

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

24/11/2022

Dear Sir/Madam,

**BWRIAD / PROPOSAL: CODI 2 SEILO DEUNYDD CRAI, ESTYNIAD I ADEILAD
PARATOI SGLODION A CHODI 3 SEILO A'R GWAITH CYSYLLTIEDIG / ERECTION OF
2 RAW MATERIAL SILOS, EXTENSION TO EXISTING CHIP PREPARATION BUILDING
AND ERECTION OF 3 SILOS AND ASSOCIATED WORKS**

**LLEOLIAD / LOCATION: KRONOSPAN LTD, HOLYHEAD ROAD, CHIRK, WREXHAM,
LL14 5NT**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information for the above, which we received on 21st October 2022.

We have no objection to the proposed development as submitted and provide the following advice.

Protected Sites

Special Area of Conservation (SAC)

From the information provided (Appendix C - Air Quality: Technical Note), we consider that the proposal is not likely to have a significant effect on River Dee and Bala Lake SAC, SPA or Ramsar.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

- Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations,

Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

However, the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Site of Special Scientific Interest (SSSI)

We have considered the Appendix C - Air Quality: Technical Note submitted in support of the above application and concur with the findings of the report. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Castell y Waun a'i Barcdir / Chirk Castle and Parkland SSSI and River Dee SSSI is of special interest.

Modifications to the scheme as currently proposed may affect our view and may merit a further consultation with us.

Designated Landscape

NRW's landscape planning advice relates to the development's potential impact on the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) landscape character, visual amenity and special qualities and its accordance with national policy.

The Landscape Visual Impact Assessment (Axis August 2022) includes the assessment of seven viewpoints from the Clwydian Range and Dee Valley AONB. The choice of viewpoints provides sufficient geographical coverage and includes sensitive receptors on Offa's Dyke footpath and within Chirk Castle grounds.

The proposed storage silos would introduce some change to Viewpoint I Newhall during the winter months when intervening trees are bare and provide no screening. Photomontage Figure 2i indicates the proposed development would cause some minor intensification in the scale of industrial development present within the Kronospan site. The height of the silos is comparable with much of the existing structures in the site so some visual consistency within the industrial complex is maintained. In summer the screening effect of leaf cover hides some of the Kronospan site, but fully conceals the proposed development within this view. The LVIA indicates this planting will mature further, increasing the screening of Kronospan. We therefore consider that the scale of visual change upon the AONB view would not be significant.

Within the other AONB views, factors such as viewing distance and intervening vegetation limit the influence of the Kronospan site. Therefore, the addition of the proposed silos would have a negligible or very minor visual effect on these views.

We therefore concur with the LVIA that there would be no significant visual effects on the AONB.

Advice to Developer

- Permitting

The Operator should satisfy the requirements of The Environmental Permitting (England and Wales) Regulations 2016 (as amended) and the Best Available Techniques (BAT) Reference Document for Wood-based Panels Production and submit an application to vary the newly consolidated Natural Resources Wales environmental permit (to update any changes that may have consequences for the environment).

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales