



Glandŵr Cymru
Canal & River Trust in Wales

Wrexham County Borough Council
The Guildhall
16 Lord Street
Wrexham
LL11 1AY

Your Ref P/2022/0765

Our Ref CRTR-PLAN-2022-37073

Thursday 6 October 2022

Dear Mr Philips

Proposal: Erection of 2 raw material silos, extension to existing chip preparation building and erection of 3 silos and associated works

Location: Kronospan Ltd, Holyhead Road, Chirk, Wrexham

Waterway: Llangollen Canal

Thank you for your consultation.

We are the charity who look after and bring to life 109 miles of canals in Wales. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of Wales. The Trust is known as Glandŵr Cymru, the Canal & River Trust in Wales and we are a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)). Based on the information available we have **concerns** relating to the noise and potential visual impact of the development.

The proposed development would have the potential to have a significant visual impact on the surrounding area as a result of the scale and height of the proposed structures, with the proposed silos being up to 33m in height, although the development would clearly be viewed in the context of the existing industrial plant on the site; bulky chimney stacks and other large buildings which together form a significant feature in the landscape and buffer zone of the World Heritage Site. It is understood that the development would have the same colour finish as the existing development on the site. The visual impact of the development when viewed from the adjacent stretch of the Llangollen Canal has been assessed within the Landscape and Visual Impact Assessment (LVIA) with 4 viewpoints (J, K M and N) from the canal corridor. These show that the visual impact would be reduced/filtered as a result of the depth of the cutting and the steeply wooded slopes on the embankment and existing vegetation. On balance Glandŵr Cymru are therefore satisfied that the visual impact on the canal corridor has been adequately assessed. The opportunity for any further native planting on the boundaries of the site should be considered to further lessen the visual impact. We would ask that Council to satisfy itself that the visual impact on the wider World Heritage Site is acceptable with the further incremental increase in the amount of built form on the site.

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At present the processes on the site can be noisy. Notwithstanding this the proposed development would have the potential to detract further from the amenity of the area. The Council should satisfy itself that the proposed development would not further detract from the amenity of the area and we would ask that they secure any suitable attenuation measures to reduce/mitigate the noise impact.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Tim Bettany-Simmons MRTPI
Area Planner

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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