



KRONOSPAN NORTH EAST WAREHOUSE

TECHNICAL NOTE: LANDSCAPE AND VISUAL EFFECTS

AUGUST 2021

Introduction

1. This Technical Note has been prepared in respect of the landscape and visual effects of the proposed Kronospan North East Warehouse (Proposed Development). A draft planning application for the Proposed Development was the subject of formal pre-application consultation in May 2021, and a final application was submitted to Wrexham County Borough Council in July 2021 (P/2021/0725).
2. The National Trust made comments upon the Landscape and Visual Impact Assessment (LVIA) that was included in the draft planning application. The National Trust requested consideration of visual effects from two additional viewpoints, as follows:

“a representative viewpoint to consider AONB and Registered Park and Garden issues, and a viewpoint at New Hall South Lodge Grade II listed building, as an illustrative viewpoint to identify and consider issues”
3. Consultation with the National Trust was carried out to confirm location and access requirements.
4. Due to timescale constraints, it was not possible to include the additional assessment requested by the National Trust in the final planning application. As such, this Technical Note has been produced to provide the assessment requested.
5. The comments from the National Trust make reference to Policy EC5 of the *Wrexham Unitary Development Plan* (adopted 2005). The policy wording is as follows:

“Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints”

6. The Proposed Development would not be located within the boundaries of any Special Landscape Area (refer to Figure 1).
7. The comments from the National Trust also made reference to the possibility of providing additional landscaping. The approved Landscape Strategy includes new native planting within the field at New Hall Farm, along the eastern side of the minor road immediately east of the Chirk Castle Estate (now implemented). As this planting establishes and matures, the visibility of the Kronospan site would reduce. In relation to the two viewpoints considered in this Technical Note, the provision of any further planting would have no additional screening benefit, and as such is not proposed.

Figures

8. The accompanying figures show the location of the two additional viewpoints (Figure 1), and the visualisations from the viewpoints themselves (Figures 2 and 3). In respect of the visualisations these have been produced in accordance with the methodology set out in paragraphs 3.28 to 3.30 of the final LVIA, with one exception. Rather than simply superimpose an outline of the Proposed Development onto the baseline photography, the visible parts of the new warehouse building have been shaded with a transparent hatch, to give a clearer indication of visibility.
9. Viewpoint photography was taken in late July 2021, and hence reflects the degree of screening provided by vegetation at that time of year. Visibility may be greater during the winter months when deciduous foliage is absent.
10. Both of the two additional viewpoints requested by the National Trust are located towards the eastern boundary of the Chirk Castle Estate and within the boundary of the Registered Park and Garden (RPG). Viewpoint Q is located immediately outside the main entrance to the Castle, directly east of the Grade II Listed lodge

building. Viewpoint R is located with the Castle grounds, at the northern boundary of a field that borders the public road to the east. Both viewpoints have been considered to have a high sensitivity, given their relationship to designated heritage assets. Locations are illustrated on Figure 1.

11. The photographs below illustrate the precise locations from which the viewpoint photography was taken.

Viewpoint Q Camera Location



Viewpoint R Camera Location



Effects

Construction

12. Construction activity associated with the Proposed Development would be largely screened by the intervening vegetation cover and buildings. There would

be some visibility of cranes during the construction period, but such visibility would occur in the context of the far taller existing structures within the Kronospan site. In this context, the presence of cranes for a short duration whilst the new building is being erected would have little influence of note upon landscape character or upon views. Construction stage visual effects would not be significant from either Viewpoint Q or Viewpoint R.

Operational Effects: Viewpoint Q

13. There would be very little visibility of the Proposed Development from Viewpoint Q. Only a small section of the existing warehouse building is visible, due to the screening provided by the mature tree cover on the opposite side of the road. The existing warehouse and the tree cover close to the viewpoint would largely screen the Proposed Development, with only the upper part of the northern façade of the new building visible. Refer to Figure 2.
14. During winter, when deciduous foliage is absent, clearer visibility towards the Kronospan site is likely to be available. However, the Proposed Development would remain well screened by the existing warehouse located immediately to its west, and the coalescence of twigs and branches on the tree would provide considerably filtering of views. Refer to Figure 2.
15. The Proposed Development would be a very minor addition to the middle ground of the view and its presence. The very small scale influence of the Kronospan site upon views from this location would not change to any appreciable degree, and the make-up and character of the views available would remain largely as at baseline. Change in view would be negligible, as would the resulting visual effect. Visual effects would not be significant.

Operational Effects: Viewpoint R

16. Viewpoint R is 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. As such, the influence of industry upon the view from this part of the Chirk Castle RPG is well established. Refer to Figure 3.
17. The existing warehouse in the north-eastern part of the Kronospan site is partially visible, but the majority of this building is screened by vegetation. The Proposed

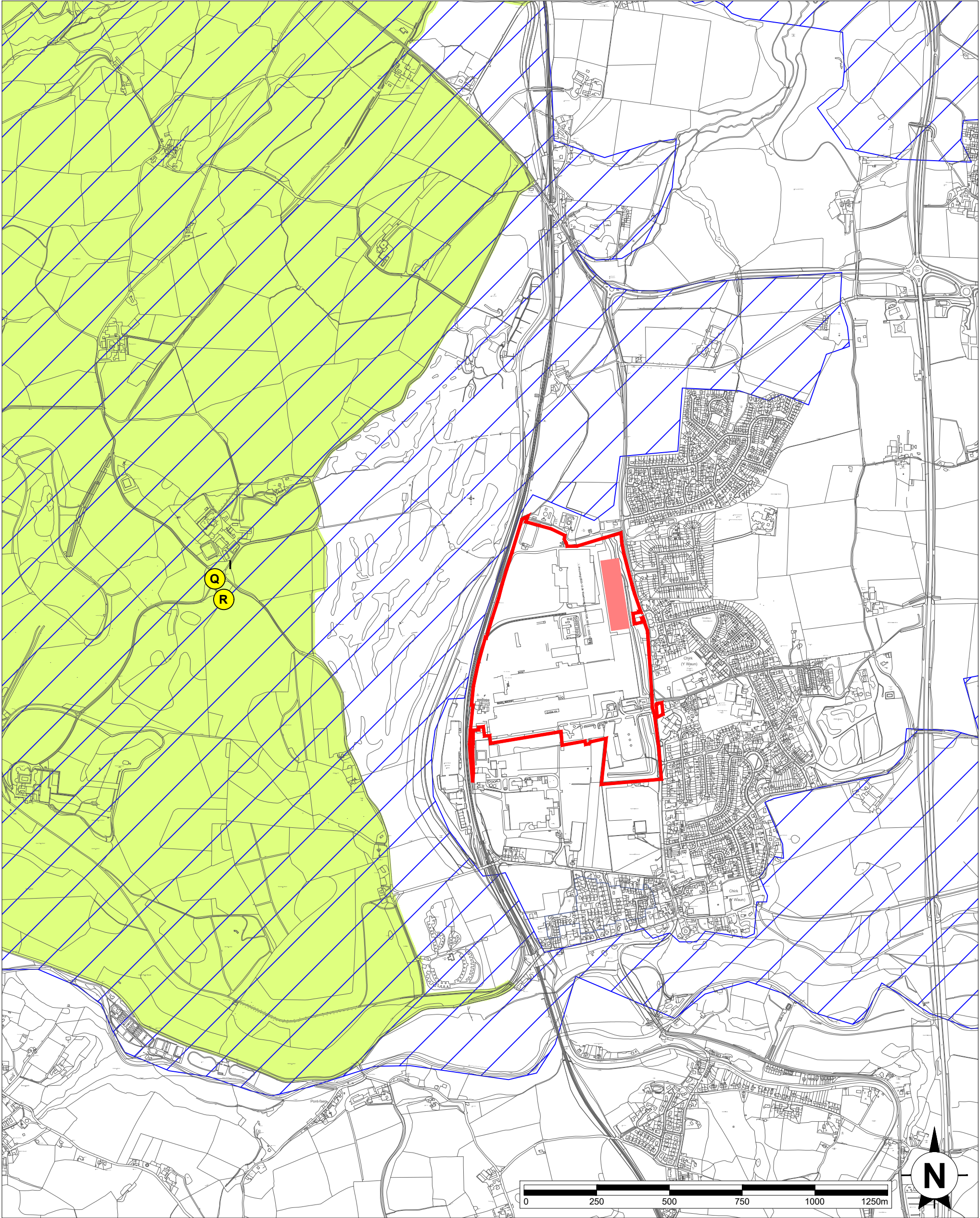
Development would be largely screened from view by a combination of the existing building and the intervening woodland. The ridgeline of the new building and the upper part of the sloping roof would be generally visible above these existing features. Refer to Figure 3.

18. There would be an increase in the influence of development at the Kronospan site as a result of the Proposed Development. However, this influence is well established, and existing structures would remain far more prominent than the new warehouse building. Whilst some limited change in view would be apparent, this would not result in any notable change to the type of views available looking out from the eastern edge of the RPG. The view would continue to be predominantly rural with prominent industrial structures present. Change in view would be small in magnitude, and the resulting effect would be minor to moderate adverse. Visual effects would not be significant.
19. As the planting implemented as part of the approved Landscape Strategy establishes and matures, a belt of trees would progressively develop in the foreground of the view, reducing the visibility of the Kronospan site. Given the lower height of the Proposed Development, this is likely to become very well screened by vegetation in the medium and longer-term. Some visibility likely to remain given the need to maintain a field access due east of the Viewpoint.

Conclusions

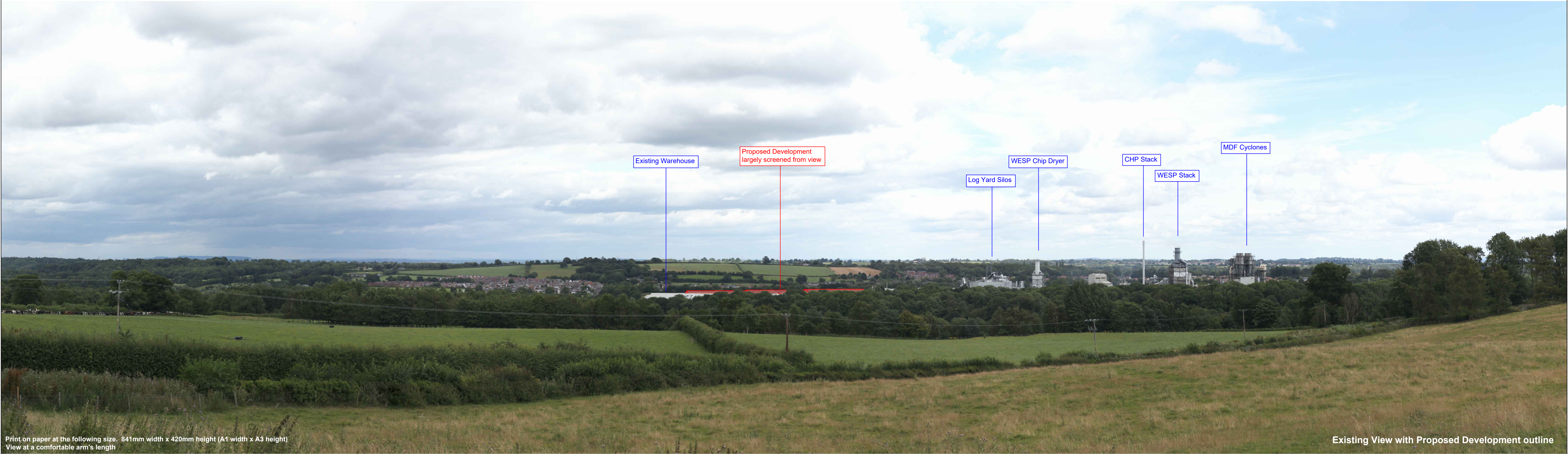
20. An assessment of the visual effects of the proposed Kronospan North East Warehouse has been undertaken from two viewpoint locations located at the eastern edge of the Chirk Castle RPG. The viewpoint locations were identified by the National Trust.
21. At Viewpoint Q, located at the entrance to Chirk Castle, the new warehouse would be very well screened, and its influence upon the views available from this location would be negligible.
22. At Viewpoint R, located within the Castle grounds, the warehouse would be largely screened by intervening woodland and buildings. The roof of the new building would be visible, but other existing structures at the Kronospan site would remain far more prominent, and change in view would be limited.
23. The existing context of views eastwards from the Chirk Castle Estate and from the surrounding area is that such views are sometimes restricted by woodland

cover. Where more open views are available, these are largely rural in character albeit, where the Kronospan site is a conspicuous presence that includes a range of clearly visible tall structures. The additional presence of the Proposed Development, which would be far lower in height and consequently far better screened by intervening features, would not change this. The influence of the Kronospan site upon the Chirk Castle Estate would not change appreciably as a result of the Proposed Development.



 Key:  Location of Proposed Development  Kronospan Site Boundary  Area of Outstanding Natural Beauty  Special Landscape Area  Viewpoint Location	KRONOSPAN NORTH EAST WAREHOUSE	
	Figure 1	
	Viewpoints Q and R Location Plan	
	Scale 1:12,500@A3	Date August 2021





Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View with Proposed Development outline