

Table 3.1: Typical Visual Susceptibility to Change Criteria (indicative)

Criteria Level	Description
<i>Susceptibility to Change</i>	
High	Residents at home; People engaged in outdoor recreation, whose attention/interest is likely to be focused on the landscape or particular views, including from public rights of way; Visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience; Communities where views contribute to the landscape setting enjoyed by residents; Travellers on scenic routes.
Medium	Travellers on road, rail, or other transport routes.
Low	People engaged in outdoor sport/recreation which does not involve/depend upon appreciation of views of the landscape; People at their place of work whose attention may be focused on their work/activity and not their surroundings.

- 3.7 It is important to note that the examples set out in GLVIA and Table 3.1 above only address the first bullet point and part of the second bullet point in paragraph 3.5 above (which are focussed on the occupation or activity of the people and the extent to which their attention is focussed on the view).
- 3.8 As such, the assessment of susceptibility in Table 3.1 and GLVIA (pages 113 & 114) needs to be adjusted to reflect the requirements of the final part of the second bullet point, namely the visual amenity that people currently experience. GLVIA identifies clearly that the division between categories of susceptibility to change:
[6.35] *“...is not black and white and in reality there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity...”*
- 3.9 For example, the presence of existing detracting features in any given view may reduce the visual amenity of those experiencing the view. This may therefore reduce their susceptibility to certain types of change and ultimately their sensitivity.
- 3.10 The assessment of susceptibility to change is made on the same basis as for landscape effects (Section 2.0 above). A three point scale (with intermediate levels where appropriate) is used, supported by a reasoned narrative that explains the judgement made.

Value

- 3.11 In accordance with paragraph 6.37 of the GLVIA when considering the value of a view experienced, this should take account of:
- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
 - Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art.
- 3.12 For this reason, whilst not specifically referenced in the current edition of GLVIA, the number of people likely to be affected can influence the value assigned to a particular view.
- 3.13 The assessment of value is made on the same basis as the assessment of susceptibility of change.

Sensitivity

- 3.14 Susceptibility to change and value are considered together as discussed above for landscape sensitivity and illustrated above on Table 2.2. Again, professional judgement determines the final judgement of sensitivity, due to the non-linear and complex relationship between susceptibility and value. A reasoned narrative is set out in the LVIA in order to justify the particular sensitivity assessed for each receptor, so that it is clear how each judgement has been made.

Magnitude

- 3.15 The nature of the visual effect that is likely to occur, i.e. its **magnitude**, is determined by considering four separate factors, namely:
- Size/scale;
 - Geographical extent;
 - Duration;
 - Reversibility.

- 3.16 The size and scale of an effect is determined by considering the following:
- The scale of change in view, in respect of the loss of or addition of features, and change in composition, including the proportion of the view occupied by the development;
 - The degree of contrast or integration of new features or other changes;
 - The nature of the view, namely the relative amount of time it would be experienced for and whether the views would be full, partial or glimpsed.
- 3.17 The geographical extent of an effect will vary from viewpoint to viewpoint and will reflect the following:
- The angle of view in relation to the main activity of the receptor;
 - The distance from the proposed development;
 - The extent over which change in view would be visible.
- 3.18 The duration of an effect simply relates to the length of time for which it would be experienced, as follows:
- Long-term: 10+ years; or the change could not reasonably be considered temporary in nature;
 - Medium-term: 3-10 years; and
 - Short-term: 0-3 years.
- 3.19 The reversibility of an effect relates to the prospects and practicality of an effect being able to be wholly or partially reversed, or whether the change cannot realistically be reversed, i.e. it is permanent.
- 3.20 These four factors are then considered together to derive an overall magnitude of change for each receptor, which is determined by use of professional judgement. The assessment of the magnitude of change is expressed using a four point verbal scale of large, medium, small or negligible. Where appropriate, intermediate levels such as medium/large or small/medium are used to refine the assessment. Table 3.2 (over the page) indicates how the above factors have been used to inform magnitude of change. As the circumstances of each specific receptor will vary, a reasoned narrative is set out in the LVIA in order to justify the particular magnitude of change allocated to each receptor.

Table 3.2: Magnitude of Visual Change Criteria (indicative)

Magnitude	Description
Large	A change affecting a large proportion of a view, which may be seen across an extensive area or experienced from a long section of a route, and/or a longer-term effect, and/or contrasting with the existing view.
Medium	A change affecting a moderate proportion of a view, which may be seen across a wider area or experienced from a section of a route, and/or a medium-term effect, and/or broadly compatible with the existing view.
Small	A change affecting a smaller proportion of a view, which may be seen from a limited area or experienced from a short section of a route, and/or a shorter-term effect, and/or compatible with the existing view.
Negligible	A change which is barely perceptible in the view, and/or which is only glimpsed from a route.

4.0 Level and Significance of Effect

4.1 The purpose of Environmental Impact Assessment (EIA) is to determine the likely significant effects of a development proposal. Not all landscape and visual effects arising as a result of a particular proposal will be significant. Furthermore, a significant effect does not necessarily mean that such an effect is unacceptable to decision-makers. This is a matter to be weighed in the planning balance alongside other factors. What is important is that the likely effects of any proposal are transparently assessed and described in order that the relevant determining authority can bring a balanced and well-informed judgement to bear as part of the decision-making process.

4.2 *The State of Environmental Impact Assessment Practice in the UK* (Institute for Environmental Management and Assessment 2011) identifies a range of different factors that should be considered when evaluating the significance of an effect, including:

- Knowledge and experience of significance from previous assessments;
- Details of the development proposal, such as construction and operational activities, and the nature of the effect associated with such activity;
- Details about the environmental sensitivity of the area that will be affected;

- Feedback from scoping and consultation;
- The wider legal and policy context, which offers protection to the environment and community.

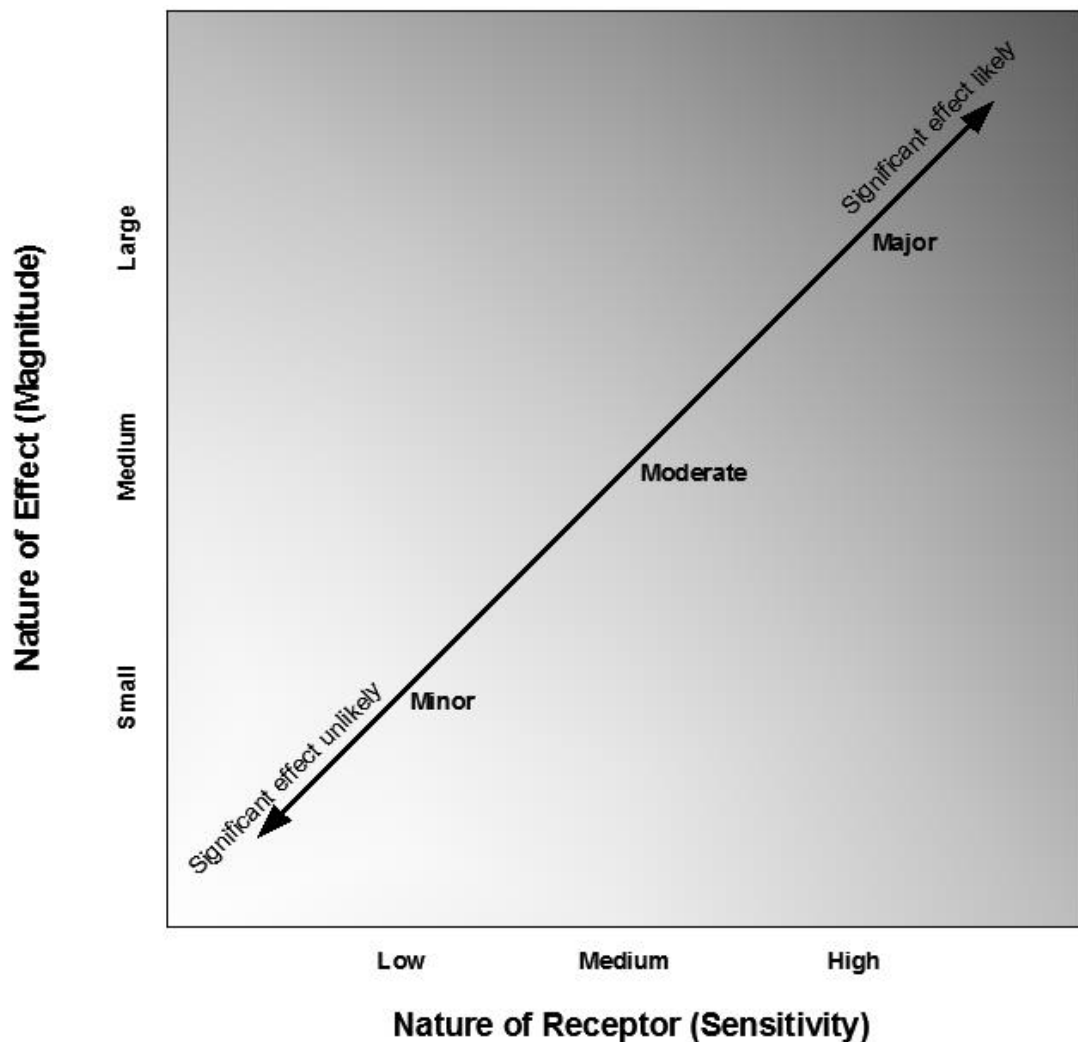
4.3 The level of effect can only be defined in relation to each particular development and its specific location. It is for each LVIA to determine how judgements about receptor sensitivity and the magnitude of change should be combined to derive the level of effect and to clearly explain how this assessment has been made, and if the level of effect is considered significant.

4.4 The matrix in Table 4.1 overleaf provides a guide as to how sensitivity and magnitude can be combined to identify the level of effect upon a receptor (with the grey shading indicative of the increasing level of effect with increasing sensitivity and/or magnitude). However, the final assessment of the level of effect and whether this is significant for decision makers is one of professional judgement.

4.5 Where magnitude of change is identified as 'negligible', then effects are automatically considered not to be significant due to the minimal level of change from baseline (which would often not be perceptible).

4.6 The judgement for this particular assessment is that greater than 'moderate' effects are more likely to be significant. This is because they would generally result from larger magnitudes of change on higher sensitivity receptors. This does not preclude a 'moderate' effect or lower being significant or a greater than 'moderate' effect not being significant. This judgement will depend on the specific circumstances being considered.

Table 4.1: Level of Effect Matrix (indicative)



4.7 The GLVIA identifies that:

[3.32] *“The Regulations require that a final judgement is made about whether or not each effect is likely to be significant. There are no hard and fast rules about what effects should be deemed ‘significant’ but LVIA’s should always distinguish clearly between what are considered to be significant and non-significant effects...”*

[3.33] *It is not essential to establish a series of thresholds for different levels of significance of landscape and visual effects, provided that it is made clear whether or not they are considered significant. The final overall judgement of the likely significance of the predicted landscape and visual effects is however, often summarised in a series of categories of significance reflecting combinations of sensitivity and magnitude. These tend to vary from project to project but they should be appropriate to the nature, size and location of the proposed development and should as far as possible be consistent across the different topic areas of the EIA”.*

[5.56] & [6.44] *“There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and [landscape]¹ context and with the type of proposal”.*

- 4.8 It should be noted that effects may be either adverse (negative) or beneficial (positive). An effect can be significant and adverse, or significant and beneficial. If change occurs, with no obvious deterioration or improvement resulting, this can be said to be neutral.

¹ The word landscape is present in paragraph 5.56 of the 3rd edition of GLVIA only. Otherwise, the sentence quoted from paragraphs 5.56 and 6.44 is identical.

APPENDIX 2: VISUALISATION METHODOLOGY

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1.0 Introduction

- 1.1.1 The purpose of this methodology is to provide an understanding of how visualisation material prepared to support the Landscape and Visual Impact Assessment (LVIA) has been produced.
- 1.1.2 It should be recognised that production of visualisations is only one component of a LVIA, which will consider a range of other factors when identifying and assessing changes to the landscape and to views. The use of visualisations is a useful aid when undertaking LVIA, but the assessment process is not dependent on them. LVIA may be undertaken without use of visualisation material, although for major developments the inclusion of visualisations is accepted practice.
- 1.1.3 Current good practice regarding the production of visualisations is set out in:
- Landscape Institute and Institute for Environmental Management and Assessment (3rd edition, 2013), *Guidelines for Landscape and Visual Impact Assessment*. This document is referred to hereafter as ‘the GLVIA’;
 - Landscape Institute (2019), *Visual Representation of Development Proposals. Technical Guidance Note 06/19*. This document is referred to hereafter as ‘TGN 06/19’.
- 1.1.4 The remainder of this Methodology document is structured as follows.
- 1.1.5 Section 2.0 addresses the production of the ZTV mapping that informs the LVIA
- 1.1.6 Section 3.0 includes the details required as part of the ‘Visualisation Types Methodology’ that forms part of the Technical Methodology specified in Appendix 10 of TGN 06/19.
- 1.1.7 Section 4.0 gives details of how the viewpoint visualisation material was produced, and includes the remaining details required by the Technical Methodology specified in Appendix 10 of TGN 06/19.

2.0 Zone of Theoretical Visibility

- 2.1.1 Zone of Theoretical Visibility (ZTV) maps have been generated in order to better understand the likely extent of the surrounding landscape across which the Proposed Development would be visible.

Data Source

- 2.1.2 The ZTV was produced using a commercial 2m Photogrammetric Digital Surface Model (DSM) available from Bluesky International. This is derived from aerial photography captured in 2020 and takes account of screening features such as buildings and vegetation.
- 2.1.3 The DSM is based upon a 2m grid spacing. The horizontal RMSE of the data is 1m, and the vertical RMSE is 1.5m.

ZTV creation

- 2.1.4 The ZTV was calculated and created using QGIS open source software. The ZTV calculation process takes account of the curvature of the earth's surface and light refraction. The eye height of the receptor in the computer model was set at 1.7m above ground level in accordance with guidance set out in GLVIA.
- 2.1.5 One ZTV was produced showing the theoretical visibility of selected existing tall structures at the wider Kronospan site, these being:
- CHP stack, at a height of 70m;
 - WESP stack, at a height of 65.5m;
 - MDF cyclones, at a height of 57m;
 - WESP Chip Dryer exhaust stack, at a height of 50m.
- 2.1.6 A second ZTV was produced showing the theoretical visibility of the proposed raw material storage silos, at a height of 33.5m.
- 2.1.7 The ZTVs are displayed on Figures 1 of the LVIA.

Limitations

- 2.1.8 A ZTV, as use of the term theoretical implies, is not an absolute indication of the extent of visibility but rather a computer-generated aid that utilises available relative data to indicate areas of inter-visibility and screening in relation to a specific modelled

object. ZTVs are tools to assist the LVIA. The technique aims to give a better understanding of the areas where visibility is likely and unlikely but imperfections in data are such that it must only be seen as an aid to understanding. This limitation needs to be recognised when interpreting the ZTVs.

- 2.1.9 An additional caveat is that the ZTVs simply illustrates that part of a structure would be theoretically visible. As such, it makes no distinction between a clear view of all or most of a proposed feature and a view of a very small proportion of a feature (for example one corner of a building roof, or the top of a stack). This is especially relevant in the case of the Proposed Development, where views from the surrounding area are often limited by vegetation cover.
- 2.1.10 The ZTV produced using the DSM does reflect the presence of screening features in the landscape. However, it should be recognised that the DSM reflects a single moment in time (i.e. when the underlying aerial photography was taken). In reality, the extent and / or height of vegetation cover is dynamic and changes as vegetation inevitably increases in stature over time and / or is planted, trimmed or removed. Similarly, there is potential for buildings to have been erected, demolished or modified, subsequent to the data being captured.
- 2.1.11 Additionally, the DSM tends to assume that vegetation captured forms a solid visual barrier, when in reality views can sometimes be available through leaves and branches, especially in winter when deciduous foliage is absent. As such, the real-world visibility of the Proposed Development could potentially be underestimated in places. Field work undertaken as part of the LVIA included groundtruthing the DSM ZTV, and confirmed that it is a relatively accurate depiction of visibility.
- 2.1.12 Finally, the DSM does not distinguish between the ground surface and the surface of structures and vegetation. As a consequence, the ZTV output may indicate visibility from areas known to be occupied by woodland and buildings. Whilst in theory it may be possible for people to experience the views from such locations (by climbing onto roofs, or into the tops of trees), this is not representative of typical day to day visibility, and as such there is the potential to overstate the actual visibility of the Proposed Development. Ordnance Survey open mapping data (OS Zoomstack Woodland) datasets have been added to the ZTV figure, to mask out mapped areas of tree cover.

3.0 Viewpoint Selection

Introduction

- 3.1.1 When considering which viewpoints to include as part of an assessment it is important to not assess too few or too many viewpoints. A proportionate approach to viewpoint selection is necessary, in line with the recommendations of the GLVIA (*Guidelines for Landscape and Visual Impact Assessment*, 3rd edition 2013, Landscape Institute and Institute of Environmental Management and Assessment).
- 3.1.2 The absence of a viewpoint from any location does not imply that there would be no view of a proposed development, nor that views from such a location have not been considered in the LVIA.
- 3.1.3 Details of the process by which these were selected are set out in the LVIA.
- 3.1.4 Appendix 10 of TGN 06/19 sets out details of what should be included in the Technical Methodology for Viewpoint Visualisations (i.e. in this Methodology document). The list of required information is stated to be indicative.
- 3.1.5 Part of the required information is a 'Visualisation Type Methodology' including:
- The anticipated purpose/ users of the viewpoint visualisations;
 - The indicative assessment of sensitivity and magnitude, and resulting likely indicative overall degree or level of effect; and
 - Other factors influencing the selection of the visualisation type.
- 3.1.6 The purpose of the viewpoint visualisations is to inform the LVIA and the decision-making process. Users are likely to be landscape professionals, other environmental professionals and planning officers, consultee bodies and interested members of the public.
- 3.1.7 On the basis that the LVIA includes a detailed assessment of visual effects from each viewpoint including a description of the sensitivity of receptors, the magnitude of change in view that would occur, and the resultant effect, it is considered that there is little benefit in providing an indicative assessment in this Methodology document.
- 3.1.8 The LVIA and the accompanying Appendix 5 that addresses effects on Viewpoints, both include details of the type of receptors that each viewpoint seeks to represent, and a brief description of the viewpoint location. It is considered that this information

should be sufficient indication as to the factors that have influenced the selection of the viewpoint.

- 3.1.9 Baseline photography is provided from each viewpoint, which is annotated where deemed appropriate to highlight key features. Photomontages illustrating how the Proposed Development would appear are also included from selected viewpoints.

4.0 Viewpoint Visualisations

Photography

- 4.1.1 All photography for this assessment was taken using a Canon EOS 5D Mark II digital single lens reflex (DSLR) camera with a full-frame sensor, using a 50mm lens. The camera was mounted on a tripod to ensure a stable support and minimise camera shake. The camera was mounted on a panoramic tripod head with built-in spirit level (Nodal Ninja 3 MkII), which allows for the rotation of the camera at fixed intervals around a fixed point in vertical alignment with the camera lens, thereby eliminating parallax error. The camera was levelled using an auto-leveller device (Nodal Ninja EZ-Leveler II). The camera height was 1.5 m above the ground.
- 4.1.2 Photographs were taken over a full 360 degree sweep from each viewpoint location. The precise location of each photograph was recorded using a hand-held Garmin Oregon 600 GPS device (which has an accuracy of approximately 3m). A photograph was also taken of the tripod location (these photographs are included in Annex A). Following the Site visit, the GPS data was loaded into Google Earth, and the GPS waypoints were moved manually where necessary to reflect the actual tripod location. A spreadsheet was completed recording information about the viewpoint.

3D Model

- 4.1.3 A digital model of the Proposed Development was created based upon design information provided by the Applicant. This was imported into industry standard software (Autodesk 3DStudioMax), along with the viewpoint data recorded on site (as discussed above). This enables a series of 'camera' points to be created within the model, reflecting the view from each viewpoint towards the Proposed Development.
- 4.1.4 A series of markers were added to the model, representing real-world locations such as topographic features, vegetation and buildings. The locations of these markers

were determined via the use of aerial imagery (e.g. Google Earth), Environment Agency LIDAR data, and OS Mastermap data.

- 4.1.5 The models were then lined up with the individual photograph that focuses on the Site. The markers were used to ensure that the model lines up both horizontally and vertically as accurately as possible with the photograph (by matching the markers with the real-world equivalent), and to assist with identifying which features in the photograph would appear 'in front' of the Proposed Development, which would appear 'behind' and which, if any would be removed.
- 4.1.6 Once the models are lined up as accurately as possible, the Proposed Development was rendered, having regard to the particular materials and colours that are to be used, and to reflect light conditions typical of the time and date of the photography.

Photomontages

- 4.1.7 Photomontages are computer generated images, showing images of the Proposed Development superimposed upon the existing photography, with the aim of producing a visualisation that should give a realistic impression of how the Proposed Development would appear within the landscape.
- 4.1.8 Following the lining up of the 3D model with the photograph that includes the Site, and the rendering of the Proposed Development, the full sweep of photos taken from each viewpoint were stitched together using the software package PTGui. The software reads the exif data attached to each individual photograph file to identify the specifications of the camera and lens, ensuring accurate production of the stitched panoramic image.
- 4.1.9 The resulting stitched viewpoint image was loaded into Adobe Photoshop. Any parts of the Proposed Development that would not be visible from an individual viewpoint due to the presence of intervening features were cropped out.

Limitations

- 4.1.10 It should be understood that viewpoint visualisations can never provide an exact match to what is experienced in reality. Visualisations are tools in the assessment process but independent from it. They illustrate the likely change in view in the context of a specific date, time and weather conditions, that would be seen within a photograph and not as seen by the human eye. As such, visualisations need to be used in conjunction with site visits and should be considered in the context of the

totality of views experienced from the viewpoint and not just focussed on the Proposed Development.

- 4.1.11 Photography was taken in January, March and July 2022. The photographs reflect the level of foliage present at those times of year.
- 4.1.12 The software (3DStudioMax) used to produce the model of the Proposed Development from each Viewpoint does not take account of the curvature of the earth's surface, and assumes a flat horizon. The effects of the earth's curvature do influence what is visible, especially in longer range views. If a flat horizon is assumed, then a feature located approximately 5km away from any viewpoint would appear approximately 1.7m higher than in reality. As such the model slightly exaggerates the height that the Proposed Development would appear in each view. As all of the viewpoints are located relatively close to the Proposed Development any discrepancies in the height of the proposed new structures would be minor. As such, it is not considered that this is material to the conclusions of the LVIA.

Presentation & Viewing

- 4.1.13 Once the final viewpoint images have been produced, they are inserted into a Figure template, which also includes information about the viewpoint, including the date and time of photography, and details of the camera used.
- 4.1.14 In relation to the viewpoint visualisations presented in the LVIA, these are presented across a series of separate sheets for each Viewpoint.
- 4.1.15 The first sheet illustrates the existing view and provides context. For Viewpoints where a photomontage has been produced, a second sheet shows a rendered photomontage of the Proposed Development. For Viewpoints where summer photography has been provided, this is presented on a third sheet.
- 4.1.16 The images presented on each sheet are displayed at an enlargement factor in accordance with the guidance set out in TGN 06/19. The enlargement factor is stated on each sheet.
- 4.1.17 The field of view displayed for each Viewpoint has been determined in accordance with the guidance set out in TGN 06/19 and is stated on each sheet.
- 4.1.18 Each sheet should be printed at the size stated on it. All printed sheets should be viewed **held flat at a comfortable arm's length.**

ANNEX A: Tripod Location Photographs



Viewpoint A



Viewpoint B



Viewpoint C



Viewpoint D



Viewpoint E



Viewpoint F



Viewpoint G



Viewpoint H



Viewpoint I



Viewpoint J



Viewpoint K



Viewpoint L



Viewpoint M

No tripod photo

Viewpoint N



Viewpoint Q



Viewpoint R

Appendix 2: Extracts from the *Wrexham LANDMAP Supplementary Planning Guidance* (adopted 2007)



Chirk Estate to Froncysyllte 5a

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.

East-facing slopes dominated by the strategically sited Chirk Castle and Estate, with the landscape reflecting the historical tensions between upland and lowland, Wales and England

Landscape context

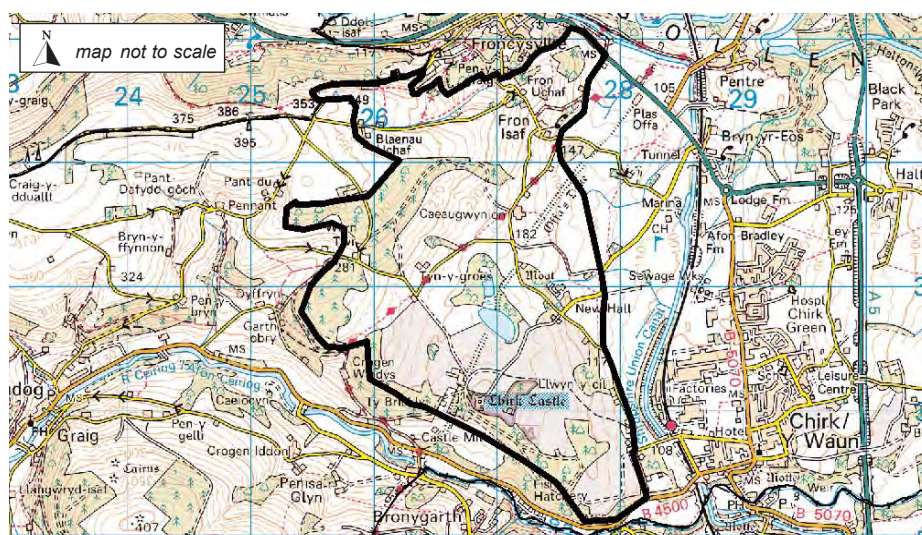
This landscape type lies on the edge of the uplands, but faces the lowlands. There are two such areas in Wrexham, the other being the eastern slopes of Ruabon Mountain. The slopes above Froncysyllte, reflected by the slopes above Trevor, form a gateway to the Vale of Llangollen in Denbighshire. To the south of the character area Chirk Castle stands guard over the steep wooded entrance to the Ceiriog Valley



Chirk Estate to Froncysyllte summary:

- Hill slopes facing settlement and industrial developed lowlands
- Castle and estate parkland, woodlands and farmland
- Gateway to Ceiriog Valley and Vale of Llangollen
- Traversed by Offa's Dyke
- Focus for tourism

Map of Chirk Estate to Froncysyllte Landscape Character Area



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

Visual character:

- Dominated by the designed landscape of the Chirk estate with castle, parkland, associated farmland and encircling belts of mixed woodland
- Smaller scale woodland and pasture mosaic is found on the steeper slopes above Froncysyllte
- Lower edges of area are generally affected by views of industry in Chirk and Cefn Mawr
- Good views from higher areas,

350 m above sea level, with higher areas underlain by older sedimentary rocks of Silurian age, part of the Berwyn Dome and lower slopes by sedimentary rocks of Carboniferous age, overlain by glacial deposits

- Chirk Castle is built on an outcrop of Carboniferous sandstone and limestone. Limestone also outcrops above Froncysyllte where it has been quarried
- Soils of the Chirk estate are generally loamy and well-drained, with more acid or seasonally wet soils at higher elevations

Ecological character:

- Chirk wood-pasture and parkland and veteran trees are a national

Geological character:

- East-facing slopes from about 150 m to



biodiversity priority habitat supporting a range of saproxylic (dead wood) invertebrates

- The area contains valuable broadleaved woodland and mixed woodland, as well as conifer plantations. There are individual veteran trees within the Chirk woodlands of particularly high value and small semi-natural ancient woodlands are found near Froncysyllte
- Some small vulnerable grassland habitats on moorland margins

Historical and cultural character:

- The present landscape has evolved through its strategic location on the upland/lowland and English/Welsh border
- Chirk Castle is a major focal point for tourism, of national importance, as is Offa's Dyke footpath which passes through the grounds
- Offa's Dyke is a medieval military feature on a former political boundary which crosses Wrexham north-south
- Chirk Castle is a 13th century castle adapted as a gentry dwelling, and now partly under National Trust management, as are the gardens. It has many historical and cultural associations
- Much of the surrounding farmland was once owned by the Chirk estate, and some is still in estate ownership

Landscape sensitivity

Because of its prominent and strategic location, the area is sensitive to change. It is also strongly affected by development in adjacent landscape character areas, particularly Chirk to which it is historically and visually linked

Overall management strategy:

Conservation

Management Guidance

Aims	Guidelines
Conserve historic landscape	● Maintain present management of parkland, woodland and farmland ● Protect the setting of Offa's Dyke
Reduce impact of nearby industry	● Carry out strategic planting to filter views
Preserve geological features	● Maintain the integrity of existing landforms ● Maintain the integrity and continuity of geological exposures, and assess new ones ● Promote awareness of the geological heritage of the area
Conserve and perpetuate habitats	● Retain old and veteran trees and plant new generations of veteran trees, ● Replace coniferous trees with native species ● Avoid chemical use in parkland and wood pasture
Preserve archaeology	● Protect archaeological sites, maintain historic field pattern ● Maintain Offa's Dyke monument through adoption of management plan drawn up by Offa's Dyke Officer at Clwyd Powys Archaeological Trust ● Maintain existing field systems and carry out further surveys
Strengthen links between Chirk estate and local areas	● Continue present management regime of Chirk Castle between Chirk estate and estate ● Further enhance area for walkers and visitors and improve access from Chirk village and other areas through better walking routes, and low key public transport initiatives ● Consider selective tree clearance to improve views of castle from Ceiriog Valley and vice versa
Support sustainable land uses	● Promote sustainable land management through agri environment schemes ● Encourage sustainable tourism and cultural initiatives



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All our information is available in accessible formats



Chirk 7a

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.



Chirk summary

- Industrial Structures within a wider rural setting visually dominating much of the area and beyond
- Canal (a major tourist attraction) road and rail corridors pass through the area
- Chirk is within a shallow valley with open views to hills.
- Contains nationally important viaduct and aqueduct historical landscape features
- Village lies between the historic estates of Chirk Castle and Brynkinallt

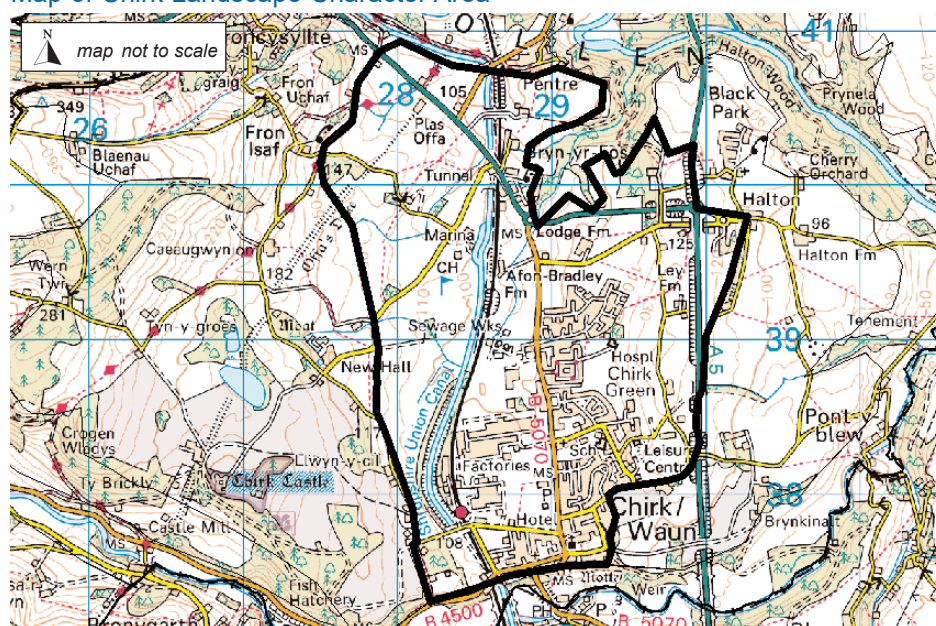


An area on the Welsh-English border, and on historic transport routes, with strongly contrasting rural, suburban and industrial elements.

Landscape context

Chirk is the southernmost and smallest of four character areas in Wrexham which border the uplands and have a mixed rural and urban landscape. The other areas are Cefn Mawr, Rhosllanerchrugog-Rhostyllen, and West Wrexham Ridges and Valleys.

Map of Chirk Landscape Character Area



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

Visual character:

- Area enclosed by hills to west and ridge to east but with generally open views
- Chirk village and valley are in places influenced by industrial land use, structures, steam phume and occasionally by background noise and odours
- Countryside with large regular fields in mainly pastoral use, with hedgerows and sparse hedgerow trees
- Visually diverse with mixture of historic and modern land uses.
- Communications corridor, with road, rail and canal running north-south along edge of uplands

- To the east of Chirk a ridge cuts Chirk off the rest of lowland Wrexham

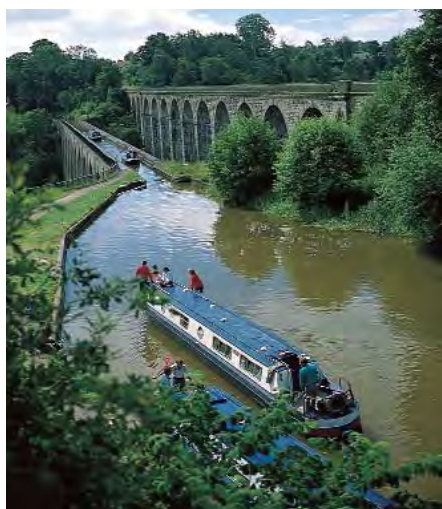
Geological character:

- The minor ridge to the east of Chirk is formed from Coal Measures. Restored coal tips can be found at Chirk Green and Halton
- Much of the area is covered by glacial till (clays) from which the clayey loam soils of the area are derived

Ecological character:

- Farmland and golf course are mainly improved grassland of low biodiversity value
- The Shropshire Union Canal is an aquatic habitat of high value

- Small but valuable areas of broadleaved and coniferous woodland are found in the area



Historical and cultural character:

- The Shropshire Union Canal corridor, in cutting, has its own tranquil character. It includes a visually and historically outstanding aqueduct over the River Ceiriog, close to the Chester-Shrewsbury railway viaduct, and is a visitor attraction, with a small marina next to Chirk Golf course
- Chirk (English form of Welsh 'Ceiriog') is a medieval non-planned settlement with an earth motte and early church. It developed on the old A5 at the Welsh-English border
- Whitehurst is an important, but neglected, 17th century walled garden which was once part of the Chirk estate
- The former Brynkinallt Colliery is now restored to community woodland and open space, and new business uses are developing on restored colliery land at Halton

Landscape sensitivity

High sensitivity because of the close proximity of tourist attractions and scenic areas. Whilst already urbanised, Chirk is vulnerable to further development which could affect the historical and rural landscape character of the surroundings.

Overall management strategy:

Enhancement, restoration and conservation

Management Guidance

Aims	Guidelines
Conserve undeveloped rural hillside character	● Resist siting of masts and other built development on skylines and open slopes ● Ensure new development is integrated into existing village
Mitigate impact of industry	● Increase urban and rural tree planting generally ● Reduce visual impact of business development in prominent rural setting at Halton through low rise building and colours which blend with countryside
Conserve and restore historic designed landscape	● Preserve walls, landform and features of Whitehurst 17th century gardens and Brynkinallt estate ● Encourage restoration and beneficial uses for Whitehurst Gardens and Brynkinallt walled gardens
Preserve geological features and assess new exposures	● Ensure new development or management practices do not damage natural features or geological exposures ● Assess any exposures for scientific or educational interest and protect if of value
Enhance and extend existing habitats for wildlife	● Follow recommendations of Wrexham Biodiversity Action Plan ● Manage canal banks for water vole, protect bats in buildings, walls and old trees ● Promote agri-environment schemes, restore hay meadow management ● Retain, enhance and extend woodlands ● Protect existing wildlife corridors, including aquatic corridors and hedgerows, and develop new ones - refer also to the Green Network Strategy
Preserve archaeological development	● Evaluate archaeology in advance of development within the medieval core area of Chirk, protect motte from loss of features ● Continue existing British Waterways management strategy for canal, conserve A5 (Telford's road) ● Carry out further assessment of fieldscapes and develop a management strategy
Encourage local/sustainable tourist and business initiatives	● Maintain historic appearance of rural areas and promote awareness, understanding and enjoyment of the historic dimension of landscape character ● The area is particularly sensitive to residential conversions of farm buildings, which lose the original character of the building ● Refer to Green Network Strategy due March 2007 and implement new links



For further information contact:

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All our information is available in accessible formats



Appendix 4: Effects on Landscape Character

LCA5a Chirk Estate to Froncysyllte					
Susceptibility to Change: Medium to High		Lower	↔	Higher	Value: High
Scale	Medium to large scale landscape of pasture fields and parkland on an east-facing landform. Views outwards across lower-lying land to the east are available.		■		• AONB; • Chirk Castle (designated heritage assets and visitor attraction); • Offa's Dyke Path National Trail; • Local landscape designation (SLA).
Pattern/ Complexity	A mix of enclosed agriculture, plantations and historic parkland, on a landform that slopes consistently from west to east. The pattern is consistent, organic and relatively simple.			■	
Development/ Human Influence	Traditional (and often designated) built features predominate within the LCA. The presence of industrial features at the Kronospan site is an established discordant presence in outward views.			■	
Connections with adjacent areas	Obvious and very strong visual relationship with LCA 7a to the east. Very obvious transition into the valleys of the Ceiriog (to the south) and the Dee (to the north). Plantation woodland marks the transition into the higher ground to the west.			■	
Visual Interruption	Typically open views are available eastwards, due to the underlying landform. However, there is significant screening vegetation also present, especially with the Chirk Castle Estate		■		
Sensitivity: High The LCA is a mixture of pastoral agriculture, plantation woodland and historic parkland. The east-facing landform focuses views outwards over Chirk and including the Kronospan site, which is an established if discordant presence. Susceptibility to change is medium to high, with the predominantly traditional built environment, strong linkages with the land to the east, and the simple consistent landscape pattern the most susceptible components of character. The value of the landscape is high. The LCA is located within the Clwydian Range and Dee Valley AONB and also lies within a local landscape designation. As such, the value of the landscape itself is clearly recognised. Additionally, wider value is represented by the presence of Chirk Castle (and estate) both as a designated heritage asset and as an important visitor destination, and by the presence of the Offa's Dyke Path, a nationally imported promoted walking route. Overall, sensitivity is high.					
Size/ Scale of Effect: • The Proposed Development would be a limited addition to the existing larger assemblage of industrial structures/ buildings at the Kronospan site; • The Proposed Development would be visible from more exposed locations within the LCA, but would always be seen in the context of the existing Kronospan site, which already exerts a localised influence upon the context of such views; • The existing influence of the Kronospan site upon the landscape character of the LCA would undergo very limited and incremental change.		Geographical Extent: • More exposed parts of the LCA, including the eastern edge of the Chirk Castle estate and the hillsides west of the Chirk Marina.			

Duration: Long-term	Reversibility: Irreversible (permanent development)
Magnitude: Negligible The Proposed Development would be introduced into the existing Kronospan site where a range of large-scale industrial structures are already present (including structures that are far taller/ larger than what is proposed). It would comprise a limited addition to this existing assemblage of structures. The Proposed Development would be visible from more exposed locations within the LCA, but would always be seen in the context of the existing structures at the Kronospan site, which already exert a localised influence upon the context of such views. The existing influence of the Kronospan site upon the landscape character of the LCA would undergo very limited and incremental change.	
Significant Effect: No A negligible level of effect would occur. The character of LCA5a is already influenced by the presence of the wider Kronospan site within outwards view to the east. The introduction of the Proposed Development would give rise to only very limited and incremental further change to this well-established influence. The underlying characteristics of the landscape would not change appreciably from baseline. Effects would not be significant.	
Adverse/ Neutral / Beneficial: The introduction of the Proposed Development would not appreciably detract from or improve character. As such, effects would be neutral	

LCA7a: Chirk					
Susceptibility to Change: Medium		Lower	↔	Higher	Value: High
Scale	Generally a small-medium scale landscape, but with the Kronospan site notably out of scale with other features present. Views are typically short-range due to enclosure by buildings and vegetation.		■		• AONB overlaps the western boundary of the LCA; • Local landscape designation (SLA) present west of the canal; • World Heritage Site (canal); • Canal has recreational function (including marina and towpath); • Heritage assets within Chirk (listed buildings and Conservation Area); • Chirk is an established settlement with village centre and residential areas.
Pattern/ Complexity	A varied pattern of small scale residential and commercial buildings, enclosed agricultural fields, transport corridors and large scale industry. As such, the landscape is not consistent and has both organic and geometric influences.	■			
Development/ Human Influence	Typically small-scale buildings, both traditional and contemporary, but with the Kronospan Site a very prominent large-scale industrial facility, including tall/ bulky structures		■		
Connections with adjacent areas	Visual relationship with the hillsides to the west (LCA 5a). The canal provides a functional relationship with the landscapes to the north and south (along the canal corridor). Very obvious transition into the valleys of the Ceiriog (to the south) and the Dee (to the north). The A5 corridor marks a clear boundary to the east.			■	
Visual Interruption	Views are frequently interrupted by buildings (within the village) and by vegetation elsewhere. Nevertheless there are localised spots of longer range visibility, with the Kronospan site typically clearly visible.	■			
Sensitivity: Medium to High The LCA contains a relatively diverse mix of features, of which the Kronospan site is prominent by virtue of its large size/ scale. Susceptibility to change is medium, with the linkages with the adjacent land to the west the most susceptible component of character. Value is high. The LCA lies partially within the Clwydian Range and Dee Valley AONB and also lies within a local landscape designation, thereby recognising the inherent vale of the landscape. The presence of the World Heritage Site adds further vale, both as a recognised heritage asset that is in important landscape feature in its own right, and also as an important tourist/ recreational resource. Chirk itself provides the setting for the lives of its residents and has clear value in that regard. Overall, sensitivity is medium to high					
Size/ Scale of Effect: • The Proposed Development would be a limited addition to the existing far larger assemblage of industrial structures/ buildings at the Kronospan site; • The Proposed Development would often be well screened by existing structures to the north, east and south, or by vegetation, and would have only a localised impact upon the wider landscape/ townscape; • The existing influence of the Kronospan site upon the landscape character of the LCA would undergo limited incremental change.		Geographical Extent: • Localised throughout the LCA depending upon the availability of views towards the northern part of the Kronospan site.			

Duration: • N/a	Reversibility: • N/a
Magnitude: Negligible The Proposed Development would be introduced into the existing Kronospan site where a range of large-scale industrial structures are already present (including structures that are far taller/ larger than what is proposed). It would comprise a limited addition to this existing assemblage of structures. The presence of existing structures at Kronospan and of vegetation over in the surrounding landscape in relation to the new structures would mean that their visibility and resulting influence upon their surroundings would be localised. Where visible, the new structures would sometimes screen existing structures from view. The existing influence of the Kronospan site upon the landscape character of the LCA would undergo very limited and incremental change.	
Significant Effect: No A negligible level of effect would occur. The character of LCA7a is already influenced by the presence of the wider Kronospan site within outwards view to the east. The introduction of the Proposed Development would give rise to only limited and incremental further change to this well-established influence. The underlying characteristics of the landscape would not change appreciably from baseline. Effects would not be significant.	
Adverse/ Neutral/ Beneficial: The introduction of the Proposed Development would not appreciably detract from or improve character. As such, effects would be neutral	

Appendix 5: Effects on Viewpoints.

Viewpoint A: Chirk Recreation Ground Grid Ref: 329040, 337815	
View north-west across recreation ground in town centre. Attractive, traditional style houses and commercial buildings to the rear. Existing development at the Kronospan site is conspicuous, set against the backdrop of the hills beyond, with emissions plumes also visible. Tree cover along the northern edge of the recreation ground offers some limited filtering of views.	
Susceptibility to Change: Medium - Open space users (and also nearby residents and passing road users); - Likely to be focused on their activities; - Kronospan site is a prominent presence and which detracts from the views available.	Value: High - No landscape designations; - Within Conservation Area; - Part of the townscape of central Chirk; - Public open space.
Sensitivity: Medium Receptors at the viewpoint would be users of the public open space, who would be likely to be focused on their activities, and who would be well aware of the existing presence of the Kronospan site (i.e. the presence of the industrial structures, whilst clearly detracting from the view, would not have dissuaded users from their visit). Similar views are available to passing road users and to residents at nearby properties, who would also be well aware of the presence of Kronospan. Value is high. The viewpoint is located within a Conservation Area and is an important part of the townscape of central Chirk. Additionally, the public open space has an important recreation and amenity function. Overall, sensitivity is medium.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be partially screened by existing structures at the Kronospan site (in particular the existing silos). - Very limited incremental change in the middle ground. - There would be very little change from baseline Degree of contrast/integration: Large scale industry at Kronospan is already visible Nature of the View: Static view from within recreation ground, which can be experienced at the leisure of the viewer	Geographical Extent: Angle: Direct Distance to Proposed Development: c.875m Extent of area over which changes would be visible: Recreation ground and adjacent roadsides to south and east (and the buildings along these roads).
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be partially screened from view by existing intervening structures at the Kronospan site, and in particular the existing silos. As such, the new structures would not be prominent. There would be very limited incremental change occurring in the middle ground of the view. There would be very little overall change in view from baseline.	

Significant Effect: No A minor level of effect would occur. The Proposed Development would be a limited addition to the existing assemblage of large scale industrial structures within the wider Kronospan site that are already clearly visible from within Recreation Ground. The new building would be well screened by intervening structures, and its presence would have no influence of note upon the view available. Effects would not be significant.
Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse

Viewpoint B: Offa's Dyke Path, near Fron Isaf Grid Ref: 327302, 339844	
View south-east from National Trail across lowland agricultural landscape. Existing development at the Kronospan site occupies part of the middle ground of the view and stands out by virtue of its colour and form, with emissions plumes also visible. Residential development at Chirk is also visible, but is less striking.	
Susceptibility to Change: High • Walkers; - o The views available will be the principal reason for any visit.	Value: High • Within AONB (and SLA); • Located on nationally promoted recreational route.
Sensitivity: High Receptors at the viewpoint would be walkers on the National Trail, for whom the views available would be the principal reason for their trip. Susceptibility to change is high. Value is high. The viewpoint is within the AONB (and also the local SLA), and is located upon a National Trail. Overall, sensitivity is high.	
Size/ Scale of Effect: • Scale of Change in view: - o The Proposed Development would be visible set within the well-established assemblage of structures at the Kronospan site. - o Limited and incremental change in view would occur, with little overall change from baseline • Degree of contrast/integration: Large-scale industry at Kronospan already very visible. • Nature of the View: View from footpath which would be experienced at the leisure of the viewer, either as a static view, or at walking pace.	Geographical Extent: • Angle: Direct • Distance to Proposed Development: c.1.73km • Extent of area over which changes would be visible: Adjacent stretch of path
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be visible, within the wider assemblage of existing features present at the Kronospan site. There would be limited and incremental change in view, with little overall change from baseline. This limited change would be experienced from the adjacent stretch of the National Trail.	
Significant Effect: No A minor level of effect would occur. The Proposed Development would be a relatively limited addition to more extensive and well-established assemblage of large scale industrial structures that are already clearly visible from this section of the Offa's Dyke Path National Trail. Its introduction would not appreciably change the influence of the wider Kronospan site upon the views available. Effects would not be significant.	
Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse	

Viewpoint C: N edge of Chirk Grid Ref: 328921, 339165	
View from residential properties facing east-west at the northern edge of Chirk. In oblique views to the south-west, much of the existing Kronospan site is screened from view by vegetation cover, but taller elements are clearly visible above this (as are emissions plumes). Hills to the west form a part of the backdrop to the view.	
Susceptibility to Change: Medium to High - Residents; - Oblique views have a reduced susceptibility. - Road users - Have a medium susceptibility;	Value: Medium - No landscape designations; - Not a location promoted, or likely to be visited for its scenic quality; - People tend to value views from their properties.
Sensitivity: Medium to High The viewpoint reflects oblique views from nearby properties. These tend to be less susceptible than direct views from main windows. As such, susceptibility to change is medium to high. Value is medium. Whilst the viewpoint is not subject to any landscape designations, or a location likely to be visited for any visual qualities, people do tend to value the views available from their properties. Overall, sensitivity is medium to high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be visible in the middle ground of the view. - The new structures would screen some of the existing structures at the Kronospan site. - The extent of the Kronospan site that is visible would not increase. - The influence of the Kronospan site upon the view would not change appreciably. Degree of contrast/integration: Large-scale industry at Kronospan already very visible Nature of the View: A static, but oblique view from property windows which could be appreciated at the viewer's leisure. A transient view from road vehicles	Geographical Extent: Angle: Oblique from property windows. Direct to southbound road travel Distance to Proposed Development: c.675m Extent of area over which changes would be visible: Viewpoint, adjacent properties, and adjacent stretch of road
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be visible in the middle ground of the view. The new structures would screen some of the existing structures at the Kronospan site from view. As such, there would be some change in the appearance of the visible industrial structures, but the overall extent of the Kronospan site that is visible would not increase. The influence of the Kronospan site upon the view would not change appreciably.	
Significant Effect: No A minor level of effect would occur. The Proposed Development would effectively replace views of existing industrial structures at the Kronospan site with views of new structures.	

The influence of the Kronospan site upon views from this stretch of the B5070 and the nearby properties would not appreciably change. Effects would not be significant.

Adverse/ Neutral/ Beneficial:

The effects of the Proposed Development would be adverse

Viewpoint D: Chirk Castle Gates Grid Ref: 328106, 337680	
View north east from outside the Grade I listed castle gates. The dense woodland cover along the canal side screens direct views of development at Chirk. However, the tallest elements of the Kronospan site are visible above this, as are emissions plumes. The gates themselves are no longer in regular use, with the castle exit located a short distance to the south.	
Susceptibility to Change: Medium - Road users (including people leaving the castle); - Have a medium susceptibility.	Value: High - At the boundary of the AONB; - Within SLA (local landscape designation); - Listed building, forming entrance feature to Registered Park.
Sensitivity: Medium to High The viewpoint reflects the view available to road users, including those leaving the castle via the adjacent exit. Susceptibility to change is medium. Value is high. The viewpoint is located at the edge of the AONB and the Registered Park, and also reflects the views available from the listed castle gates, at a former entrance to park. Overall, sensitivity is medium to high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be wholly screened from view by intervening vegetation cover; Degree of contrast/integration: N/a. Nature of the View: A transient view from the roadside.	Geographical Extent: Angle: N/a Distance to Proposed Development: c.915m Extent of area over which changes would be visible: N/a
Duration: N/a	Reversibility: N/a
Magnitude: No Change The Proposed Development would be wholly screened from view by intervening vegetation cover.	
Significant Effect: No Effect As there would be no change in view, no effect would occur.	
Adverse/ Neutral/ Beneficial: N/a	

Viewpoint E: Green Lane Grid Ref: 329696, 338817	
View west over Chirk to the hills beyond from a field gate on the minor road running along the ridge to the east of town. Existing development at the Kronospan site (and emissions plumes) is a prominent visual feature, which contrasts with the rural backdrop	
Susceptibility to Change: Medium - Road users - Typically have a medium susceptibility;	Value: Low - No landscape designations; - Not a location promoted, or likely to be visited for its scenic quality; - Nowhere in close proximity to the viewpoint for road users to stop.
Sensitivity: Low to Medium Receptors at this viewpoint would typically be road users, who have a medium susceptibility to change. Value is low, as the viewpoint has no specific cultural or social value to the public. Overall, sensitivity is considered to be low to medium.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be visible at the northern edge of the existing assemblage of structures at the Kronospan site; - There would be some increase in the well-established influence of industrial development due to the mass of the new silos; - The visible extent of development would increase slightly northwards Degree of contrast/integration: Large scale industry at Kronospan is already visible Nature of the View: A fleeting view through a gap in a dense roadside hedge	Geographical Extent: Angle: Perpendicular to the direction of travel Distance to Proposed Development: c.1.18km Extent of area over which changes would be visible: Viewpoint only
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small to Medium The Proposed Development would be visible at the northern edge of the existing assemblage of industrial structures at the wider Kronospan site (the right side of the site as seen from the Viewpoint). The well-established influence of industrial development would increase slightly due to the presence of the new silos, which would appear large in mass, and which would extend the visible extent of development slightly to the north.	
Significant Effect: No A minor to moderate level of effect would occur. The Proposed Development would result in a relatively limited increase in the influence of the well-established industrial development at the Kronospan site. However, the nature of the existing view looking across Chirk to the more distant hills, with a large industrial facility present in the middle ground would not change appreciably. Effects would not be significant.	
Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse.	

Viewpoint F: B5070 north of Chirk Grid Ref: 328869, 339668	
View south-west through break in roadside vegetation, from the main route into Chirk from the north, close to the roundabout with the A5. Traffic, street lighting and signage are all very evident. Views are focused along the road corridor by the adjacent tree cover. Filtered views of taller elements at the Kronospan site are visible through this vegetation, and emissions plumes are also visible.	
Susceptibility to Change: Medium - Road users; - Have a medium susceptibility to change.	Value: Low - No landscape designations; - A functional road, with no stopping place nearby; - People highly unlikely to gather to experience the views available
Sensitivity: Low to Medium The viewpoint reflects the views available to road users on the adjacent stretch of the B5070. Susceptibility to change is medium. Value is low. No landscape designations are in force at the viewpoint, and the viewpoint is not a location where people will congregate in relation to visual qualities. Overall, sensitivity is low to medium	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be partially visible in the background of the view, filtered through intervening vegetation cover. - The new structures would screen some of the existing visible structures, and there would be little or no appreciable change in the influence of the Kronospan site upon the view. Degree of contrast/integration: Large scale industry at Kronospan is already visible Nature of the View: A transient and narrow view, likely to be experienced from vehicles accelerating away from the roundabout	Geographical Extent: Angle: Oblique to southbound travel Distance to Proposed Development: c.1.11km Extent of area over which changes would be visible: The stretch of road immediately south of the roundabout
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be partially visible in the background of the view, filtered through intervening vegetation cover. The new structures would screen some of the existing visible structures, and there would be little or no appreciable change in the influence of the Kronospan site upon the view	
Significant Effect: No A minor level of effect would occur. The Proposed Development would be a limited addition in the background of a narrow view, and which is likely to be experienced only transiently given the nature of views from the road. The influence of the Kronospan site upon the view would not change appreciably from baseline. Effects would not change.	
Adverse/ Neutral/ Beneficial:	

The effects of the Proposed Development would be adverse

Viewpoint G: Offa's Dyke Path, west of Bronygarth Grid Ref: 325714, 336544 View east across lowlands from National Trail running along steep hillside, with historic earthwork immediately to rear of path. The Kronospan site is visible to the north-west, with the associated emissions plumes being conspicuous.	
Susceptibility to Change: High - Walkers; - The views available will be the principal reason for any visit.	Value: High - On SLA boundary (local landscape designation); - Located on nationally promoted recreational route.
Sensitivity: High Receptors at the viewpoint would be walkers on the National Trail, for whom the views available would be the principal reason for their trip. Susceptibility to change is high. Value is high. The viewpoint is at the boundary of the local SLA, and is located upon a National Trail. Overall, sensitivity is high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be visible in the middle ground of the expansive view from the footpath. - It would not be clearly distinct given the distance from the Viewpoint, but would result in a very incremental increase in the influence of development at the Kronospan site. - Very limited change from baseline Degree of contrast/integration: Large scale industry at Kronospan is already visible Nature of the View: View from footpath which would be experienced at the leisure of the viewer, either as a static view, or at walking pace.	Geographical Extent: Angle: Direct Distance to Proposed Development: c.3.38km Extent of area over which changes would be visible: Adjacent stretch of path
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be visible in the middle ground of the expansive view from the footpath. It would not appear as a clearly distinct separate feature given the distance from the Viewpoint. The new structures would result in a very incremental increase in the influence of development at the Kronospan site. There would be very little change from baseline.	
Significant Effect: No A minor level of effect would occur. The Proposed Development would be a small scale addition to the Kronospan site, which is itself a relatively small scale presence in the expansive views available from this stretch of the Offa's Dyke Path. The nature of the views available would not change appreciably from baseline. Effects would not be significant.	
Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse	

Viewpoint H: Chirk Castle Grid Ref: 327158, 338969	
View east from the terrace at the eastern edge of the formal castle gardens, across the associated parkland and out to the lowlands beyond. The northern part of Chirk is visible, Existing development at the Kronospan site is almost entirely screened by the intervening woodland immediately east of the castle, with only the tips of tallest elements visible above the trees. Emissions plumes are also visible. The view has been identified by Cadw as 'significant'.	
Susceptibility to Change: High - Castle visitors; - The views from the terrace will be one of the key reasons for a visit to the viewpoint.	Value: High - Within AONB (and SLA); - A designed view relating to a Registered Park and Listed Building; - Well-known and well-frequented tourist/ visitor destination.
Sensitivity: High Receptors at the viewpoint would be visitors to the castle and specifically to the gardens. The long views out from the terrace would be one of the main reasons for any visit. Susceptibility to change is high. Value is high. The viewpoint is located within the AONB. Additionally the viewpoint reflects a 'designed view' (recognised by Cadw) from a designated heritage asset (Registered Park and Listed Building). Overall, sensitivity is high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be wholly screened from view by intervening vegetation cover Degree of contrast/integration: N/a Nature of the View: An expansive panorama that can be experienced at the leisure of the viewer.	Geographical Extent: Angle: N/a Distance to Proposed Development: c.1.14km Extent of area over which changes would be visible: N/a
Duration: N/a	Reversibility: N/a
Magnitude: No Change The Proposed Development would be wholly screened from view by intervening vegetation cover	
Significant Effect: No Effect As there would no change in view, no effect would occur	
Adverse/ Neutral/ Beneficial: N/a	

Viewpoint I: New Hall Grid Ref: 327559, 338814	
View from minor road close to Chirk Castle entrance looking south-east towards Chirk. Existing development at the existing Kronospan site (including emissions plumes) is a prominent presence, with the tallest structures breaking the skyline. Agricultural buildings lie to the north-west of the viewpoint and screen views from the farmhouse which lies further north-west. The field in the foreground of the view has been planted as part of the Kronospan Landscape Strategy, and over time views towards the Kronospan site will become wholly screened by woodland cover.	
Susceptibility to Change: Medium - Road users; - typically have a medium susceptibility to change; - existing Kronospan structures are a detracting feature.	Value: Medium to High - within AONB (and SLA); - close to Chirk Castle entrance and hence the view is likely to be available to relatively large numbers of people; - the viewpoint itself is not somewhere that people would congregate.
Sensitivity: Medium Receptors at this viewpoint would be road users, who have a medium susceptibility to change. Value is medium to high. The viewpoint is located within the AONB boundary and is also close to the main entrance to the Chirk Castle Estate. However, the viewpoint is not itself a location where people will gather to experience the views available. Overall, sensitivity is considered to be medium to high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be partially visible above the intervening landform. - The horizontal extent of structure visible at Kronospan would slightly increase to the north. - Limited and incremental increase in the established influence of industrial structures in the middle ground of the view - In the medium and long term, woodland in the foreground would develop to such a degree that views would be screened, and indeed this is already occurring during the summer months Degree of contrast/integration: Large scale industry at Kronospan is already visible Nature of the View: A transient view from moving vehicles	Geographical Extent: Angle: Perpendicular to the direction of road travel Distance to Proposed Development: c.935m Extent of area over which changes would be visible: The adjacent stretches of road
Duration: Long-term (permanent development), but the Proposed Development would ultimately be screened by the woodland in the foreground of the view	Reversibility: Irreversible (permanent development)
Magnitude: Small	

The Proposed Development would be partially visible above the intervening landform, and its presence would result in a limited increase in the horizontal spread of development at the wider Kronospan site. This would result in only an incremental on limited increase in the well-established influence of industrial development upon the view.

In the medium and longer-term, as the recently planted foreground woodland develops, this vegetation would wholly screen the Kronospan site (including the Proposed Development) from view. During the summer months, this screening is already noticeable.

Significant Effect: No

A minor to moderate level of effect would occur. The Proposed Development would be visible in the short term but would not result in any increase of note in the influence of industrial development. In the medium and longer term, recent woodland planting adjacent to the Viewpoint would screen the new structures from view (and screening is already becoming noticeable during the summer months). Effects would not be significant.

Adverse/ Neutral/ Beneficial:

The effects of the Proposed Development would be adverse

Viewpoint J: Canal towpath near marina Grid Ref: 328604, 339624	
View south from canal towpath. The existing development at the Kronospan site (including the taller elements) is largely screened by vegetation, but some elements at the site are visible through breaks in tree cover. Marina visible to the west, railway to the east.	
Susceptibility to Change: Medium to High - Walkers/ canal users; - The surroundings are likely to play a part in the visit; - The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively.	Value: High - No landscape designations; - Within World Heritage Site; - Well-known and well-frequented tourist/ recreation route.
Sensitivity: Medium to High The viewpoint reflects the view available to walkers on the towpath and to users of the canal (including the marina). The views available will play an important part in any visit, but it should be recognised that the most scenic parts of the canal route are further to the north and south (Llangollen and Chirk Aqueducts). Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public. Overall, sensitivity is medium to high	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be wholly screened from view by intervening vegetation cover. Degree of contrast/integration: N/a Nature of the View: View from towpath/ canal which would be experienced at walking pace at the leisure of the viewer, or from a slow moving narrow boat	Geographical Extent: Angle: N/a Distance to Proposed Development: c.1.01km Extent of area over which changes would be visible: N/a
Duration: N/a	Reversibility: N/a
Magnitude: No Change The Proposed Development would be wholly screened from view by vegetation cover further to the south	
Significant Effect: No Effect As there would be no change in view, no effect would result	
Adverse/ Neutral/ Beneficial: N/a	

Viewpoint K: Canal towpath north-west of Site**Grid Ref:** 328520, 338945

View south from canal towpath adjacent to the railway embankment. Views north-west across the golf course to the hills beyond are the main focus of the view. The viewpoint is located immediately north-west of the Kronospan site boundary, and the vegetated railway embankment screens the majority of views into the site. A close board timber fence is located at the crest of the railway embankment and provides a clear boundary to the Kronospan site. Existing structures at Kronospan are partially visible above these screening features.

Susceptibility to Change: Medium

- Walkers/ canal users;
 - o The surroundings are likely to play a part in the visit;
 - o The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively;
 - o The adjacent railway embankment and views of Kronospan structures detract from the view locally.

Value: High

- No landscape designations;
- Within World Heritage Site;
- Well-known and well-frequented tourist/ recreation route.

Sensitivity: Medium

The viewpoint reflects the view available to walkers on the towpath and to users of the canal (including the marina). The views available will play an important part in any visit, but it should be recognised that the most scenic parts of the canal route are further to the north and south (Llangollen and Chirk Aqueducts). The presence of the railway embankment adjacent to the viewpoint, and to structures at Kronospan at short-range detract from the view. Susceptibility to change is medium.

Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public.

Overall, sensitivity is medium

Size/ Scale of Effect:

- **Scale of Change in view:**
 - o The Proposed Development would be partially visible at short range, beyond the railway embankment and boundary fence;
 - o Views of existing structures would be partially screened by the new structures
 - o The new structures would be located closer to the Viewpoint than existing structures and hence would appear more prominent.
 - o The influence of industrial development upon the view would increase;
 - o Visibility would reduce in summer due to the dense vegetation alongside the towpath.
- **Degree of contrast/integration:** Large scale industry at Kronospan is already visible
- **Nature of the View:** View from towpath/ canal which would be experienced at

Geographical Extent:

- **Angle:** Direct
- **Distance to Proposed Development:** c.335m
- **Extent of area over which changes would be visible:** Approx. 100, stretch of canal and towpath

walking pace at the leisure of the viewer, or from a slow moving narrow boat	
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Medium The Proposed Development would be introduced at short range to the south of the Viewpoint and would be partially visible above the railway embankment and perimeter fence. The new structures would screen views of some of the existing structures at the Kronospan site. The new structures would be located closer to the Viewpoint than existing structures, and hence would appear more prominent. The established influence of industrial structures upon the view would increase. Visibility would reduce in summer due to the dense vegetation alongside the towpath.	
Significant Effect: No A moderate level of effect would occur in winter. The introduction of the Proposed Development would result in structures at the Kronospan site becoming more prominent than in presently the case. However, the presence of large scale industry in close proximity to this stretch of the canal corridor is well established, and the nature of the views available looking southwards from the Viewpoint would not undergo extensive change. Visibility would reduce in summer when adjacent vegetation cover would provide considerable screening. Effects would not be significant.	
Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse	

Viewpoint L: Chirk Castle driveway Grid Ref: 327234, 338569	
View east from the driveway into the castle above the New Hall entrance. Views are available in all directions across the attractive parkland landscape. Longer views are available out to the east. Much of the Kronospan site is screened by landform, however the taller structures (and emissions plumes) are clearly visible.	
Susceptibility to Change: Medium to High - Road users (accessing the castle car park); - The location within a designated heritage asset and tourist location is likely to heighten awareness of the surroundings.	Value: High - Within AONB (and SLA); - Registered Park and Garden; - Well-known and well-frequented tourist/visitor destination.
Sensitivity: Medium to High The viewpoint reflects views available to road users (and passengers) on their way to the castle car park. The location within a designated heritage asset and tourist location is likely to heighten awareness of the surroundings. Susceptibility to change is medium to high. Value is high. The viewpoint is located within the AONB and the Registered Park and Garden. Additionally, the view is part of the entrance 'experience' for visitors to the castle. Overall, sensitivity is high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be largely screened from view by landform. - The tops of the proposed silos would be visible. - Existing structures would remain more prominent - Little change from baseline Degree of contrast/integration: Large scale industry at Kronospan is already visible Nature of the View: A transient view from vehicles	Geographical Extent: Angle: Perpendicular to the direction of travel Distance to Proposed Development: c.1.22km Extent of area over which changes would be visible: Approx. 125m section of the driveway+
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be largely screened from view by the intervening landform. The tops of the proposed silos would be visible in the middle ground of the view but would represent only a very limited addition to the existing assemblage of industrial structures that is visible from the driveway. Taller existing structures would remain more prominent. Overall, there would be little change in view from baseline.	
Significant Effect: No A minor level of effect would occur. The Proposed Development would be largely screened by landform and would have no appreciable influence upon the nature of the views available from the Viewpoint, which already include taller and more prominent industrial structures. Effects would not be significant.	
Adverse/ Neutral/ Beneficial:	

The effects of the Proposed Development would be adverse

Viewpoint M: Canal towpath north of Site Grid Ref: 328562, 339101 View south from canal towpath adjacent to the railway embankment. The viewpoint is located north-west of the Kronospan site boundary, and the vegetated railway embankment partially screens views into the site. Several structures are visible on the southern skyline above the embankment. Views towards the structures are framed by vegetation cover	
Susceptibility to Change: Medium • Walkers/ canal users; - o The surroundings are likely to play a part in the visit; - o The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively; - o The adjacent railway embankment and views of Kronospan structures detract from the view locally.	Value: High • No landscape designations; • Within World Heritage Site; • Well-known and well-frequented tourist/ recreation route.
Sensitivity: Medium The viewpoint reflects the view available to walkers on the towpath and to users of the canal (noting that occupants of narrowboats will generally be situated slightly lower). The views available to these leisure users will play an important part in any visit, but it should be recognised that this very short section of canal (less than 1km) from which the Kronospan site is visible is just one part of a long route with numerous and varied points of interest. The presence of a live railway with occasional trains on the embankment adjacent to the viewpoint, and the existing structures at Kronospan at short-range beyond are amongst these points of interest. Notwithstanding this, the industrial elements undoubtedly detract from the view. Susceptibility to change is medium. Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public. Overall, sensitivity is medium	
Size/ Scale of Effect: • Scale of Change in view: - o The Proposed Development would be visible to the south. - o The new structures would screen some of the existing structures at the Kronospan site. - o The extent of the Kronospan site that is visible would not increase, and the view would remain framed by surrounding vegetation cover - o The influence of the Kronospan site upon the view would not change appreciably • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: View from towpath/ canal which would be experienced at walking pace at the leisure of the viewer, or from a slow moving narrow boat	Geographical Extent: • Angle: Direct • Distance to Proposed Development: c.495m • Extent of area over which changes would be visible: Approx. 100m stretch of canal and towpath

Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small to Medium The Proposed Development would be introduced to the south. The new structures would be clearly visible and would screen views of existing structures. The extent of the Kronospan site that is visible from the Viewpoint would not increase, and the views of industrial structures would continue to be framed by vegetation cover on either side.	
Significant Effect: No A minor to moderate effect would occur. The Proposed Development would be clearly visible to the south but would form part of the existing assemblage of industrial structures at Kronospan, rather than appear as a separate and distinct new feature. The influence of the Kronospan site upon the views from the anal corridor would not change appreciably. Effects would not be significant.	
Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse	

Viewpoint N: Canal towpath north of Site Grid Ref: 328564, 339152 View south from the canal towpath at a point where the canal narrows locally, and where it also runs through a vegetated cutting. Tree cover focuses views along the line of the canal. Existing structures at the Kronospan site are visible in the background of a narrow view framed by tree cover.	
Susceptibility to Change: Medium Walkers/ canal users; - o The surroundings are likely to play a part in the visit; - o The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively; - o The adjacent railway embankment and views of Kronospan structures detract from the view locally.	Value: High • No landscape designations; • Within World Heritage Site; • Well-known and well-frequented tourist/ recreation route.
Sensitivity: Medium The viewpoint reflects the view available to walkers on the towpath and to users of the canal (including the marina). The views available will play an important part in any visit, but it should be recognised that the most scenic parts of the canal route are further to the north and south (Llangollen and Chirk Aqueducts). The presence of the railway embankment adjacent to the viewpoint, and to structures at Kronospan at short-range detract from the view. Susceptibility to change is medium. Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public. Overall, sensitivity is medium	
Size/ Scale of Effect: • Scale of Change in view: - o The Proposed Development would be visible in the background of the view. - o The new structures would screen some of the existing structures from view. - o The influence of the Kronospan site would not appreciably change - o Little overall change from baseline • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: View from towpath/ canal which would be experienced at walking pace at the leisure of the viewer, or from a slow moving narrow boat	Geographical Extent: • Angle: Direct • Distance to Proposed Development: c.545m • Extent of area over which changes would be visible: The immediate vicinity of the Viewpoint
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be introduced to the background of the view. The new structures would screen views of some of the existing structures. The presence of the Proposed Development would not result in any appreciable degree of change in the influence of the Kronospan site upon the views available. Overall, there would be little change in view from baseline.	

Significant Effect: No

A minor level of effect would occur. The Proposed Development would result in the introduction of new structures in the background of the view, and hence the appearance of the Kronospan site as seen from the Viewpoint would undergo some limited change. However, the nature of the views available, looking south along the canal corridor with a backdrop including narrow views of industrial development would not change. Effects would not be significant.

Adverse/ Neutral/ Beneficial:

The effects of the Proposed Development would be adverse

Viewpoint Q: New Hall South Lodge (Chirk Castle entrance) Grid Ref: 327517, 338763	
View looking eastwards from a location immediately outside the listed lodge building at the visitor entrance to the Chirk Castle estate. Mature tree cover in the foreground interrupts longer views, and woodland planted recently as part of the Kronospan Landscape Strategy is visible beyond the adjacent minor road. Existing structures at the Kronospan site are visible toward the rear of the view, but views are filtered through the trees, and will be better screened during the summer months when deciduous foliage is present.	
Susceptibility to Change: Medium - Road users; - Typically have a medium susceptibility to change;	Value: High - Within AONB (and SLA); - Adjacent to a listed building - Close to Chirk Castle entrance and hence the view is likely to be available to relatively large numbers of people.
Sensitivity: High The viewpoint reflects the views available to road users, who typically have a medium susceptibility to change. Value is high. The viewpoint is located within the AONB boundary and is also close to the main entrance to the Chirk Castle Estate. The viewpoint is adjacent to a listed building. Overall, sensitivity is high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be largely screened by the intervening tree cover close to the Viewpoint. - In summer screening is likely to be more effective. - The new structures would be indistinct and difficult to make out clearly. Degree of contrast/integration: Large scale industry at Kronospan is already visible Nature of the View: Static view, which can be experienced at the leisure of the viewer	Geographical Extent: Angle: Direct Distance to Proposed Development: c.975m Extent of area over which changes would be visible: Viewpoint only
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Negligible The Proposed Development would be very well screened by existing tree cover located along the adjacent minor road and at the edge of the Chirk Castle estate. The effectiveness of this screening is likely to increase in summer. The proposed new structures would be indistinct features located towards the rear of the view and would be difficult to make out clearly.	
Significant Effect: No A negligible level of effect would occur. The Proposed Development would be very well screened by vegetation and would not be clearly visible from the Viewpoint. Effects would not be significant.	
Adverse/ Neutral/ Beneficial: The Proposed Development would neither enhance nor detract from the quality of the views available. As such, effects would be neutral.	

Viewpoint R: Eastern edge of Chirk Castle estate Grid Ref: 327544, 338701	
An open view looking eastwards towards and beyond Chirk. The dense belt of woodland cover along the corridor of the Llangollen Canal defines the middle ground of the view. Built development at Chirk is visible to the rear of this woodland, with many of the existing large structures at Kronospan clearly visible, and with some of these breaking the skyline. As such, the influence of industry upon the view is well established.	
Susceptibility to Change: High - Visitors to the Chirk Castle estate; - The views available will be a major reason for any visit;	Value: High - Within an AONB (and SLA); - Within a Registered Park and Garden - Within Chirk Castle estate, but not a location where public access is specifically promoted.
Sensitivity: High The Viewpoint is located within the Chirk Castle estate and the views available will be a major reason for any visit. The Viewpoint is located within an AONB, and within a Registered Park and Garden. It forms part of the Chirk Castle estate, which is an important visitor destination, albeit the Viewpoint itself is not a location where access is specifically promoted Overall, sensitivity is high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be visible in the middle ground of the view, partially screened by intervening woodland cover. - There would be an incremental increase in the influence of built development upon the view. - The horizontal spread of larger structures would increase slightly northwards. - The new structures would not break the skyline - The influence of the Kronospan site upon the view would not appreciably increase Degree of contrast/integration: Large scale industry at Kronospan is already visible Nature of the View: Static view which can be experienced at the leisure of the viewer	Geographical Extent: Angle: Direct Distance to Proposed Development: c.925m Extent of area over which changes would be visible: The open and relatively exposed eastern part of the Chirk Castle estate
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be introduced to the existing assemblage of structures at the Kronospan site, in the middle ground of the view and partially screened by woodland. The horizontal spread of larger structures at Kronospan would extend slightly northwards and there would be an incremental increase in the influence of built development upon the view. The new structures would not break the skyline. The	

presence of the Proposed Development would not appreciably increase the well-established influence of the Kronospan site.
Significant Effect: No A minor level of effect would occur. The addition of the Proposed Development would not result in any change of note to the nature of the views available from the Viewpoint. The view would continue to be an expansive one where large-scale industry is evident in the middle ground. Effects would not be significant.
Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse

Viewpoint U: Chirk Castle Entrance Grid Ref: 326900, 338130	
View looking north-eastwards from a location outside the main entrance to Chirk Castle. The view is over the adjacent estate parkland landscape to the more distant countryside beyond. Benches, fencing, bins and signage are visible in the foreground, and the driveway leading from the estate entrance is also visible cutting through the parkland. A belt of mature woodland in the middle ground screens views of the wider Kronospan site.	
Susceptibility to Change: High - Castle visitors; - The views available will be one of the key reasons for a visit to the viewpoint;	Value: High - Within AONB and SLA; - Registered Park and Garden; - Grade 1 Listed Building; - One of the most familiar views from what is a popular tourist/ visitor destination. - The view can be appreciated from the nearby benches
Sensitivity: High The Viewpoint reflects the views available to castle visitors. The availability of such views will be one of the key reasons for any visit. The Viewpoint is located within the AONB and SLA designations. It is located within a Registered Park and Garden, and adjacent to a Grade 1 Listed Building. The view from the castle entrance will be one of the most familiar views from the Chirk Castle Estate, which is a popular destination with a strong recreation/ amenity function. Value is high. Overall, sensitivity is high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be wholly screened from view by intervening vegetation cover. Degree of contrast/integration: N/a Nature of the View: An expansive panorama that can be experienced at the leisure of the viewer	Geographical Extent: Angle: N/a Distance to Proposed Development: c.925m Extent of area over which changes would be visible: N/a
Duration: N/a	Reversibility: N/a
Magnitude: No Change The Proposed Development would be wholly screened from view by intervening vegetation cover and would not be visible.	
Significant Effect: No Effect As there would be no change in view, no effect would occur.	
Adverse/ Neutral/ Beneficial: N/a	