
KRONOSPAN, CHIRK

REVISED PLANNING APPLICATION FOR THE DEVELOPMENT OF A LOG OFFLOADING FACILITY AND FLAKER FACILITY AND REFURBISHMENT OF THE EXISTING CHIPPER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT ADDENDUM

March 2018

The axis logo, consisting of the word 'axis' in white, lowercase letters inside a blue square.

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CONTENTS

FOREWORD

1.0	INTRODUCTION	1
2.0	METHODOLOGY	1
3.0	BASELINE	2
4.0	ASSESSMENT OF EFFECTS	2
5.0	CONCLUSIONS	6

Figures

LVIA Figure 1 Landscape and Visual Context

LVIA Figure 2a Viewpoint A

LVIA Figure 2b Viewpoint B

LVIA Figure 2c Viewpoint C

LVIA Figure 2d Viewpoint D

LVIA Figure 2e Viewpoint E

LVIA Figure 2f Viewpoint F

LVIA Figure 2g Viewpoint G

LVIA Figure 2h Viewpoint H

LVIA Figure 2i Viewpoint I

LVIA Figure 2j Viewpoint J

LVIA Figure 2k Viewpoint K

LVIA Figure 2l Viewpoint L

LVIA Figure 2m Viewpoint M

LVIA Figure 2n Viewpoint N

LVIA Figure 3 Heritage Assets

1.0 INTRODUCTION

- 1.1.1 This document is an Addendum to the Landscape and Visual Impact Assessment (LVIA) submitted in support of a planning application (Reference P/2017/0699) for a proposed Log Delivery and Transfer System and Building to House a Replacement Wood Chipping and Flaking System in 2017 (hereafter referred to as the 2017 LVIA). The purpose of the Addendum is to identify and report any changes to the conclusions of the 2017 LVIA that would result from proposed revisions to the proposals submitted in 2018.
- 1.1.2 The revised proposal is described in detail in the Planning Statement Addendum (March 2018). The revised proposal comprises a Log Offloading Facility and Flaker Facility and Refurbishment of the Existing Chipper. The main design change to the proposal is the dramatic reduction in the scale and height of the Flaker building.
- 1.1.3 In addition to the physical changes to the built form of the development, following consultation with Wrexham County Borough Council, the Applicant undertook a Colour Study exercise (which forms Appendix B to the Planning Statement Addendum). As a result, it is now proposed that the Proposed Development would be clad in a more recessive, olive green colour (RAL 100 30 20) as opposed to the previously proposed goosewing grey (RAL 080 70 05).

2.0 METHODOLOGY

Current Guidance

- 2.1.1 Details of the methodology followed in the 2017 LVIA (Appendix B to the original planning application) are set out in that document (and its accompanying Appendices). This Addendum follows the same methodology.
- 2.1.2 The Addendum examines the conclusions made in the 2017 LVIA in respect of effects upon landscape character and upon views, and reviews whether or not the revised 2018 proposals would change these conclusions.

- 2.1.3 To assist this process, photomontages showing the revised proposals have been prepared from each of the viewpoints considered in 2017. This enables a comparison to be made between the 2017 proposals, and the revised 2018 proposals. For the avoidance of doubt, the cumulative photomontages that were appended to the 2017 LVIA have not been updated as part of this Addendum.

3.0 BASELINE

- 3.1.1 The baseline for the assessment has not changed materially since the 2017 LVIA was submitted. As such, the baseline identified in 2017 remains valid.

4.0 ASSESSMENT OF EFFECTS

Construction

- 4.1.1 Construction stage effects occurring as a result of the revised proposals would not be substantially different from those reported in the 2017 LVIA, i.e. they would not be significant.

Visual Effects

- 4.1.2 Table 1 sets out a comparison of the visual effects of the 2017 proposals and the revised 2018 proposals. Figures 2a-2n include photomontages of the revised 2018 proposals, which can be compared with Figures 2a-2n of the 2017 LVIA. For the avoidance of doubt, the same base photography has been used to enable a like-for-like comparison to be made between the two schemes.

Table 1: Viewpoint Locations

Viewpoint	2017 proposals	2018 proposals
A: Chirk Recreation Ground	Proposals not visible. No effect	Proposals not visible. No effect
B: Offa's Dyke Path near Fron Isaf	Negligible adverse effect	Proposals not visible. No effect
C: N edge of Chirk	Minor to moderate neutral effect	The revised proposals would be far less visible due to their reduced height, and the use of recessive colouring. They would be largely screened by vegetation, and the perceived horizontal extent of development at the Kronospan Site would be appreciably less than was the case with the 2017 proposals. Visual effects would be minor neutral at worst, and would not be significant.
D: Chirk Castle Gates	Proposals not visible. No effect	Proposals not visible. No effect
E: Green Lane	Minor adverse effect	The revised proposals would be less visible due to the use of recessive colouring. In most light conditions it is considered that the perceived horizontal extent of development at the Kronospan Site would be less than was the case with the 2017 proposals, due to the reduced prominence of the revised proposals Visual effects would still be minor at worst, and would not be significant.
F: B5070 north of Chirk	Proposals not visible. No effect	Proposals not visible. No effect
G: Offa's Dyke Path west of Bronygarth	Proposals not visible. No effect	Proposals not visible. No effect
H: Chirk Castle	Proposals not visible. No effect	Proposals not visible. No effect
I: New Hall	Negligible neutral effect	Proposals not visible. No effect
J: Canal towpath near marina	Proposals not visible. No effect	Proposals not visible. No effect
K: Canal towpath north-west of site	Minor adverse effect	Proposals not visible. No effect
L: Chirk Castle driveway	Minor adverse effect	Proposals not visible. No effect
M: Canal towpath north of site	Minor adverse effect	The revised proposals would be far less visible due to their reduced height, and the use of recessive colouring. They would be largely screened by vegetation. The visible assemblage of structures at the Kronospan site would remain largely as baseline Visual effects would be negligible , and would not be significant.

Viewpoint	2017 proposals	2018 proposals
N: Canal towpath north of site	Minor neutral effect	There would be a narrow view of the revised proposals through a break in vegetation, similar to the view of the 2017 proposals. Whilst the revised proposals would be lower in height, and hence less visible, from this viewpoint the olive green cladding would introduce some limited contrast with the existing structures located behind them (which are pale in colour). There would be little appreciable change in view from the 2017 proposals. Visual effects would continue to be minor and would not be significant.

4.1.3 Of the fourteen viewpoints, neither the 2017 proposals nor the revised 2018 proposals would be visible from six of these. The revised 2018 proposals would also not be visible from four further viewpoints (B, I, K and L) where the 2017 proposals would be visible.

4.1.4 Of the four viewpoints from which both the 2017 proposals and the revised 2018 proposals would be visible (Viewpoints C, E, M and N), the level of effect experienced at two of these (C and M) would reduce as a result of the revised 2018 proposals. At the remaining two viewpoints (E and N), the effects would be different in nature but there would be a similar level of effect. In all cases effects would not be significant.

4.1.5 The reduced height of the revised 2018 proposals would result in a corresponding reduction in their visibility from the surrounding area. The use of the more recessive olive green coloured cladding would also generally reduce the prominence of the proposed new buildings. At none of the viewpoints included in the 2017 LVIA and this Addendum would visual effects increase as a result of the revised 2018 proposals, and at six out of the fourteen viewpoints, visual effects would be less. No viewpoints would experience significant visual effects.

Landscape Effects

Landscape Fabric

4.1.6 The effects of the revised proposals upon the landscape fabric would be no different to those identified in the 2017 LVIA. The Proposed Development

would be sited wholly within the established Kronospan site where similar structures, buildings and materials stockpiles are already present. As such, the nature of the physical fabric of the Application Site would not change materially. Effects would be negligible at worst and not significant.

Landscape Character

- 4.1.7 With regards to effects upon landscape character, the 2017 LVIA assessed the effects upon the character of Wrexham LCAs 5a: Chirk Estate to Froncysyllte and 7a: Chirk, concluding that in both cases effects upon landscape character would not be significant.
- 4.1.8 The effects of the revised 2018 proposals would be similar in nature to the effects identified in 2017, namely that the Proposed Development would be introduced into an extensive existing industrial site, where other similar and larger structures are already present, and that in such a context, its presence would be unremarkable. Given the lower height of the proposed structures, and the use of the more recessive olive green cladding, the influence of the Proposed Development as a component part of the Kronospan Site would be incrementally less, and its contribution to the influence of the Kronospan Site upon the surrounding landscape would also be incrementally less. The conclusions of the 2017 LVIA remain valid, and effects upon landscape character would not be significant.

Effects on Landscape Designations

- 4.1.9 As both the landscape and the visual effects of the revised 2018 proposals would be incrementally less than those of the 2017 proposals, then it is clear that the implications of the Proposed Development upon the Clywdian Range and Dee Valley AONB would also be less. It should be noted that the revised 2018 proposals would not be visible from viewpoints B and I, both of which are located within the AONB.

Cumulative Effects

- 4.1.10 The cumulative effects of the 2017 proposals, together with other proposed schemes at the Kronospan site were set out in detail in Appendix 6 of the 2017 LVIA, which concluded that the cumulative landscape and visual effects of the Proposed Development, the new Chip Preparation, Raw

Board Storage Building and OSB Facility developments would not be significant.

- 4.1.11 As the revised 2018 proposals would be individually less visible, and result in incrementally lesser landscape and visual effects in isolation, its contribution to cumulative effects would also be incrementally less. Cumulative effects would remain largely as described in the 2017 LVIA, i.e. not significant.

5.0 CONCLUSIONS

- 5.1.1 The revised 2018 proposals would be lower in height than the 2017 proposals and would be clad in a recessive olive green colour, which would reduce their prominence. As such their landscape and visual effects would be incrementally less than those previously assessed in relation to the 2017 proposals. The revised 2018 proposals would not be visible from some locations where the 2017 proposals were visible. The conclusions of the 2017 LVIA remain valid and are reiterated below for clarity.
- 5.1.2 The Proposed Development would be introduced into an existing large-scale industrial site that is an established influence upon the town of Chirk and the surrounding rural area. Views of existing tall, bulky structures at the Kronospan site are commonplace within the study area and their presence is an established part of the character of the landscape. Several of the existing structures are considerably taller and bulkier than the Proposed Development. In this context, the additional presence of the Proposed Development would be unremarkable and would result in very little material change to the nature of the existing influence of the Kronospan site upon its surroundings. Neither the landscape effects nor the visual effects of the Proposed Development would be significant.