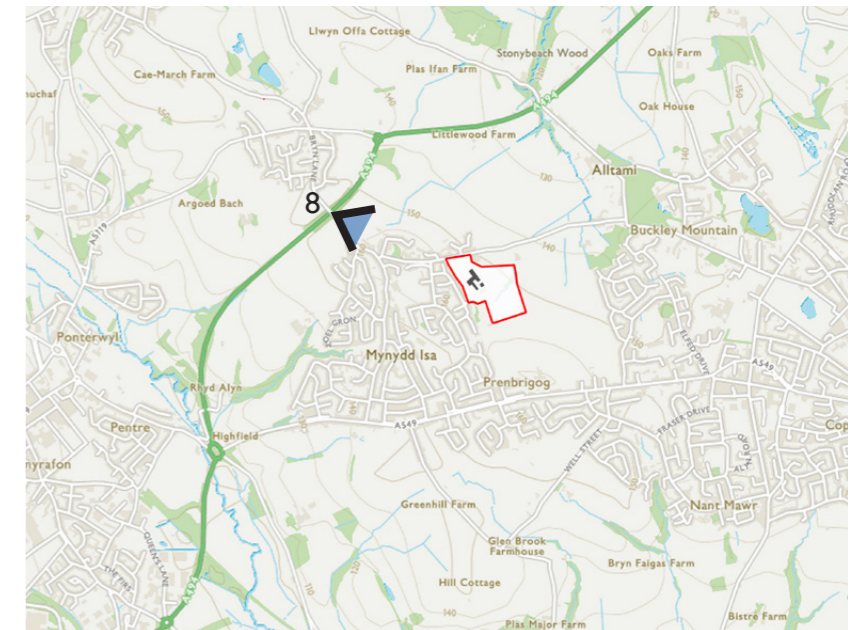
VIEWPOINT 8 - BRYN Y BAAL ROAD

This view was chosen because it is representative of view from residential area to the north of the Mold Bypass

Extent of Existing School Site
(Not visible)



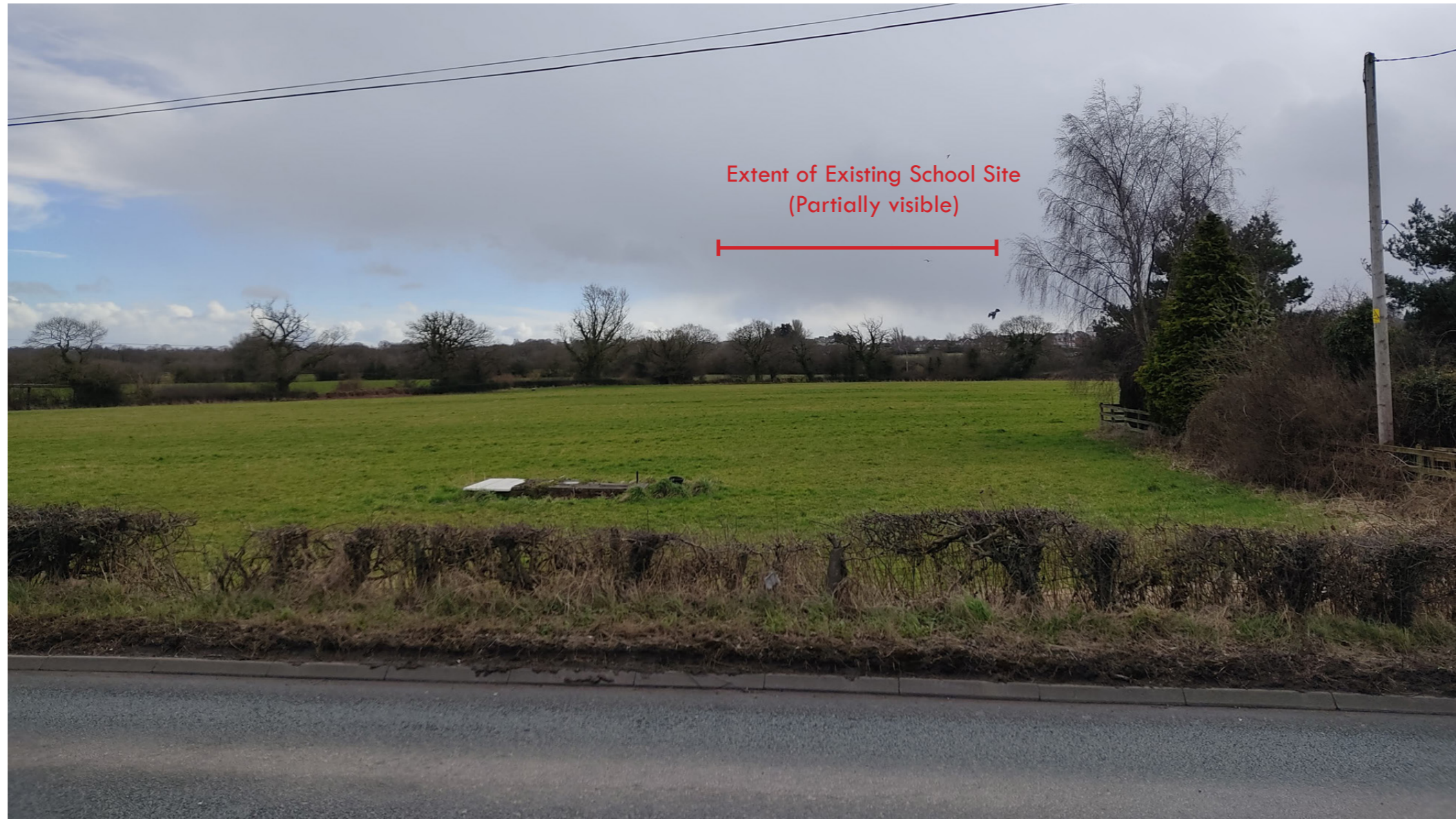
Likely visual impact of new development: **None**
Reason: **Intervening topography**



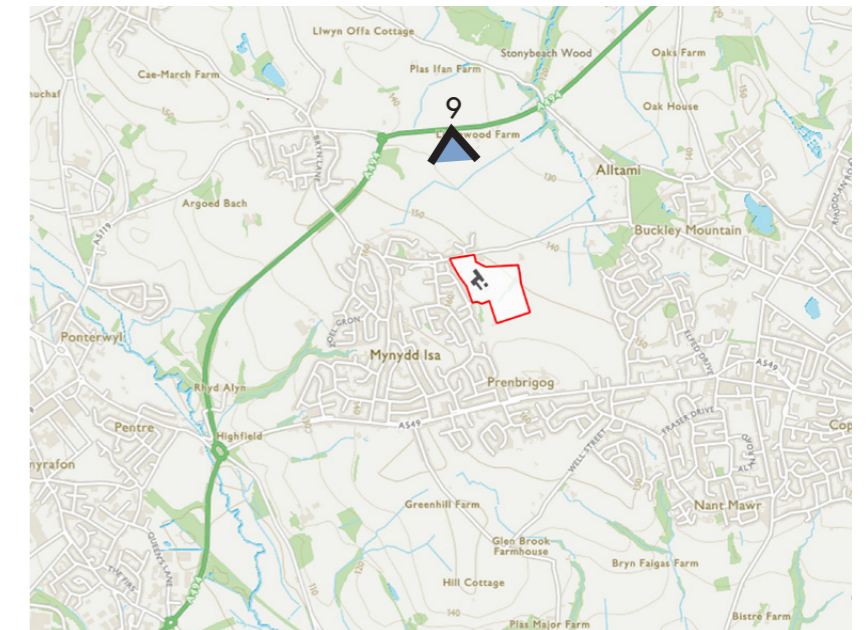
6.0 VIEWPOINTS

VIEWPOINT 9 - A494

This view was chosen because it gives elevated view of the site from the north



Likely visual impact of new development: **Negligible**
Reason: **Intervening vegetation and topography**



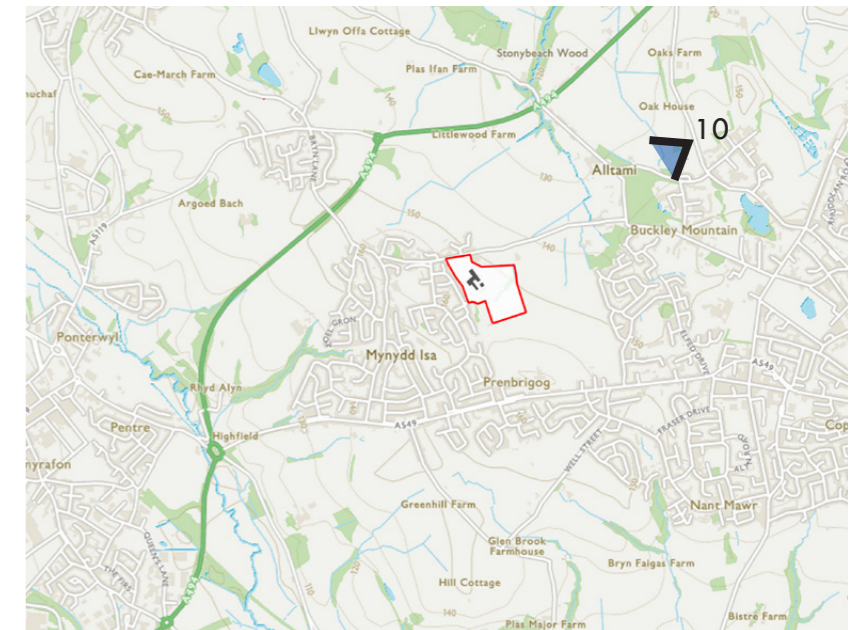
6.0 VIEWPOINTS

VIEWPOINT 10 - BRYN Y BAAL ROAD

This view was chosen because it is representative of distant views from the east



Likely visual impact of new development: **Negligible**
Reason: **Intervening vegetation and topography**



7.0 SUMMARY

It is predicted that the proposed development will not be seen outside of any close range view points and will be seen in the context of the existing semi rural / urban frindge environment

However we welcome the oportunity to discuss this with Flintshire County Council Landscape Officer as part of the application consulation period.