

Wrexham Industrial Estate

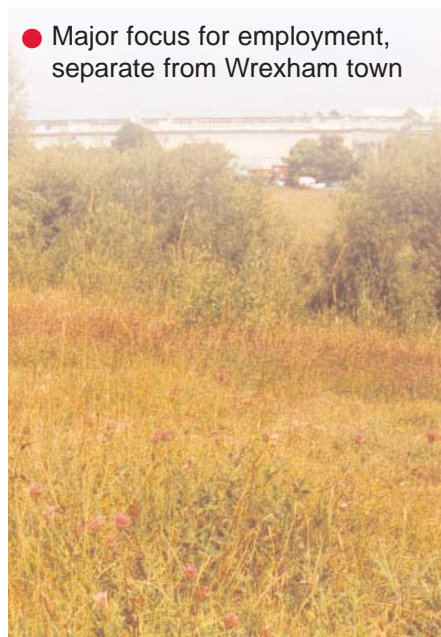
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This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area



Wrexham Industrial Estate summary:

- Extensive area of mixed manufacturing and business uses
- Located on site of WWII munitions depot, formerly farmland
- Visible from afar, many of the buildings dwarfing the human scale
- Very valuable species-rich grassland, scrub and wetland habitats
- Major focus for employment, separate from Wrexham town



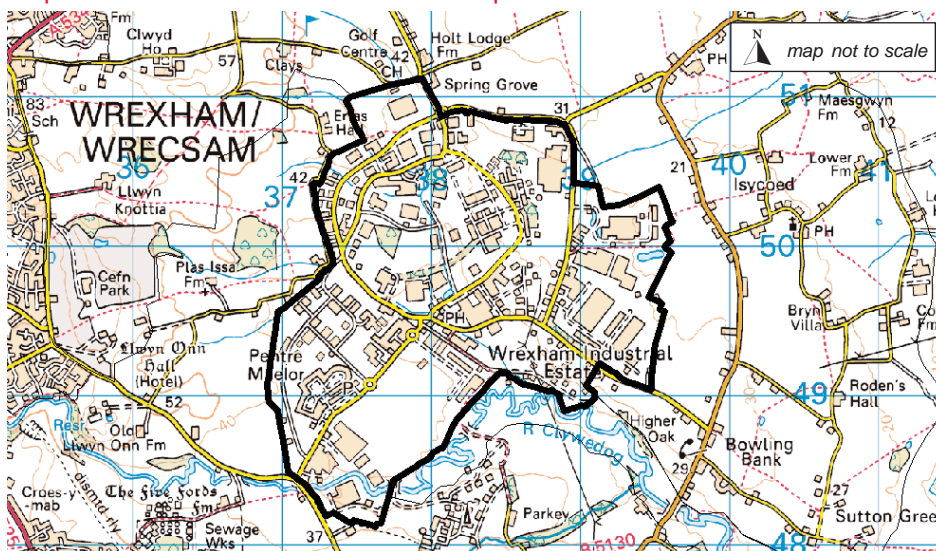
Wrexham industrial estate, separate from Wrexham town because of its origin as a World War II ordnance depot, forms a large 'island' of development within the countryside, its light-reflecting buildings visible from the hills.

Landscape context

The industrial development dominates the landscape, with the underlying physical landscape covered over or altered to a significant extent.

The estate puts Wrexham on the national and international map. Its separate location allows the town of Wrexham to be relatively free of unneighbourly industrial land uses but creates access problems.

Map of Wrexham Industrial Estate Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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Key characteristics

Visual character:

- Urban built land, mixed industrial development
- Some massive buildings which can be seen from far distant viewpoints
- Relatively flat with a network of small streams, ditches and ponds
- Set within lowlying pastoral farmland, and incorporating former hedgerow oak trees

Geological character:

- Located within a large area of deep glacial till which extends south and east of Wrexham
- The eastern part of the industrial

estate is within the flat landscape of the Dee Terraces but the western part is more undulating, with a greater resemblance to the Welsh Maelor topography

- The character area drains in a south easterly direction via the River Clywedog to the River Dee, and small parts of the industrial estate are within the floodplain
- Much made-up land, some contaminated; original soils are heavy and seasonally waterlogged

Ecological character:

- Small watercourses, ditches, and ponds are frequent, providing good habitats for water voles, great crested newts and other aquatic species. Wetland with rushes and

reed mace swamp are found, important in filtering polluted runoff from the estate

- The River Clywedog is an important aquatic habitat but its quality is compromised by runoff from industrial areas
- Large but declining areas of species rich neutral grassland of high biodiversity value on unused land
- Includes area of semi-natural broadleaved woodland (Erlas Black Wood)

Historical character:

- 20th century military features from WWII ordnance depot (buildings, bunkers, disused railway lines, ditches, roads) which largely obliterated the original land use pattern
- A few prewar buildings and field boundaries survive amongst recent industrial infrastructure

Cultural character:

- Since WWII, a major focus for employment, in production, processing, and distribution, plus business and retail
- Evidence of rapid 20th century changes from agriculture to depot to industry within living memory
- Attractive post-war planned residential estate at Pentre Maelor, within industrial area

Landscape sensitivity:

The estate is sensitive to development of industrial plots which does not take into account the potential loss of biodiversity and cultural heritage, or the impact on amenity and economic status of the estate

Overall management strategy:

Sustainable development and enhancement

Management guidance

Aims	Guidelines
Enhance setting of estate and mitigate visual impact on wider surroundings	<ul style="list-style-type: none"> ● Develop as industrial estate in semi-natural setting ● Refer to latest Landscape and Environmental Study (April 2005) of estate for guidance on improvement of visual and environmental coherence ● Retain or provide landscape buffer between estate and farmland ● Retain or provide landscape buffer between industry and residential buildings ● Encourage high standard of design of new buildings, and use of recessive colours to reduce visual impact ● Refer to WCBC Landscape & Industrial Development Local Planning Guidance Note No. 26 ● Refer to Green Network Strategy due March 2007
Minimise impact of development on natural landforms and drainage	<ul style="list-style-type: none"> ● Maintain integrity of fluvial and glacial landforms and assess new exposures ● Conserve or restore natural watercourses and landforms where possible
Minimise impact of development on areas of high biodiversity value	<ul style="list-style-type: none"> ● Refer to Derelict and Industrial Land Habitat Action Plan (part of Wrexham Biodiversity Action Plan) and maintain biodiversity interest in areas of unused or derelict land ● Develop green network strategy to retain and link areas of valuable open space ● Plant native trees and maintain mature and veteran trees, carry out management of Erlas Black Wood ● Protect species: grizzled skipper, newts, bats and birds ● Manage road verges and grasslands as hay meadows subject to highway restrictions
Preserve archaeological heritage	<ul style="list-style-type: none"> ● Preserve WW2 munitions factory remains in setting
Conserve cultural heritage	<ul style="list-style-type: none"> ● Promote historical research and an oral history of the estate from WW2 onwards ● Retain and re-use remaining ordnance buildings ● Consider conservation area designation for Pentre Maelor

For further information contact:

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All our information is available in accessible formats

