

Dear Sir/Madam.
Planning appeal.

P/2017/0700

Kronospan Ltd

Holyhead rd

Chirk

Ll145nt

RE proposed development of a raw board store.

I am writing to express my concern at the appeal submitted by Kronospan Ltd in respect of its application to build a raw board store.

My objections to this application are based upon the visual impact of the proposed development and the noise pollution that would result from the new store.

The site lies within the World Heritage buffer zone and would be visible from the Chirk Castle Estate and Garden, which is part of an AONB.

My primary concern in respect of this application is the scale of the proposed development. The height exceeds that of Chirk Aqueduct (which is 21 metres) and would be visible from almost anywhere in Chirk. The present stores are not visible unless you are on high ground looking down into the Kronospan site.

The revised plans state that the building would be 23 metres to the eaves and 26.5 metres to the ridge. This will result in huge visual damage to Chirk, particularly given the sensitive environment of the World Heritage Site and the AONB, which includes part of Chirk Castle.

The suggestion by the applicant that a planting scheme would mitigate the visual impact is misleading because the trees would take 20 to 30 years to mature. In other words, it would be no help.

The silos at the site have already damaged the visual outlook in Chirk, but the sheer scale of this proposed development would be on another level altogether.

I am also concerned that this application will have a severe impact in terms of noise pollution. I am aware that noise is often said to be an environmental permit issue rather than a planning one but in this case I believe the cumulative impact must be considered as this application will add to the impact on residents already suffering from previous expansions of the factory. I also believe that the increase in height will lead to a substantial increase in noise, with noise from the robotic operations in the roof space extending beyond the boundary fence.

My other concern is that this application, if approved, would set a precedent that would allow all of the other stores already on the site to be increased to a similar height as the store proposed in this application. Once one application is granted for a building of this height, the precedent will surely be set for future applications.

Yours sincerely,

Cllr Terry Evans.
Chirk South.