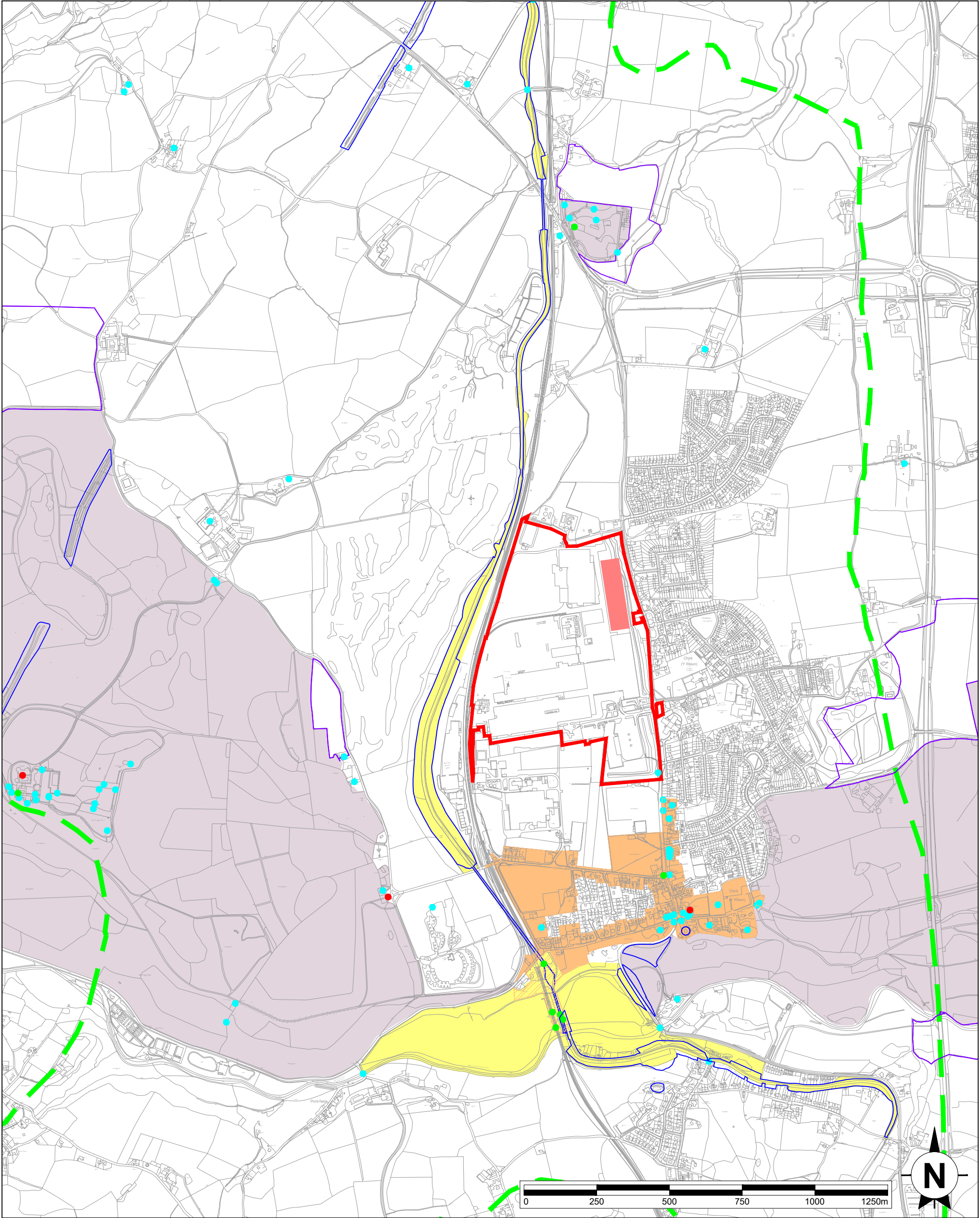




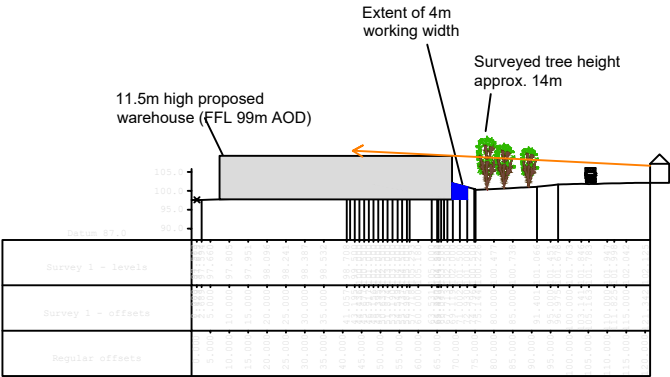
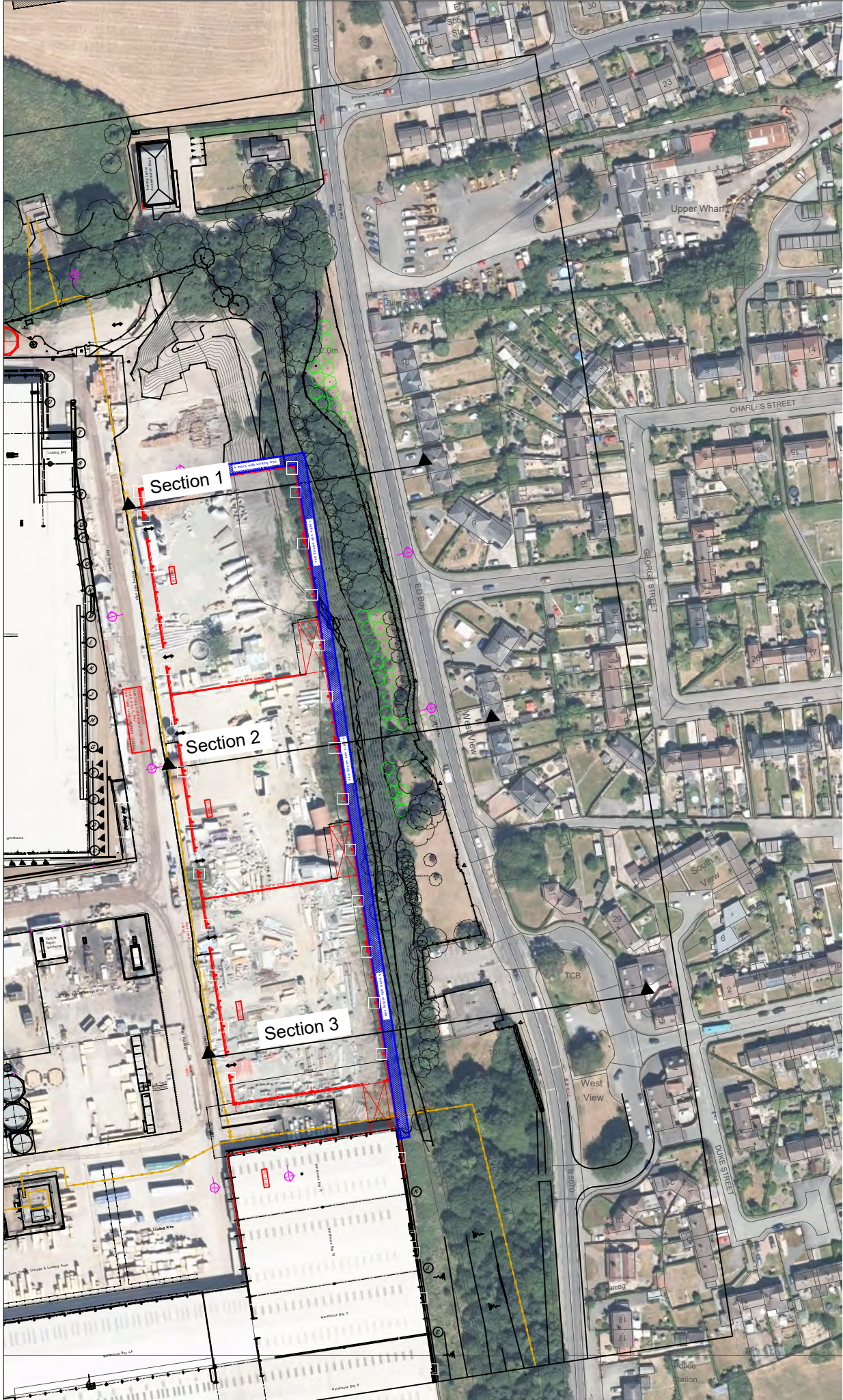


Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

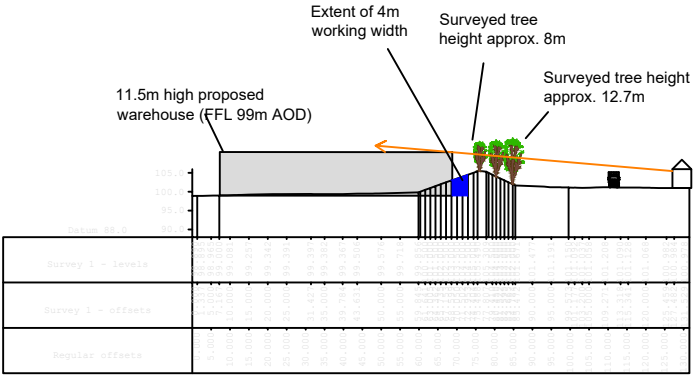
Existing View with Proposed Development outline



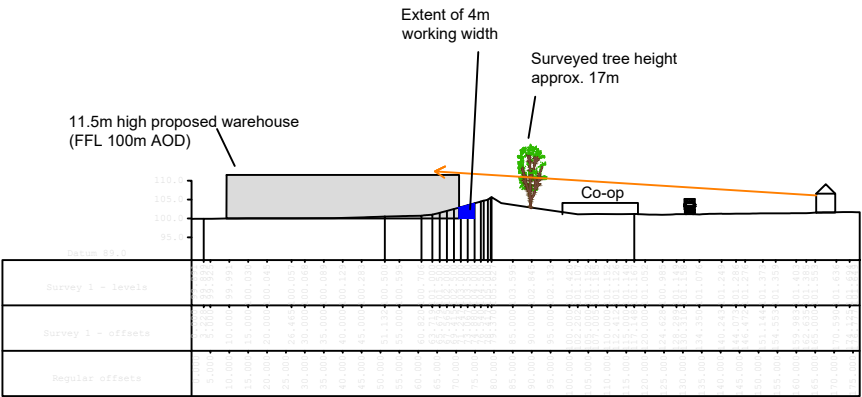
axis Key: Location of Proposed Development Kronospan Site Boundary World Heritage Site (WHS) WHS Buffer Zone Scheduled Monument Registered Park and Garden Registered Park and Garden Essential Setting Grade I Listed Building Grade II* Listed Building Grade II Listed Building Conservation Area Area of overlap between Conservation Area and WHS <td data-cs="2" data-kind="parent"> Kronospan Warehouse Figure 3 Heritage Assets Scale 1:12,500@A3 Date May 2021 </td>	Kronospan Warehouse Figure 3 Heritage Assets Scale 1:12,500@A3 Date May 2021
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Section 1



Section 2



Section 3



- NOTES:
1. Cross-sections based upon Environment Agency 2m Digital Terrain Model LIDAR data, and upon site-specific topographic survey Drawing 3269/LG002 by PowerStiltman, dated 16/12/2020.
 2. Topographic data surveyed includes tree heights

KRONOSPAN WAREHOUSE

Figure 4

Cross-Sections

Scale
1:500@A3

Date
May 2021

APPENDICES

Appendix 1: LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1.0 Introduction

- 1.1 Landscape and Visual Impact Assessment (LVIA) is a tool used to systematically identify and assess the nature and significance of the effects of a proposed development upon the landscape and upon views and visual amenity. The purpose of the LVIA is to identify the level and nature of effect arising from a proposed development and if necessary, through an iterative design process, to inform changes to the development and evolution of mitigation strategies which minimise significant effects wherever possible.
- 1.2 The methodology for this LVIA is informed by guidance contained within the *Guidelines for Landscape and Visual Impact Assessment* (The Landscape Institute and Institute of Environmental Assessment, 3rd Edition, 2013), often referred to as 'the GLVIA'. The LVIA aims to establish the following:
- A clear understanding of the development site and its context, in respect of the physical and perceived landscape and of views and visual amenity;
 - An understanding of the proposed development in terms of how this would relate to the existing landscape and views;
 - An identification of likely significant effects of the proposed development upon the landscape and upon views, throughout the life-cycle of the development, including cumulative interactions with other developments;
 - Those mitigation measures necessary to reduce/eliminate any potential adverse effect on the landscape or views arising as a result of the proposed development; and
 - A conclusion as to the residual likely significant effects of the proposed development.
- 1.3 Professional judgement is a very important part of the LVIA process at every stage of the assessment. This judgement must be exercised within an assessment framework that transparently sets out the steps in the assessment process which have led to the overall conclusions. This is emphasised in Box 3.1 (page 37) of the GLVIA, which advocates a structured approach that considers the sensitivity of the receptor and magnitude of the effect when determining if an effect is significant or not.

- 1.4 To ensure the transparency of the assessment and professional judgements made, the LVIA follows a standard approach, namely:
- The establishment of the baseline conditions, against which the effects of the proposed development will be assessed;
 - The determination of the nature of the receptor likely to be affected, i.e. its sensitivity;
 - The prediction of the nature of the effect likely to occur, i.e. the magnitude of change; and
 - An assessment of whether a likely significant effect would occur upon any receptor, by considering the predicted magnitude of change together with the sensitivity of the receptor, taking into account any proposed mitigation measures.
- 1.5 The GLVIA clarifies that the guidance concentrates on
[1.20] “...principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not provide a detailed ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstance”.
- 1.6 As set out above, use of professional judgement within a structured assessment framework is a very important element of the assessment of landscape and visual effects. As discussed in the GLVIA:
[2.23] “...Whilst there is some scope for quantitative measurement of some relatively objective matters, ...much of the assessment must rely on qualitative judgement, for example about what effect the introduction of a new development or land use change may have on visual amenity, or about the significance of change in the character of the landscape and whether it is positive or negative”.
[2.24] “...In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others...”
[2.26] “...In carrying out an LVIA the landscape professional must always take an independent stance, and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned”.

- 1.7 Landscape and visual matters are separate, although closely related and interlinked issues, and are dealt with as such throughout the LVIA. The methodologies for assessing both are outlined separately below.

2.0 Landscape Assessment

- 2.1 The landscape assessment considers the potential effects of the proposed development on the components of the landscape as an environmental resource. Landscape receptors which could be affected by a proposed development may include:

- Individual constituent elements and features of the landscape (sometimes referred to as landscape fabric);
- Specific aesthetic and perceptual qualities of the landscape;
- The overall character and key characteristics of the landscape as experienced in different areas (e.g. landscape character areas or types).

Sensitivity

- 2.2 The nature of a landscape receptor likely to be affected, i.e. its **sensitivity** is determined by considering two factors, namely:

- Susceptibility to change; and
- Value.

Susceptibility to Change

- 2.3 Susceptibility to change is defined in the GLVIA as follows:

[5.40] *“This means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”*

[5.41] *“The assessment may take place in situations where there are existing landscape sensitivity and capacity studies, which have become increasingly common. They may deal with the general type of development that is proposed, in*

which case they may provide useful preliminary background information for assessment. But they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal".

2.4 To understand susceptibility to change, the various characteristics/factors that make up a particular landscape must be identified and consideration given as to how these will be affected by the proposed development. Consideration is given to physical and perceptual factors which are considered together to derive an overall susceptibility to change. Factors influencing the susceptibility of a landscape to change resulting from *industrial buildings and plant* are set out below:

- **Scale:** A larger scale landscape (relative to the development proposed) will typically be less susceptible than a smaller scale landscape;
- **Pattern/Complexity:** The susceptibility of a receiving landscape to change will be influenced by the specific pattern of features and elements present and by the complexity of this pattern;
- **Development/Human Influence:** A landscape that includes obvious alterations to natural ground levels, contemporary development, or that is clearly functional/ utilitarian in land use will typically be less susceptible than one where development is more traditional in style, or where natural influences and natural, or long-established landforms are predominant;
- **Connections with adjacent areas:** A landscape which has a clear relationship with other surrounding landscapes, for example in relation to views in and out will typically be more susceptible than one where such relationships are not present;
- **Visual Interruption:** A landscape where views are frequently interrupted by screening features, for example vegetation cover or variations in landform will typically be less susceptible than one where there are few/no screening features.

2.5 A particular landscape may have different characteristics that are more or less susceptible to change. As such, the overall susceptibility to change allocated using professional judgement based upon consideration of the various factors outlined above and the relative weight attached to these (which will vary from landscape to landscape). The assessment of susceptibility is expressed using a three point verbal scale of high, medium or low. Where appropriate, intermediate levels such

as medium/high or low/medium are used to refine the assessment. The rationale in support of the assessment of susceptibility is set out for each receptor in the assessment, so that it is clear how each judgement has been made.

Value

- 2.6 The value of the landscape receptor is independent of any development proposal. The absence of a formal landscape designation does not necessarily imply that a landscape is of lower value. Value is defined in the GLVIA as:

[5.19] “...*the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons...Landscapes or their component parts may be valued at the community, local, national or international levels...*”

- 2.7 Factors that can help in identifying valued landscapes include:

- Presence/absence of statutory landscape designations;
- Presence/absence of local landscape designations and associated policies;
- Landscape quality/condition;
- Scenic quality;
- Rarity of particular elements/features;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Cultural associations.

- 2.8 The assessment of value is expressed on a similar basis to that described for susceptibility of change above. Table 2.1 indicates how the above factors have been used to determine landscape value.

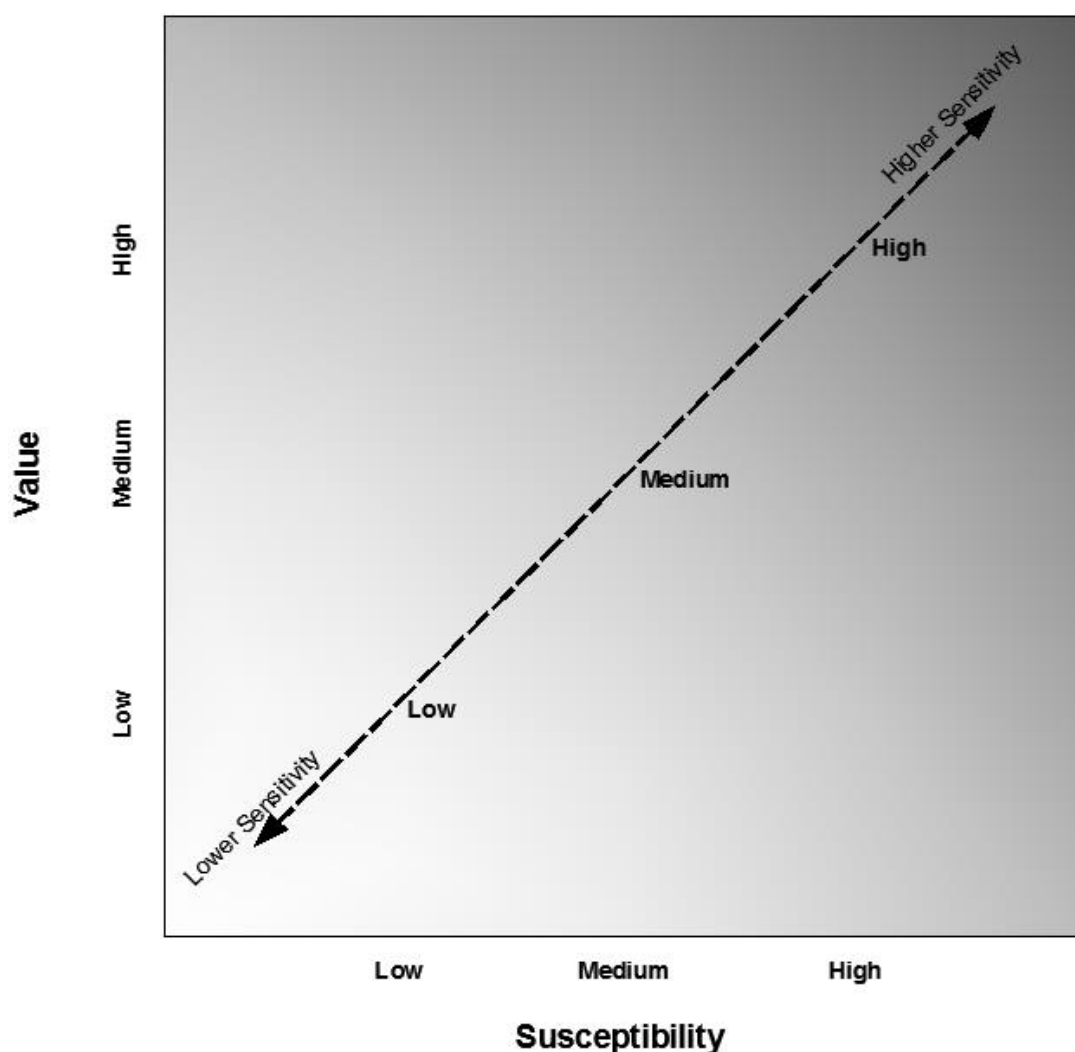
Table 2.1: Landscape Value Criteria

	Criteria tending towards higher or lower value	
	Higher ←	→ Lower
Value	Unique, and/or strongly positive landscape character, often with strong associations or (non-landscape) environmental designations. Nationally designated landscape (protected by statute).	Widespread or common landscape character. Negative character. Lack of other environmental qualities Landscape without formal designation and with limited positive contribution to the locality

Sensitivity

- 2.9 Susceptibility to change and value are considered together to determine the sensitivity of the receptor. It should be noted that the relationship between susceptibility to change and value can be complex and is not linear. For example a highly valued landscape (such as a National Park) may have a low susceptibility to change, due both to the characteristics of the landscape and the nature of the change proposed. Table 2.2 below provides a guide as to how susceptibility and value can be combined to assess sensitivity (with the grey shading indicative of the increasing sensitivity of receptors with increasing susceptibility and/or value). However, the final assessment of sensitivity is one of professional judgement based on consideration of the susceptibility and value assessments.

Table 2.2: Indicative Sensitivity Assessment



Magnitude

- 2.10 The nature of the effect that is likely to occur, i.e. its **magnitude**, is determined by considering four separate factors, namely:
- Size/scale;
 - Geographical extent;
 - Duration;
 - Reversibility.
- 2.11 The size and scale of an effect is determined by considering the amount of change experienced by a receptor, including:

- The extent of existing landscape elements that would be lost, the proportion of the total extent that this represents; and the contribution of that element to the wider character;
- The degree to which aesthetic or perceptual aspects of the landscapes are altered by the removal, or introduction of new landscape components;
- Whether change affects the key characteristics of a landscape.

2.12 The geographical extent of an effect is the area over which effects will be experienced. It is not the same as size/scale, as a small-scale change may be experienced over a wider area, or vice-versa.

2.13 The duration of an effect simply relates to the length of time for which it would be experienced, as follows:

- Long-term: 10+ years; or the change could not reasonably be considered temporary in nature;
- Medium-term: 3-10 years; and
- Short-term: 0-3 years.

2.14 The reversibility of an effect relates to the prospects and practicality of an effect being able to be wholly or partially reversed, or whether the change cannot realistically be reversed, i.e. it is permanent.

2.15 These four factors are then considered together to derive an overall magnitude of change for each receptor, which is determined by use of professional judgement. The assessment of the magnitude of change is expressed using a four point verbal scale of large, medium, small or negligible. Where appropriate, intermediate levels such as medium/large or small/medium are used to refine the assessment. Table 2.3 indicates how the above factors have been used to inform magnitude of change. As the circumstances of each specific receptor will vary, a reasoned narrative is set out in the LVIA in order to justify the particular magnitude of change allocated to each receptor.

Table 2.3: Magnitude of Landscape Change Criteria (indicative)

Magnitude	Description
Large	A substantial change in landscape characteristics and/or over extensive geographical area and/or which may result in an irreversible landscape impact.
Medium	A moderate change in landscape characteristics and/or which may be over a large geographical area, and/or which may be reversible over a long duration of time.
Small	A small change in landscape characteristics and/or which may be over a relatively localised geographical area, and/or which may be reversible over a short duration of time.
Negligible	A barely perceptible change in landscape characteristics and/or which is focused on a small geographical area, and/or which is almost or completely reversible.

3.0 Visual Assessment

3.1 A visual assessment is concerned with the potential effects upon the population likely to be affected (i.e. the views experienced by people). As for landscape effects (Section 2.0), the sensitivity of the receptor affected is identified, as is the magnitude of the change that would occur. These are then considered together to determine the level and significance of effect.

3.2 A key part of the visual assessment is the assessment of effects from a number of predetermined viewpoints, which reflect views available to different groups of people. The viewpoint itself is not the receptor; rather it is the people that would be experiencing the view. These people will generally have different responses to a change in view depending upon their location, their activity, and other factors, including the weather and time of day/year. Viewpoints fall into three categories(as set out in the GLVIA):

- Representative viewpoints (which represent the experience of different types of receptors in the vicinity);
- Specific viewpoints (a particular view, for example a well-known beauty spot);
- Illustrative viewpoints (which illustrate a particular effect/issue, which may include limited/lack of visibility).

- 3.3 Private viewpoints, such as from specific residential properties are not typically included in the LVIA. It is often impractical to visit all affected properties and access to private land may not be granted. Representative or specific viewpoints from nearby publicly accessible locations can often give an impression of what effects from private land would be.

Sensitivity

- 3.4 The nature of a visual receptor likely to be affected, i.e. its **sensitivity** is determined by considering two factors, namely:
- Susceptibility to change;
 - Value.

Susceptibility to Change

- 3.5 The GLVIA identifies susceptibility to change in view/visual amenity as:
[6.32] “...mainly a function of:
- *The occupation or activity of people experiencing the view at particular locations; and*
 - *The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations”.*
- 3.6 Susceptibility to change is, in part, classified based upon the indicative criteria, provided in the GLVIA, as set out in Table 3.1 over the page.

Table 3.1: Typical Visual Susceptibility to Change Criteria (indicative)

Criteria Level	Description
<i>Susceptibility to Change</i>	
High	Residents at home; People engaged in outdoor recreation, whose attention/interest is likely to be focused on the landscape or particular views, including from public rights of way; Visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience; Communities where views contribute to the landscape setting enjoyed by residents; Travellers on scenic routes.
Medium	Travellers on road, rail, or other transport routes.
Low	People engaged in outdoor sport/recreation which does not involve/depend upon appreciation of views of the landscape; People at their place of work whose attention may be focused on their work/activity and not their surroundings.

- 3.7 It is important to note that the examples set out in GLVIA and Table 3.1 above only address the first bullet point and part of the second bullet point in paragraph 3.5 above (which are focussed on the occupation or activity of the people and the extent to which their attention is focussed on the view).
- 3.8 As such, the assessment of susceptibility in Table 3.1 and GLVIA (pages 113 & 114) needs to be adjusted to reflect the requirements of the final part of the second bullet point, namely the visual amenity that people currently experience. GLVIA identifies clearly that the division between categories of susceptibility to change:
[6.35] “...is not black and white and in reality there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity...”
- 3.9 For example, the presence of existing detracting features in any given view may reduce the visual amenity of those experiencing the view. This may therefore reduce their susceptibility to certain types of change and ultimately their sensitivity.
- 3.10 The assessment of susceptibility to change is made on the same basis as for landscape effects (Section 2.0 above). A three point scale (with intermediate levels where appropriate) is used, supported by a reasoned narrative that explains the judgement made.

Value

- 3.11 In accordance with paragraph 6.37 of the GLVIA when considering the value of a view experienced, this should take account of:
- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
 - Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art.
- 3.12 For this reason, whilst not specifically referenced in the current edition of GLVIA, the number of people likely to be affected can influence the value assigned to a particular view.
- 3.13 The assessment of value is made on the same basis as the assessment of susceptibility of change.

Sensitivity

- 3.14 Susceptibility to change and value are considered together as discussed above for landscape sensitivity and illustrated above on Table 2.2. Again, professional judgement determines the final judgement of sensitivity, due to the non-linear and complex relationship between susceptibility and value. A reasoned narrative is set out in the LVIA in order to justify the particular sensitivity assessed for each receptor, so that it is clear how each judgement has been made.

Magnitude

- 3.15 The nature of the visual effect that is likely to occur, i.e. its **magnitude**, is determined by considering four separate factors, namely:
- Size/scale;
 - Geographical extent;
 - Duration;
 - Reversibility.

- 3.16 The size and scale of an effect is determined by considering the following:
- The scale of change in view, in respect of the loss of or addition of features, and change in composition, including the proportion of the view occupied by the development;
 - The degree of contrast or integration of new features or other changes;
 - The nature of the view, namely the relative amount of time it would be experienced for and whether the views would be full, partial or glimpsed.
- 3.17 The geographical extent of an effect will vary from viewpoint to viewpoint and will reflect the following:
- The angle of view in relation to the main activity of the receptor;
 - The distance from the proposed development;
 - The extent over which change in view would be visible.
- 3.18 The duration of an effect simply relates to the length of time for which it would be experienced, as follows:
- Long-term: 10+ years; or the change could not reasonably be considered temporary in nature;
 - Medium-term: 3-10 years; and
 - Short-term: 0-3 years.
- 3.19 The reversibility of an effect relates to the prospects and practicality of an effect being able to be wholly or partially reversed, or whether the change cannot realistically be reversed, i.e. it is permanent.
- 3.20 These four factors are then considered together to derive an overall magnitude of change for each receptor, which is determined by use of professional judgement. The assessment of the magnitude of change is expressed using a four point verbal scale of large, medium, small or negligible. Where appropriate, intermediate levels such as medium/large or small/medium are used to refine the assessment. Table 3.2 (over the page) indicates how the above factors have been used to inform magnitude of change. As the circumstances of each specific receptor will vary, a reasoned narrative is set out in the LVIA in order to justify the particular magnitude of change allocated to each receptor.

Table 3.2: Magnitude of Visual Change Criteria (indicative)

Magnitude	Description
Large	A change affecting a large proportion of a view, which may be seen across an extensive area or experienced from a long section of a route, and/or a longer-term effect, and/or contrasting with the existing view.
Medium	A change affecting a moderate proportion of a view, which may be seen across a wider area or experienced from a section of a route, and/or a medium-term effect, and/or broadly compatible with the existing view.
Small	A change affecting a smaller proportion of a view, which may be seen from a limited area or experienced from a short section of a route, and/or a shorter-term effect, and/or compatible with the existing view.
Negligible	A change which is barely perceptible in the view, and/or which is only glimpsed from a route.

4.0 Level and Significance of Effect

4.1 The purpose of Environmental Impact Assessment (EIA) is to determine the likely significant effects of a development proposal. Not all landscape and visual effects arising as a result of a particular proposal will be significant. Furthermore, a significant effect does not necessarily mean that such an effect is unacceptable to decision-makers. This is a matter to be weighed in the planning balance alongside other factors. What is important is that the likely effects of any proposal are transparently assessed and described in order that the relevant determining authority can bring a balanced and well-informed judgement to bear as part of the decision-making process.

4.2 *The State of Environmental Impact Assessment Practice in the UK* (Institute for Environmental Management and Assessment 2011) identifies a range of different factors that should be considered when evaluating the significance of an effect, including:

- Knowledge and experience of significance from previous assessments;
- Details of the development proposal, such as construction and operational activities, and the nature of the effect associated with such activity;
- Details about the environmental sensitivity of the area that will be affected;

- Feedback from scoping and consultation;
- The wider legal and policy context, which offers protection to the environment and community.

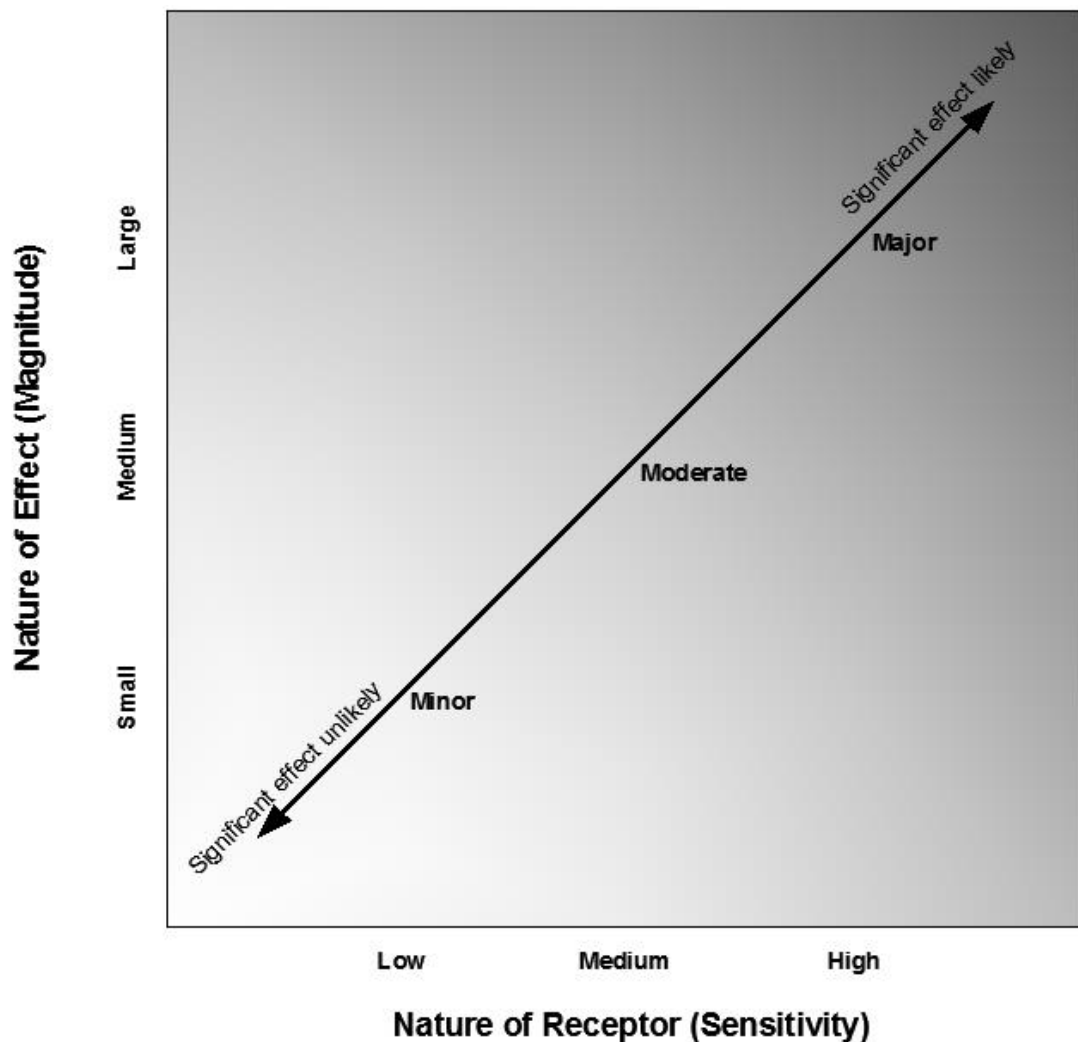
4.3 The level of effect can only be defined in relation to each particular development and its specific location. It is for each LVIA to determine how judgements about receptor sensitivity and the magnitude of change should be combined to derive the level of effect and to clearly explain how this assessment has been made, and if the level of effect is considered significant.

4.4 The matrix in Table 4.1 overleaf provides a guide as to how sensitivity and magnitude can be combined to identify the level of effect upon a receptor (with the grey shading indicative of the increasing level of effect with increasing sensitivity and/or magnitude). However, the final assessment of the level of effect and whether this is significant for decision makers is one of professional judgement.

4.5 Where magnitude of change is identified as 'negligible', then effects are automatically considered not to be significant due to the minimal level of change from baseline (which would often not be perceptible).

4.6 The judgement for this particular assessment is that greater than 'moderate' effects are more likely to be significant. This is because they would generally result from larger magnitudes of change on higher sensitivity receptors. This does not preclude a 'moderate' effect or lower being significant or a greater than 'moderate' effect not being significant. This judgement will depend on the specific circumstances being considered.

Table 4.1: Level of Effect Matrix (indicative)



4.7 The GLVIA identifies that:

[3.32] *“The Regulations require that a final judgement is made about whether or not each effect is likely to be significant. There are no hard and fast rules about what effects should be deemed ‘significant’ but LVIA’s should always distinguish clearly between what are considered to be significant and non-significant effects...*

[3.33] It is not essential to establish a series of thresholds for different levels of significance of landscape and visual effects, provided that it is made clear whether or not they are considered significant. The final overall judgement of the likely significance of the predicted landscape and visual effects is however, often summarised in a series of categories of significance reflecting combinations of sensitivity and magnitude. These tend to vary from project to project but they should be appropriate to the nature, size and location of the proposed development and should as far as possible be consistent across the different topic areas of the EIA”.

[5.56] & [6.44] *“There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and [landscape]¹ context and with the type of proposal”.*

- 4.8 It should be noted that effects may be either adverse (negative) or beneficial (positive). An effect can be significant and adverse, or significant and beneficial. If change occurs, with no obvious deterioration or improvement resulting, this can be said to be neutral.

¹ The word landscape is present in paragraph 5.56 of the 3rd edition of GLVIA only. Otherwise, the sentence quoted from paragraphs 5.56 and 6.44 is identical.

Appendix 2: Extracts from the *Wrexham LANDMAP Supplementary Planning Guidance* (adopted 2007)



Chirk Estate to Froncysyllte 5a

This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.

East-facing slopes dominated by the strategically sited Chirk Castle and Estate, with the landscape reflecting the historical tensions between upland and lowland, Wales and England

Landscape context

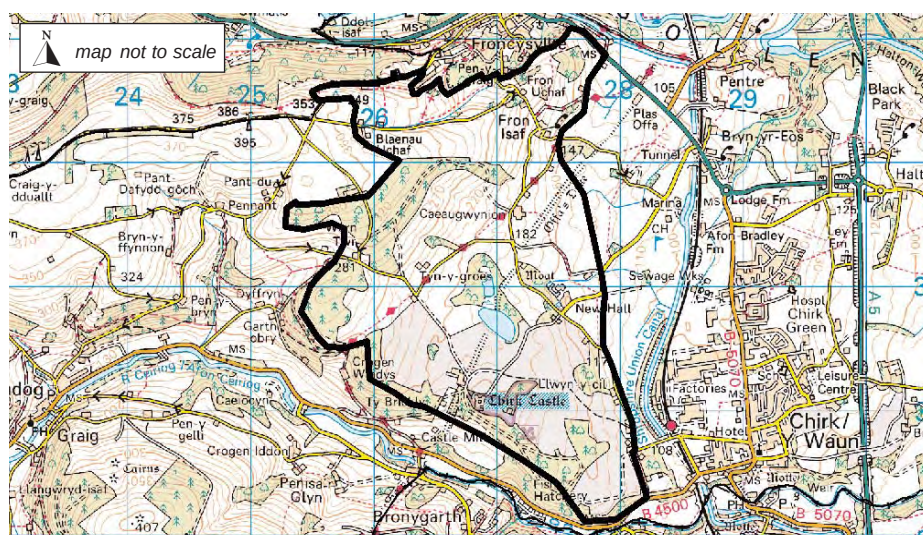
This landscape type lies on the edge of the uplands, but faces the lowlands. There are two such areas in Wrexham, the other being the eastern slopes of Ruabon Mountain. The slopes above Froncysyllte, reflected by the slopes above Trevor, form a gateway to the Vale of Llangollen in Denbighshire. To the south of the character area Chirk Castle stands guard over the steep wooded entrance to the Ceiriog Valley



Chirk Estate to Froncysyllte summary:

- Hill slopes facing settlement and industrial developed lowlands
- Castle and estate parkland, woodlands and farmland
- Gateway to Ceiriog Valley and Vale of Llangollen
- Traversed by Offa's Dyke
- Focus for tourism

Map of Chirk Estate to Froncysyllte Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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Key characteristics

Visual character:

- Dominated by the designed landscape of the Chirk estate with castle, parkland, associated farmland and encircling belts of mixed woodland
- Smaller scale woodland and pasture mosaic is found on the steeper slopes above Froncysyllte
- Lower edges of area are generally affected by views of industry in Chirk and Cefn Mawr
- Good views from higher areas,

350 m above sea level, with higher areas underlain by older sedimentary rocks of Silurian age, part of the Berwyn Dome and lower slopes by sedimentary rocks of Carboniferous age, overlain by glacial deposits

- Chirk Castle is built on an outcrop of Carboniferous sandstone and limestone. Limestone also outcrops above Froncysyllte where it has been quarried
- Soils of the Chirk estate are generally loamy and well-drained, with more acid or seasonally wet soils at higher elevations

Geological character:

- East-facing slopes from about 150 m to

Ecological character:

- Chirk wood-pasture and parkland and veteran trees are a national



biodiversity priority habitat supporting a range of saproxylic (dead wood) invertebrates

- The area contains valuable broadleaved woodland and mixed woodland, as well as conifer plantations. There are individual veteran trees within the Chirk woodlands of particularly high value and small semi-natural ancient woodlands are found near Froncysyllte
- Some small vulnerable grassland habitats on moorland margins

Historical and cultural character:

- The present landscape has evolved through its strategic location on the upland/lowland and English/Welsh border
- Chirk Castle is a major focal point for tourism, of national importance, as is Offa's Dyke footpath which passes through the grounds
- Offa's Dyke is a medieval military feature on a former political boundary which crosses Wrexham north-south.
- Chirk Castle is a 13th century castle adapted as a gentry dwelling, and now partly under National Trust management, as are the gardens. It has many historical and cultural associations
- Much of the surrounding farmland was once owned by the Chirk estate, and some is still in estate ownership

Landscape sensitivity

Because of its prominent and strategic location, the area is sensitive to change. It is also strongly affected by development in adjacent landscape character areas, particularly Chirk to which it is historically and visually linked

Overall management strategy:

Conservation

Management Guidance

Aims	Guidelines
Conserve historic landscape	● Maintain present management of parkland, woodland and farmland ● Protect the setting of Offa's Dyke
Reduce impact of nearby industry	● Carry out strategic planting to filter views
Preserve geological features	● Maintain the integrity of existing landforms ● Maintain the integrity and continuity of geological exposures, and assess new ones ● Promote awareness of the geological heritage of the area
Conserve and perpetuate habitats	● Retain old and veteran trees and plant new generations of veteran trees, ● Replace coniferous trees with native species ● Avoid chemical use in parkland and wood pasture
Preserve archaeology	● Protect archaeological sites, maintain historic field pattern ● Maintain Offa's Dyke monument through adoption of management plan drawn up by Offa's Dyke Officer at Clwyd Powys Archaeological Trust ● Maintain existing field systems and carry out further surveys
Strengthen links between Chirk estate and local areas	● Continue present management regime of Chirk Castle between Chirk estate and estate ● Further enhance area for walkers and visitors and improve access from Chirk village and other areas through better walking routes, and low key public transport initiatives ● Consider selective tree clearance to improve views of castle from Ceiriog Valley and vice versa
Support sustainable land uses	● Promote sustainable land management through agri environment schemes ● Encourage sustainable tourism and cultural initiatives

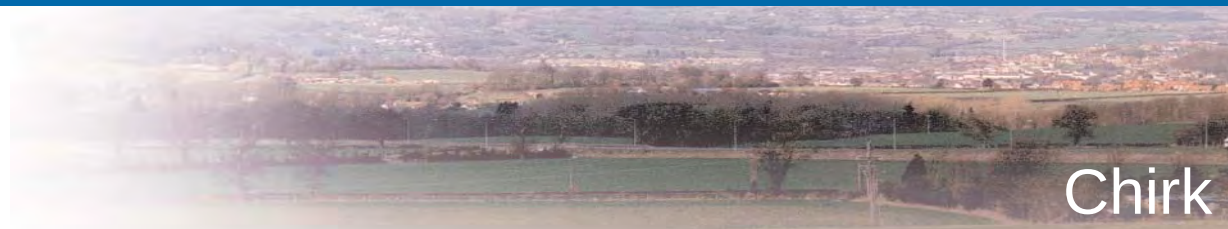


For further information contact:

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Planning Department
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Lambpit Street, Wrexham. LL11 1AR
Tel: 01978 292019
www.wrexham.gov.uk/planning

All our information is available in accessible formats





Chirk 7a

This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.



Chirk summary

- Industrial Structures within a wider rural setting visually dominating much of the area and beyond
- Canal (a major tourist attraction) road and rail corridors pass through the area
- Chirk is within a shallow valley with open views to hills.
- Contains nationally important viaduct and aqueduct historical landscape features
- Village lies between the historic estates of Chirk Castle and Brynkinallt

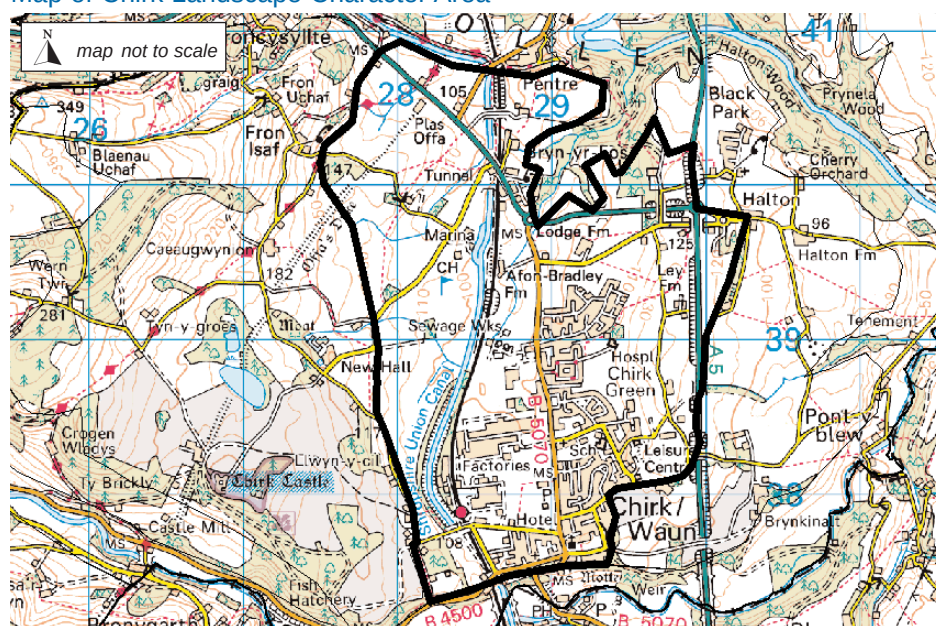


An area on the Welsh-English border, and on historic transport routes, with strongly contrasting rural, suburban and industrial elements.

Landscape context

Chirk is the southernmost and smallest of four character areas in Wrexham which border the uplands and have a mixed rural and urban landscape. The other areas are Cefn Mawr, Rhosllanerchrugog-Rhostyllen, and West Wrexham Ridges and Valleys.

Map of Chirk Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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Key characteristics

Visual character:

- Area enclosed by hills to west and ridge to east but with generally open views
- Chirk village and valley are in places influenced by industrial land use, structures, steam phume and occasionally by background noise and odours
- Countryside with large regular fields in mainly pastoral use, with hedgerows and sparse hedgerow trees
- Visually diverse with mixture of historic and modern land uses.
- Communications corridor, with road, rail and canal running north-south along edge of uplands

- To the east of Chirk a ridge cuts Chirk off the rest of lowland Wrexham

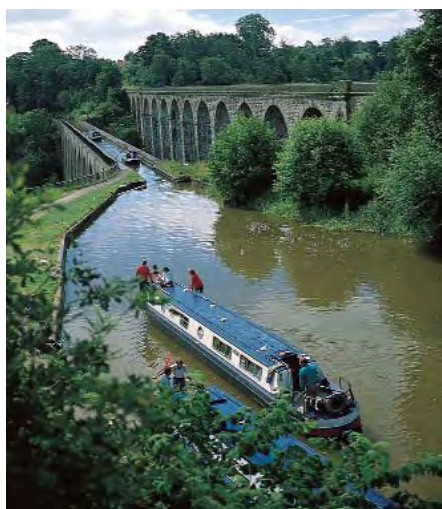
Geological character:

- The minor ridge to the east of Chirk is formed from Coal Measures. Restored coal tips can be found at Chirk Green and Halton
- Much of the area is covered by glacial till (clays) from which the clayey loam soils of the area are derived

Ecological character:

- Farmland and golf course are mainly improved grassland of low biodiversity value
- The Shropshire Union Canal is an aquatic habitat of high value

- Small but valuable areas of broadleaved and coniferous woodland are found in the area



Historical and cultural character:

- The Shropshire Union Canal corridor, in cutting, has its own tranquil character. It includes a visually and historically outstanding aqueduct over the River Ceiriog, close to the Chester-Shrewsbury railway viaduct, and is a visitor attraction, with a small marina next to Chirk Golf course
- Chirk (English form of Welsh 'Ceiriog') is a medieval non-planned settlement with an earth motte and early church. It developed on the old A5 at the Welsh-English border
- Whitehurst is an important, but neglected, 17th century walled garden which was once part of the Chirk estate
- The former Brynkinallt Colliery is now restored to community woodland and open space, and new business uses are developing on restored colliery land at Halton

Landscape sensitivity

High sensitivity because of the close proximity of tourist attractions and scenic areas. Whilst already urbanised, Chirk is vulnerable to further development which could affect the historical and rural landscape character of the surroundings.

Overall management strategy:

Enhancement, restoration and conservation

Management Guidance

Aims	Guidelines
Conserve undeveloped rural hillside character	● Resist siting of masts and other built development on skylines and open slopes ● Ensure new development is integrated into existing village
Mitigate impact of industry	● Increase urban and rural tree planting generally ● Reduce visual impact of business development in prominent rural setting at Halton through low rise building and colours which blend with countryside
Conserve and restore historic designed landscape	● Preserve walls, landform and features of Whitehurst 17th century gardens and Brynkinallt estate ● Encourage restoration and beneficial uses for Whitehurst Gardens and Brynkinallt walled gardens
Preserve geological features and assess new exposures	● Ensure new development or management practices do not damage natural features or geological exposures ● Assess any exposures for scientific or educational interest and protect if of value
Enhance and extend existing habitats for wildlife	● Follow recommendations of Wrexham Biodiversity Action Plan ● Manage canal banks for water vole, protect bats in buildings, walls and old trees ● Promote agri-environment schemes, restore hay meadow management ● Retain, enhance and extend woodlands ● Protect existing wildlife corridors, including aquatic corridors and hedgerows, and develop new ones - refer also to the Green Network Strategy
Preserve archaeological development	● Evaluate archaeology in advance of development within the medieval core area of Chirk, protect motte from loss of features ● Continue existing British Waterways management strategy for canal, conserve A5 (Telford's road) ● Carry out further assessment of fieldscapes and develop a management strategy
Encourage local/sustainable tourist and business initiatives	● Maintain historic appearance of rural areas and promote awareness, understanding and enjoyment of the historic dimension of landscape character ● The area is particularly sensitive to residential conversions of farm buildings, which lose the original character of the building ● Refer to Green Network Strategy due March 2007 and implement new links



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All our information is available in accessible formats



Appendix 3: Effects on Landscape Character

LCA5a Chirk Estate to Froncysyllte					
Susceptibility to Change: Medium to High		Lower	↔	Higher	Value: High
Scale	Medium to large scale landscape of pasture fields and parkland on an east-facing landform. Views outwards across lower-lying land to the east are available.		■		• AONB; • Chirk Castle (designated heritage assets and visitor attraction); • Offa's Dyke Path National Trail; • Local landscape designation (SLA).
Pattern/ Complexity	A mix of enclosed agriculture, plantations and historic parkland, on a landform that slopes consistently from west to east. The pattern is consistent, organic and relatively simple.			■	
Development/ Human Influence	Traditional (and often designated) built features predominate within the LCA. The presence of industrial features at the Kronospan site is an established discordant presence in outward views.			■	
Connections with adjacent areas	Obvious and very strong visual relationship with LCA 7a to the east. Very obvious transition into the valleys of the Ceiriog (to the south) and the Dee (to the north). Plantation woodland marks the transition into the higher ground to the west.			■	
Visual Interruption	Typically open views are available eastwards, due to the underlying landform. However, there is significant screening vegetation also present, especially with the Chirk Castle Estate		■		
Sensitivity: High The LCA is a mixture of pastoral agriculture, plantation woodland and historic parkland. The east-facing landform focuses views outwards over Chirk and including the Kronospan site, which is an established if discordant presence. Susceptibility to change is medium to high, with the predominantly traditional built environment, strong linkages with the land to the east, and the simple consistent landscape pattern the most susceptible components of character. The value of the landscape is high. The LCA is located within the Clwydian Range and Dee Valley AONB and also lies within a local landscape designation. As such, the value of the landscape itself is clearly recognised. Additionally, wider value is represented by the presence of Chirk Castle (and estate) both as a designated heritage asset and as an important visitor destination, and by the presence of the Offa's Dyke Path, a nationally imported promoted walking route. Overall, sensitivity is high.					
Size/ Scale of Effect: • The Proposed Development would be a very minor addition to the existing larger assemblage of industrial structures/ buildings at the Kronospan site; • The Proposed Development would be well screened by existing structures, vegetation cover and/or landform, and would have no influence of note upon the wider landscape; • The existing influence of the Kronospan site upon the landscape character of the LCA would not change • The underlying characteristics of the LCA would be		Geographical Extent: • Very limited change in visual context from more exposed areas, which tend to be located to the west of the Kronospan site.			

maintained.	
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Negligible The Proposed Development would be introduced into the existing Kronospan site where a range of large-scale industrial structures are already present (including structures that are far taller/ larger than what is proposed). The arrangement of existing structures relative to the proposal, together with the surrounding landform and vegetation cover would screen views from the majority of the surrounding area. In this context, the additional presence of the Proposed Development would be wholly unremarkable and have no influence upon the character of the LCA, other than very minor and incremental change in the visual context. Existing landscape characteristics would remain unaffected.	
Significant Effect: No A negligible level of effect would occur at worst. The influence of the Kronospan site upon the character of the LCA is already strong. The Proposed Development would be introduced in this context and have no appreciable influence upon this established influence on the landscape. Existing landscape characteristics would be maintained. As such, effects would not be significant.	
Adverse/ Neutral / Beneficial: The presence of the Proposed Development would neither enhance nor detract from the existing character. As such, effects would be neutral.	

LCA7a Chirk					
Susceptibility to Change: Medium		Lower	↔	Higher	Value: High
Scale	Generally a small-medium scale landscape, but with the Kronospan site notably out of scale with other features present. Views are typically short-range due to enclosure by buildings and vegetation.		■		• AONB overlaps the western boundary of the LCA; • Local landscape designation (SLA) present west of the canal; • World Heritage Site (canal); • Canal has recreational function (including marina and towpath); • Heritage assets within Chirk (listed buildings and Conservation Area); • Chirk is an established settlement with village centre and residential areas.
Pattern/ Complexity	A varied pattern of small scale residential and commercial buildings, enclosed agricultural fields, transport corridors and large scale industry. As such, the landscape is not consistent and has both organic and geometric influences.	■			
Development/ Human Influence	Typically small-scale buildings, both traditional and contemporary, but with the Kronospan Site a very prominent large-scale industrial facility, including tall/ bulky structures		■		
Connections with adjacent areas	Visual relationship with the hillsides to the west (LCA 5a). The canal provides a functional relationship with the landscapes to the north and south (along the canal corridor). Very obvious transition into the valleys of the Ceiriog (to the south) and the Dee (to the north). The A5 corridor marks a clear boundary to the east.			■	
Visual Interruption	Views are frequently interrupted by buildings (within the village) and by vegetation elsewhere. Nevertheless there are localised spots of longer range visibility, with the Kronospan site typically clearly visible.	■			
Sensitivity: Medium to High The LCA contains a relatively diverse mix of features, of which the Kronospan site is prominent by virtue of its large size/ scale. Susceptibility to change is medium, with the linkages with the adjacent land to the west the most susceptible component of character. Value is high. The LCA lies partially within the Clwydian Range and Dee Valley AONB and also lies within a local landscape designation, thereby recognising the inherent vale of the landscape. The presence of the World Heritage Site adds further vale, both as a recognised heritage asset that is in important landscape feature in its own right, and also as an important tourist/ recreational resource. Chirk itself provides the setting for the lives of its residents and has clear value in that regard. Overall, sensitivity is medium to high					
Size/ Scale of Effect: • The Proposed Development would be a very minor addition to the existing far larger assemblage of industrial structures/ buildings at the Kronospan site; • The Proposed Development would be well screened by existing structures, vegetation cover and/or landform (in particular by the bund and tree cover along Holyhead Road), and would have no influence of note upon the wider landscape/ townscape; • The existing influence of the Kronospan site upon		Geographical Extent: • Very limited change in visual context.			

the landscape character of the LCA would not change • The underlying characteristics of the LCA would be maintained.	
Duration: • Long-term (permanent development)	Reversibility: • Irreversible (permanent development)
Magnitude: Negligible The Proposed Development would be introduced into the existing Kronospan site where a range of large-scale industrial structures are already present (including structures that are far taller/ larger than what is proposed). The arrangement of existing structures relative to the proposal, together with the surrounding landform and vegetation cover (in particular the bund and tree cover along Holyhead Road) would screen views from the majority of the surrounding area. In this context, the additional presence of the Proposed Development would be wholly unremarkable and have no influence upon the character of the LCA, other than very minor and incremental change in the visual context. Existing landscape characteristics would remain unaffected.	
Significant Effect: No A negligible level of effect would occur at worst. The influence of the Kronospan site upon the character of the LCA is already strong. The Proposed Development would be introduced in this context and have no appreciable influence upon this established influence on the landscape. Existing landscape characteristics would be maintained. As such, effects would not be significant.	
Adverse/ Neutral/ Beneficial: The presence of the Proposed Development would neither enhance nor detract from the existing character. As such, effects would be neutral.	

Appendix 4: Effects on Viewpoints.

Viewpoint A: Chirk Recreation Ground Grid Ref: 329022, 337810	
View north-west across recreation ground in town centre. Attractive, traditional style houses and commercial buildings to the rear. Existing development at the Kronospan site is conspicuous, set against the backdrop of the hills beyond, with emissions plumes also visible. Tree cover along the northern edge of the recreation ground offers some limited filtering of views.	
Susceptibility to Change: Medium • Open space users (and also nearby residents and passing motorists); ◦ Likely to be focused on their activities; ◦ Kronospan site is a prominent presence and which detracts from the views available.	Value: High • No landscape designations; • Within Conservation Area; • Part of the townscape of central Chirk; • Public open space.
Sensitivity: Medium Receptors at the viewpoint would be users of the public open space, who would be likely to be focused on their activities, and who would be well aware of the existing presence of the Kronospan site (i.e. the presence of the industrial structures, whilst clearly detracting from the view, would not have dissuaded users from their visit). Similar views are available to passing motorists and to residents at nearby properties, who would also be well aware of the presence of Kronospan. Value is high. The viewpoint is located within a Conservation Area and is an important part of the townscape of central Chirk. Additionally, the public open space has an important recreation and amenity function. Overall, sensitivity is medium.	
Size/ Scale of Effect: • Scale of Change in view: ◦ The Proposed Development would be screened from view by vegetation cover to the north and would not be visible. • Degree of contrast/integration: N/a • Nature of the View: Static view from within recreation ground, which can be experienced at the leisure of the viewer	Geographical Extent: • Angle: N/a • Distance to Proposed Development: c.800m • Extent of area over which changes would be visible: N/a
Duration: N/a	Reversibility: N/a
Magnitude: No Change The Proposed Development would be screened from view by existing vegetation north of the recreation ground. This vegetation already screens the existing buildings to the south of the Proposed Development, and the new building would not be visible	
Significant Effect: No Effect As there would be no change in view, there would be no resulting visual effect	
Adverse/ Neutral/ Beneficial: N/a	

Viewpoint C: North edge of Chirk Grid Ref: 328919, 339157 View from residential properties facing east-west at the northern edge of Chirk. In oblique views to the south-west, much of the existing Kronospan site is screened from view by vegetation cover, but taller elements are clearly visible above this (as are emissions plumes). Hills to the west form a part of the backdrop to the view.	
Susceptibility to Change: Medium to High - Residents; - Oblique views have a reduced susceptibility. - Motorists - Have a medium susceptibility;	Value: Medium - No landscape designations; - Not a location promoted, or likely to be visited for its scenic quality; - People tend to value views from their properties.
Sensitivity: Medium to High The viewpoint reflects oblique views from nearby properties. These tend to be less susceptible than direct views from main windows. As such, susceptibility to change is medium to high. Value is medium. Whilst the viewpoint is not subject to any landscape designations, or a location likely to be visited for any visual qualities, people do tend to value the views available from their properties. Overall, sensitivity is medium to high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be very well screened from view by existing vegetation cover, and at worst only glimpses of the new building would be available in winter; Degree of contrast/integration: Large-scale industry at Kronospan already very visible Nature of the View: A static, but oblique view from property windows which could be appreciated at the viewer's leisure. A transient view from road vehicles.	Geographical Extent: Angle: Oblique from property windows. Direct to southbound road travel Distance to Proposed Development: c.280m Extent of area over which changes would be visible: Viewpoint, adjacent properties, and adjacent stretch of road
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be very well screened from view by existing vegetation cover along the northern boundary of the wider Kronospan site. Glimpses of the proposed new building would be available through this tree screen in winter, but the building would not be clearly visible. In the summer months, views are likely to be wholly screened by foliage.	
Significant Effect: No A minor level of effect would occur. The Proposed Development would be a very limited addition to the view, and one which would be very well screened by existing features. Its presence would not change the nature of the views available. Effects would not be significant	
Adverse/ Neutral/ Beneficial: The presence of the Proposed Development would neither enhance nor detract from the view. As such, effects would be neutral.	

Viewpoint I: New Hall Grid Ref: 327562, 338824	
View from minor road close to Chirk Castle entrance looking south-east towards Chirk. Existing development at the existing Kronospan site (including emissions plumes) is prominent. Agricultural buildings lie to the rear of the viewpoint and screen views from the farmhouse which lies further north-west. Recent planting (implemented as part of the Kronospan Landscape Strategy) has taken place in the foreground of the view, and as this matures, the longer views in the direction of the Kronospan site will progressively be screened.	
Susceptibility to Change: Medium - Motorists; - typically have a medium susceptibility to change; - existing Kronospan structures are a detracting feature.	Value: Medium to High - within AONB (and SLA); - close to Chirk Castle entrance and hence the view is likely to be available to relatively large numbers of people; - the viewpoint itself is not somewhere that people would congregate.
Sensitivity: Medium Receptors at this viewpoint would be motorists, who have a medium susceptibility to change. Value is medium to high. The viewpoint is located within the AONB boundary and is also close to the main entrance to the Chirk Castle Estate. However, the viewpoint is not itself a location where people will gather to experience the views available. Overall, sensitivity is considered to be medium to high.	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be largely screened by the combination of the existing building immediately to its west and by vegetation cover in the intervening landscape; - At worst, glimpses of the top of the new building and bays would be available in the middle ground; - A very limited and incremental addition to the wider Kronospan site, which would not influence the views available; - In the longer term, views would be screened by the recent planting close to the viewpoint Degree of contrast/integration: Large-scale industry at Kronospan already clearly visible. Nature of the View: A transient view from moving vehicles.	Geographical Extent: Angle: Perpendicular to the direction of travel Distance to Proposed Development: c. 1.26km Extent of area over which changes would be visible: Adj. stretch of road approx. 75m either side of the viewpoint, and the crossroads at the castle entrance
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Negligible The Proposed Development would be largely screened from view by the adjacent existing building and by tree cover in the intervening landscape. At worst, glimpses of the top of the new building and bays would be available in the middle ground. Change would be very limited and incremental, and the presence of the new structures would have no appreciable	

influence upon the views available. In the longer-term, the recent planting close to the viewpoint would screen views.
Significant Effect: No
A negligible level of effect would occur. The Proposed Development would result in a very limited and incremental change to the assemblage of elements at the Kronospan site, and would have no appreciable influence upon the make-up and character of existing views, where much larger structures are an established presence. Visual effects would not be significant.
Adverse/ Neutral / Beneficial: The presence of the Proposed Development would neither improve, nor detract from the view. As such, effects would be neutral.

Viewpoint M: Canal towpath north of site Grid Ref: 328562, 339100	
View south from canal towpath adjacent to the railway embankment. The viewpoint is located north-west of the Kronospan site boundary, and the vegetated railway embankment partially screens views into the site. The CHP plant and RCF silos are partially visible above the vegetation to the south, and the very top of the existing WESP stack can also be seen above the dense woodland cover along the canal cutting further south.	
Susceptibility to Change: Medium • Walkers/ canal users; ○ The surroundings are likely to play a part in the visit; ○ The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively; ○ The adjacent railway embankment and views of Kronospan structures detract from the view locally.	Value: High • No landscape designations; • Within World Heritage Site; • Well-known and well-frequented tourist/ recreation route.
Sensitivity: Medium The viewpoint reflects the view available to walkers on the towpath and to users of the canal (noting that occupants of narrowboats will generally be situated slightly lower). The views available to these leisure users will play an important part in any visit, but it should be recognised that this very short section of canal (less than 1km) from which the Kronospan site is visible is just one part of a long route with numerous and varied points of interest. The presence of a live railway with occasional trains on the embankment adjacent to the viewpoint, and the existing structures at Kronospan at short-range beyond are amongst these points of interest. Notwithstanding this, the industrial elements undoubtedly detract from the view. Susceptibility to change is medium. Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public. Overall, sensitivity is medium	
Size/ Scale of Effect: • Scale of Change in view: ○ The Proposed Development would be largely screened from view by existing structures and vegetation, and is likely to be wholly screened in summer; ○ Potential glimpses of the new building only; ○ The views available would not change appreciably. • Degree of contrast/integration: Large-scale industry at Kronospan already clearly visible • Nature of the View: View from towpath/ canal which would be experienced at walking pace at the leisure of the viewer, or from a slow moving narrow boat	Geographical Extent: • Angle: Perpendicular to the direction of travel • Distance to Proposed Development: c. 375m • Extent of area over which changes would be visible: c.100m stretch of towpath
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Negligible	

The Proposed Development would be largely screened from view by existing structures at the Kronospan site, and by vegetation cover. In summer, vegetation is likely to provide total screening of views. The new warehouse building would potentially be glimpsed in the background of the view, but would not be clearly distinct. The views available from the towpath would not change appreciably.

Significant Effect: No

A negligible level of effect would occur at worst. The Proposed Development would be an indistinct addition to the background of the view (and may indeed not be visible at all), and its presence would have any influence upon the nature of the views available. Effects would not be significant

Adverse/ Neutral/ Beneficial:

The Proposed Development would neither enhance nor detract from the view. As such, effects would be neutral.

Viewpoint O: B5070, outside number 16 Grid Ref: 328926, 338884	
View looking west across Holyhead Road to the densely wooded perimeter of the wider Kronospan site. The Viewpoint is opposite a low point in the tree cover and as such represents a worst case scenario of visibility. Glimpses of the existing buildings are available but these are minor features and would be likely to be wholly screened in summer when deciduous foliage is present. Properties immediately to the rear of the Viewpoint are mostly two-storey (a single one-storey property is present) and have similar views across the road.	
Susceptibility to Change: High - Residents; - Direct views from main windows; - Road users - Typically have a medium susceptibility.	Value: Medium - No landscape designations; - Not a location promoted, or likely to be visited for its scenic quality; - People tend to value views from their properties.
Sensitivity: High The viewpoint reflects direct views from the adjacent properties, and as such susceptibility is high. The same view is also available to road users, who are less susceptible to change Value is medium. Whilst the viewpoint is not subject to any landscape designations, or a location likely to be visited for any visual qualities, people do tend to value the views available from their properties. Overall, sensitivity is high	
Size/ Scale of Effect: Scale of Change in view: - The Proposed Development would be very well screened by the existing tree cover along Holyhead Road, and by the bund to the rear of this; - The roof of the new warehouse building would be glimpsed through the trees in winter, and would be more evident than the existing building is, due to the influence of perspective; - In summer, visibility would reduce; - Very limited and incremental change in view, with the Proposed Development an indistinct background feature. Degree of contrast/integration: Industrial structures are very minor features Nature of the View: A short-range view, curtailed by dense vegetation at the Kronospan boundary	Geographical Extent: Angle: Direct from properties. Perpendicular to the direction of road travel Distance to Proposed Development: c.50m Extent of area over which changes would be visible: c.50m around the Viewpoint (i.e. from where views through the low point in the tree cover are available)
Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Small The Proposed Development would be very well screened by the existing tree cover along Holyhead Road, and by the bund to the rear of this. The roof of the new warehouse building would be glimpsed through the trees in winter, and would be more evident than the existing buildings are, due to the closer proximity. In summer when deciduous foliage is present, visibility would reduce, and the proposed development is anticipated to be wholly	

or largely screened. The Proposed Development would form an indistinct background feature with little change in view occurring.

Significant Effect: No

A minor level of effect would occur. The Proposed Development would be more evident than existing structures at the Kronospan site, as it would be located closer to the Viewpoint. Nevertheless, it would be very well screened by existing tree cover, and would not be clearly visible. The nature of the existing view, looking across the road to a belt of dense tree cover, with occasional glimpses of the building beyond would not change. Effects would not be significant.

Adverse/ **Neutral**/ Beneficial:

The Proposed Development would neither enhance nor detract from the quality of the view. As such, effects would be neutral.

Viewpoint P: B5070, next to bus stop near Co-op

Grid Ref: 328972, 338690

View looking west across Holyhead Road to the wooded perimeter of the wider Kronospan site, adjacent to a bus stop. The Viewpoint is opposite a point in the vegetation that is less dense than the majority of the tree belt, and as such represents a worst case scenario of visibility. Existing structures at the Kronospan site are not visible. Properties to the rear of the Viewpoint are mostly two-storey and have similar views across the road. There is a bench on the opposite side of the road to the Viewpoint; views from the bench are looking away from the Kronospan site.

Susceptibility to Change: High

- Residents;
 - Direct views from main windows;
- People at the bus stop;
 - Will have time to experience the views available, but will not be present for the views
- Road users
 - Typically have a medium susceptibility;

Value: Medium

- No landscape designations;
- Not a location promoted, or likely to be visited for its scenic quality;
- People tend to value views from their properties.

Sensitivity: High

The viewpoint reflects direct views from the adjacent properties, and as such susceptibility is high. The same view is also available to users of the bus stop, and to road users, who are less susceptible to change

Value is medium. Whilst the viewpoint is not subject to any landscape designations, or a location likely to be visited for any visual qualities, people do tend to value the views available from their properties.

Overall, sensitivity is high

Size/ Scale of Effect:

- **Scale of Change in view:**
 - The Proposed Development would be very well screened by the existing tree cover along Holyhead Road, and by the bund to the rear of this;
 - Parts of the new building would be visible through the trees in winter;
 - In summer, screening from foliage would increase, and visibility would reduce;
 - Limited and incremental change in view, with the Proposed Development a background feature.
- **Degree of contrast/integration:**
Existing industrial structures are not visible
- **Nature of the View:** A short-range view, curtailed by dense vegetation at the Kronospan boundary

Geographical Extent:

- **Angle:** Direct from properties and from the bus stop. Perpendicular to the direction of road travel
- **Distance to Proposed Development:**
c.60m
- **Extent of area over which changes would be visible:** c.50m around the Viewpoint (i.e. from where views through the less dense section of the tree belt are available)

Duration: Long-term (permanent development)

Reversibility: Irreversible (permanent development)

Magnitude: Small

The proposed development would be very well screened by the existing tree cover along the western side of Holyhead Road, and by the bund to the rear. Parts of the new building would be visible through the trees in winter. In summer, when deciduous foliage is

present, this would reduce visibility. The Proposed Development would be a limited addition to the background of the view, with little change in view occurring
Significant Effect: No A minor level of effect would occur. The Proposed Development would be more evident than existing structures at the Kronospan site, with parts of the new building visible through the perimeter tree cover. Nevertheless, it would generally be very well screened by existing tree cover, with only partially visibility of sections of the top of the building available. The fundamental nature of the existing view, looking across a busy road to a belt of dense tree cover would not change, albeit limited additional visibility of built forms in the background would be added. Effects would not be significant. Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse.

APPENDIX 5: HERITAGE APPRAISAL

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Annex 1: Effects on the World Heritage Site

1.0 Introduction

1.1 This Heritage Appraisal (HA) forms an Appendix to the Landscape and Visual Impact Assessment (LVIA) of the Proposed Development. The HA is concerned with the implications of visual change to the setting of designated heritage assets (an approach that has been adopted in relation to previous planning applications at the Kronospan Site, as noted in Section 2 of the LVIA). The locations of assets are indicated on Figure 3 of the LVIA.

1.2 It should be noted that to avoid confusion between the significance of a heritage asset (i.e. the value of a heritage asset to this and future generations because of its heritage interest), and the significance of the effect resulting from the proposal (a commonly used term in environmental assessment), the former term is referred to throughout as 'heritage significance'.

1.3 The LVIA considers visual effects from a series of six viewpoints. Three of these have particular relevance to the setting of heritage assets, as follows:

- Viewpoint A, view from Chirk Recreation Ground (within Conservation Area);
- Viewpoint I, view east from a point near to the entrance gates to Chirk Castle;
- Viewpoint M, looking south-east from the canal towpath near the Site (within the World Heritage Site).

1.4 Setting can also be affected by additional factors, such as noise, which are not considered here. Noise effects are addressed in a separate Noise Assessment that also forms part of the planning submission.

2.0 Methodology

2.1 The effects of a development upon the setting of any heritage asset may be a material planning consideration. Planning Policy Wales (PPW)¹ sets out national-level policies in relation to the historic environment, with further planning guidance provided in TAN 24².

2.2 Specific guidance on setting has been published by Cadw. The guidance has been used to guide the Heritage Appraisal, and defines setting as follows:

¹ Welsh Government (2021), *Planning Policy Wales edition 11*

² Welsh Government (2017) *Technical Advice Note 24 The Historic Environment*

*“The setting of a historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset”.*³

2.3 The guidance also advocates a proportionate approach, noting that:

*“The scale of an assessment needs to be proportionate and will be determined by the likely impact of the proposal ...”*⁴

2.4 Given this, the HA does not examine effects upon the setting of every asset in detail, but rather seeks to provide a broader appraisal that focuses on more significant or sensitive assets or groups of assets.

2.5 Setting is a key issue in the case of some, but by no means all assets. It is widely recognised⁵ that a nationally important heritage asset may not necessarily have a high sensitivity to changes to its setting.

2.6 An asset's vulnerability to change in setting relates to its capacity to retain its ability to inform this and future generations in the face of such change. The ability of the setting to contribute to an understanding, appreciation and experience of the asset and its heritage value also has a bearing on the sensitivity of that asset to changes in setting.

2.7 It should be noted that the sensitivity of individual assets may vary depending upon the type of change proposed, e.g. a country house may have a high sensitivity within its own landscaped park or garden but its level of sensitivity to changes in the wider setting may be less.

2.8 Specific guidance relating to the effects of development upon World Heritage Sites is published by ICOMOS⁶. Annex 1 includes an assessment of effects upon the Pontcysyllte Aqueduct and Canal World Heritage Site that accords with the ICOMOS guidance and addresses the points raised in Section 6.0 of the Pontcysyllte Aqueduct & Canal World Heritage Site Local Planning Guidance Note 33.

³ Ibid, page 2

⁴ Ibid, page 4

⁵ Lambrick, G. (2008) *Setting Standards*: a review prepared on behalf of the IFA

⁶ International Council on Monuments and Sites, 2011. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*.

Magnitude of Change

2.9 The changes in setting that result from the presence of a development will vary depending upon the nature of the changes. The main factors affecting change in setting include:

- Proximity of the asset to the development;
- The visibility of development from the asset;
- The complexity of the surrounding landscape (i.e. the range of different land types, land uses and built features present);
- The presence/ absence of visual obstructions and screening features;
- Sensory factors, including noise and smell;
- Associations with other assets, other landscape features, or cultural associations related to for example literature or paintings.

3.0 Baseline

World Heritage Sites

3.1 World Heritage Sites are inscribed by UNESCO as having outstanding universal value. They do not benefit from statutory protection within the UK, but their international importance is recognised within the planning system and their presence is a material consideration in determining any planning application. Outstanding Universal Value is defined by UNESCO as:

“cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole”.⁷

3.2 The Pontcysyllte Aqueduct and Canal was inscribed in 2009, in recognition of the innovations in engineering, transportation and the exchange of goods taking place at the time of its construction (late eighteenth and early nineteenth centuries), which were developed in the United Kingdom and subsequently copied across the rest of the world. The methods, techniques and solutions utilised in design and construction both inspired and informed many subsequent developments worldwide.

⁷ UNESCO, 2005. *Operational Guidelines for the Implementation of the World Heritage Convention* (p.14).

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- 3.1 In the vicinity of the Kronospan site, the canal runs through a densely wooded cutting (Canal Wood Cutting) immediately west of the site. To the south of this, it passes through a long tunnel (Chirk Tunnel) to access Chirk Aqueduct. To the north-west of the Kronospan site, the canal is broadly at ground level for approximately 1.2km, parallel to the adjacent railway line and with Chirk Marina to the west. Further north, the canal passes through another tunnel (Whitehouse Tunnel) before entering the Dee valley.
- 3.2 A wider Buffer Zone (included the Kronospan Site) for the WHS extends beyond the designation boundary itself and includes associated assets and the wider landscape including views into and out of the WHS. This Buffer Zone was identified following a landscape assessment and an archaeological audit and is described in the WHS Management plan as
- “...an area where development or change of use could have an unacceptable impact on the Nominated Site damaging or obscuring associated assets and altering important views...”⁸*
- 3.3 *Pontcysyllte Aqueduct & Canal World Heritage Site Local Planning Guidance Note 33* was published in 2012 by Denbighshire County Council, Shropshire Council and Wrexham County Borough Council.
- 3.4 The guidance note identifies that planning applications should address the following issues and how they relate to Outstanding Universal Value:
- An understanding of the character of the area in which the development is located and how development affects the setting of the World Heritage Site and Buffer Zone;
 - How the development impacts on views in and out of the World Heritage Site;
 - How the development contributes or minimises the impacts on the integrity and authenticity of the World Heritage Site; and
 - How the development contributes to the visitor’s ‘sense of arrival’ to the World Heritage Site.
- 3.5 The WHS covers an extensive area, and therefore the HA focuses upon those parts of the WHS from where the Proposed Development would be visible.

⁸ Pontcysyllte Aqueduct and Canal World Heritage Site Steering Group. 2005. *Pontcysyllte Aqueduct & Canal. Nomination as a World Heritage Site. Management Plan* (p.23).

Listed Buildings

- 3.6 Listed Buildings are designated under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of buildings, or other structures of special architectural or historic interest. Listed buildings are designated at three categories of grading (I, II* and II). Grade I listed buildings exhibit exceptional interest, Grade II* listed buildings exhibit more than special interest, and Grade II listed buildings exhibit special interest. Approximately 94% of listed buildings in England and Wales are Grade II.
- 3.7 Of the listed buildings within 2km of the Proposed Development, three are Grade I listed (Chirk Castle, Chirk Castle gates, and the Church of St Mary in Chirk), seven are Grade II* listed and the remainder are Grade II listed.

Conservation Areas

- 3.3 Conservation Areas are designated under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, in respect of areas the character or appearance of which it is desirable to preserve or enhance. Whilst a statutory designation, Conservation Areas are designated by local authorities, rather than centrally. There is one Conservation Area lying within 2km of the Proposed Development, at Chirk.

Scheduled Monuments

- 3.4 Scheduled Monuments are nationally important archaeological sites or historic buildings. There are two such assets within 2km of the Proposed Development, from which the wider Kronospan site is visible, namely the Pontcysyllte Aqueduct and Canal (part of the WHS), and Offa's Dyke.

Registered Parks and Gardens

- 3.5 Cadw maintains a Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. Registered Parks/Gardens (RPGs) are not protected by statute, but the inclusion of a site on the register is a material consideration in determining a planning application. Parks and gardens are registered at three levels of grading (I, II* and II). Three RPGs (2 no. Grade I and 2 no. Grade II*) lie wholly or partially within 2km of the Proposed Development, at Chirk Castle, Brynkinallt and Whitehurst.

4.0 Effects

- 4.1 The principal assets (or groups of assets) likely to be affected by the Proposed Development are the WHS, the Chirk Castle Estate and Chirk Conservation Area. These are discussed in turn below.

Pontcysyllte Aqueduct and Canal World Heritage Site

- 4.2 Refer to Annex 1 for a more detailed assessment of effects upon the WHS, in accordance with ICOMOS guidance
- 4.3 The wider Kronospan site is located in its entirety within the WHS Buffer Zone, and therefore any development proposed at Kronospan is likely to result in some degree of change to the setting of the WHS. However, visibility from the canal is restricted, reflecting the fact that the canal runs through a tunnel and a deep cutting adjacent to the site, and the stretch of canal further to the north is lined with mature trees. The tallest existing structures at Kronospan are intermittently visible for an approximately 1km stretch of canal north of the cutting.
- 4.4 Viewpoint M (Figure 2d of the LVIA) illustrates the existing view towards the location of the Proposed Development from the most open stretch of the canal towpath, immediately north-west of the wider Kronospan site. From this stretch of the towpath, the Proposed Development would be very well screened by vegetation cover and by existing structures. Where visible it would be an indistinct background feature.
- 4.5 The Proposed Development would not be widely visible from within the WHS or from within the surrounding Buffer Zone (either east or west of the WHS). It would comprise a very limited addition to the existing complex of industrial structures, which already includes a series of far larger and more prominent structures. The visual extent of the wider Kronospan site would not change significantly, nor would its influence upon the character of the WHS. The presence of the Proposed Development would have no bearing upon the integrity and authenticity of the WHS, nor would it affect any sense of arrival. The contribution of these elevated views to the heritage significance of the WHS would be unaffected. Effects upon setting would be negligible at worst, and would not be significant.

Chirk Castle

- 4.6 The registered parkland was designed to form an ideal landscape setting for the Castle, and as such forms the immediate setting for the Grade I listed Castle (and

other associated listed assets). Open views that extend out from the parkland typically provide a neutral rural background to the designed parkland landscape. These views do in some instances include views of taller structures at the Kronospan Site, and associated emissions plumes. There is however no visibility of the Kronospan structures from the Castle itself.

- 4.7 The Proposed Development would be a relatively small structure (maximum height approximately 12.5m) and would be located to the rear of other existing structures at the Kronospan site when viewed from the registered parkland. There may potentially be glimpses of the new building from the north-eastern edge of the parkland (close to the entrance), but change in view would be very small in scale. The additional presence of the Proposed Development would not appreciably affect the influence that the wider Kronospan site has upon the setting of the registered parkland at Chirk Castle, and change in setting would be negligible at worst. The effects upon setting would not be significant.

Chirk Conservation Area

- 4.8 The Conservation Area Management Plan⁹ notes the prominence of the Kronospan factory and the adjacent Mondelez factory from the recreation ground as detracting features from this part of the Conservation Area, although the tree cover around the perimeter of the recreation ground is noted as softening the appearance of the industrial development.
- 4.9 Viewpoint A (Figure 2a of the LVIA) illustrates the existing view looking north from within Chirk Recreation Ground (within the Conservation Area). The Proposed Development would be wholly screened by existing tree cover between the recreation ground and the wider Kronospan site and hence would not be visible. There would be no change in the setting of Chirk Conservation Area, and hence no effect.

Other Assets

- 4.10 Other heritage assets located within approximately 2km of the Proposed Development would be similarly little affected by its presence. Again, the well-established influence of the wider Kronospan site would not change appreciably

⁹ Wrexham County Borough Council, 2014. *Chirk Conservation Area Character Assessment and Management Plan*

because of the introduction of the Proposed Development, and any effects upon setting would not be significant.

5.0 Mitigation

- 5.1 As effects upon the setting of assets would not be significant, no specific mitigation measures are proposed.

6.0 Residual Effects and Conclusions

- 6.1 This Heritage Appraisal has been produced to supplement the LVIA of the Proposed Development, and forms an Appendix to the LVIA. It has been undertaken on a proportionate approach reflecting the established existing influence of large-scale industrial structures (and their associated emission plumes) at the Kronospan Site, and provides an overview appraisal of effects upon the setting of assets, rather than a detailed assessment of effects upon each individual asset in the study area.
- 6.2 The Proposed Development would be introduced into an existing large-scale industrial facility. Views of tall, bulky structures (and associated emissions plumes) at the Kronospan Site are commonplace within the study area and their presence is part of the setting of nearby heritage assets. Many of these existing structures are far larger than the Proposed Development would be. The Proposed Development would be well screened by adjacent buildings to the south and west, by retained tree cover to the north and east, and by the bund to the east along Holyhead Road. The additional presence of the Proposed Development would be wholly unremarkable and would result in no appreciable change to the existing influence of the Kronospan Site upon the surrounding area. The effects upon the setting of heritage assets, including the Pontcysyllte Aqueduct and Canal World Heritage Site, would not be significant.

Annex 1: Assessment of Effects upon Outstanding Universal Value of Pontcysyllte Canal & Aqueduct WHS

NOTE. This assessment has been undertaken to accord with guidance set out in *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011, ICOMOS).

Outstanding Universal Value: Character

Baseline Description	Commentary on Effects of Proposed Development
The existing character of the WHS is defined by its engineered structures, their form, function and materials and their relation to their surroundings. The route represents a substantial transport route across challenging topography, necessitating significant engineered structures in order to maintain a consistent elevation. The Pontcysyllte and Chirk aqueducts are the most dramatic examples of this. Their presence is a key characteristic of the Dee and Ceiriog valleys respectively. The aqueducts, both at the time of construction and subsequently, were considered to add to the attractive valley landscapes, rather than detract from them. Away from the aqueducts, the canal is much less obvious. Its route is defined by tunnels, cuttings and section at, or close to grade. The design and construction of the canal and its accompanying structures pioneered a range of techniques, solutions and methods of working which inspired and were applied to many other developments across the world. The appreciation of the canal and aqueducts from both aesthetic and technical perspectives is evidenced in both contemporary and subsequent literary references and in paintings and drawings (as detailed in the Nomination Document for the WHS). Tree cover is commonplace along the route, which acts as a visual filter between the immediate vicinity and the wider setting beyond. Extensive industrial structures at the edge of Chirk, including the Kronospan Site, represent development of a much more modern form. The buffer zone for the WHS is more extensive than the designation itself and includes a variety of features, structures and land uses. The buffer zone is defined largely by topography, with a series of ridges marking its outer extents; the land descends in elevation towards the WHS and the Dee and Ceiriog valleys. Long views are available across the buffer zone from the higher ground at its edges and from particular locations within. The extent of tree cover present often restricts views from many areas, or limits the visibility of individual features. There are many heritage assets within the buffer zone which contribute to its character, notably several large estates, of which Chirk Castle is the most well-known. There are also numerous smaller assets which are designated for their archaeological or architectural value. The historic centre of Chirk contains a series of these and their combined value to the townscape is recognised by the Conservation Area designation. The existing Kronospan Site is an easily	The Proposed Development would introduce new industrial structures at the eastern edge of the wider Kronospan site, and would be separated from the WHS by the remainder of the wider Kronospan site (including many far larger structures) and by the railway. In views from within the WHS, i.e. from the canal corridor, the Proposed Development would be very well screened by vegetation cover and by existing structures. Where visible it would be an indistinct background feature. The Proposed Development would include a series of industrial structures (smaller than the majority of the existing structures at the Kronospan Site) that would be functional in appearance, and the design of which has been process-driven. Given this, the Proposed Development would appear similar in style to other structures at Kronospan, and where visible, would appear as part of this existing array of structures a. There would be no direct, physical change upon the WHS, nor upon the buffer zone (outside of the Kronospan boundary). The presence of the Proposed Development would not affect the relationship between the Pontcysyllte or Chirk aqueducts and the respective valleys where they are sited. The Proposed Development would not harm the appreciation or interpretation of the engineering heritage that is recognised by the WHS inscription. The localised influence of the Kronospan Site would increase incrementally due to the presence of the Proposed Development, but this incremental change would be

Baseline Description	Commentary on Effects of Proposed Development
recognisable component of the local landscape, which is very different in form and scale to other features present. The Site exerts a particular influence in the vicinity of Chirk. The quality and aesthetic appeal of the WHS and the buffer zone is generally high. Both the WHS itself and the majority of the features present within the buffer zone appear attractive and are typically well-designed and well-maintained. Both form and materials respond well to the underlying landscape. Tree cover often relates to designed/engineered features, such as along the canal corridor or at Chirk Castle (including the boundary). An attractive rural environment is present, where the majority of the built features present complement this. The industrial development at Chirk, including the Kronospan Site is more intrusive, and appears out of place and locally detracts from the wider character. The built and natural features that contribute to the key characteristics of the WHS and buffer zone include: the topography/landform that forms the context for all the other features; the Pontcysyllte and Chirk Aqueducts; the Chirk Castle Estate (including the castle grounds and boundary features, some of which are outside the estate proper); the considerable tree cover present in hedgerows and small woodlands, which breaks up views; the style and materials of many buildings and other structures; the general high standard and management and maintenance of features; the recognition of the value and quality of the landscape by the range of heritage designations and by the presence of the Clwydian Range and Dee Valley AONB in the western part of the buffer zone. All the major features of the WHS site remain in their original form and the route of the canal is intact and complete. Some superficial changes in material have been made (such as canal lining), but this does not impact upon the character of the WHS. The landscape setting of the WHS has evidenced some change in landuse since construction, notably the growth and subsequent decline of coal mining, the spread of modern housing development at Chirk and the development of the Kronospan Site.	minimal and would not translate into wider effects upon the character of either the WHS or the buffer zone. It is considered that the character of the WHS and buffer zone exhibits a high sensitivity to change, which could potentially affect OUV. The physical setting of the WHS is fundamental to its value, as the challenges faced in designing and building the canal across the difficult terrain necessitated innovative solutions. The use of aqueducts, tunnels, cuttings and embankments are entirely related to location; should the canal have followed a different route, then these landmark structures may not have been necessary, or might have taken a very different form. The change upon the setting of the WHS and its buffer zone that would result from the Proposed Development would be negligible in magnitude at worst. Change would be visual in nature only. The presence of the Proposed Development would not intrude upon the inter-relationship between the WHS, other nearby features and the underlying landform and patterns of landuse and land cover. Visibility would typically be restricted by tree cover. The effect of the Proposed Development upon the character of the WHS and buffer zone would be negligible in significance at worst. The presence of the Proposed Development would not appreciably increase the influence of the Kronospan Site upon the character of the WHS or the buffer zone.
Sensitivity: High	Magnitude of Change: Negligible
	Significance of Effect: Negligible

Outstanding Universal Value: Views relating to the WHS

Baseline Description	Commentary on Effects of Proposed Development
The existing tall structures at the Kronospan Site are visible from much of the buffer zone by virtue of their height, but are less visible from the WHS itself. There is no intervisibility between either Pontcysyllte or Chirk Aqueducts and the Kronospan Site. Views towards the Site from the canal are often screened by cuttings or filtered by vegetation. Clearer views are available where tree cover is absent, notably along the c.500m length of canal immediately north of the Site. The existing Kronospan Site is in close proximity to the viewer here, as is the adjacent railway line. From the buffer zone more expansive views across the landscape are available and the existing tall structures at the Kronospan Site are often visible. The landform is more elevated to the east of Chirk and especially to the west and it is from these areas, at the edges of the buffer zone, where expansive panoramic views are available. From the concentration of heritage assets within the Chirk Castle estate, views are often wholly screened or filtered by tree cover within the castle grounds. The dense tree cover along Canal Wood Cutting also screens views, although the top of the existing chimneys are visible above the trees. Views of the Pontcysyllte Aqueduct and the existing tall structures at the Kronospan Site are available from a small area at Newbridge along the B5605 on the valley slopes north of the Dee. Views towards the Kronospan Site are clearest to the north-west, such as from the Offa's Dyke National Trail and from New Hall at the entrance to Chirk Castle. The WHS is inconspicuous in these views; glimpses of the canal corridor (inc. barges and cutting slopes) can be ascertained from some locations. Views of the Kronospan Site are a feature of the Chirk townscape, including from the Conservation Area and from various listed buildings. The WHS is visible from the south-western edge of town where the canal towpath leading onto the Chirk Aqueduct can be accessed. A public viewpoint has been created at the B4500 roundabout, which takes advantage of views southwards along the canal.	The Proposed Development would be visible from points within the WHS boundary and within the buffer zone. In views from within the WHS, i.e. from the canal corridor, the Proposed Development would be very well screened by vegetation cover and by existing structures. Where visible it would be an indistinct background feature. The Proposed Development would not be visible from either the Pontcysyllte or Chirk aqueducts. From the buffer zone, the Proposed Development would be visible from some locations, dependent upon both elevation and the presence/absence of vegetation, but would be located within the existing complex of industrial structures (and their associated emission plumes) and would always be viewed as a very minor addition to this well-established feature. The extent of the Kronospan Site within views would not change appreciably. The tree cover present within the WHS at Canal Wood Cutting would screen views from the majority of the Chirk Castle Estate (including the castle itself) and from the area immediately east of this. From the northern edge of the Estate and at points further north of this, the Proposed Development would be visible, as tree cover is less widespread in this area, but it would not be an obvious presence due to the screening provided by intervening features. Refer to the LVIA for a more detailed consideration of visual effects. The sensitivity of views relating to the WHS is high. There is a range of visual features within the WHS boundary and buffer zone, whose inter-relationship forms a part of the setting of the WHS. Views towards the WHS are important in the appreciation and interpretation of the Site. The attractive surrounding countryside and the WHS complement each other as

Baseline Description		Commentary on Effects of Proposed Development
		recognised during and since the construction of the canal (and especially the aqueducts). The change in views resulting from the Proposed Development as these relate to the setting of the WHS and its OUV would be negligible in magnitude at worst. Change would be in the context of the existing views of the Kronospan Site, which is an established and conspicuous presence, and in this context change would be unremarkable and would not affect the relationship between the WHS and its surroundings. The effect of the Proposed Development upon the views relating to the WHS would be negligible in significance at worst. The Proposed Development would be a very minor additions to the view, and its presence would not appreciably affect the visual inter-relationship between the various components of the WHS and features within the buffer zone.
Sensitivity: High	Magnitude of Change: Negligible	Significance of Effect: Negligible

Outstanding Universal Value: Authenticity and Integrity

Baseline Description	Commentary on Effects of Proposed Development
Authenticity All the major features of the site have been retained in their original form, including aqueducts, tunnels, cuttings and embankments. The planting at Canal Wood Cutting (adjacent to the Kronospan Site) is thought to have been implemented by Telford to stabilise the cutting slopes. The ongoing use as a transport route and water conduit is consistent with the original function of the canal. The Statement of Outstanding Universal Value notes that the buildings associated with the canal and in its immediate environment are noted as usually achieving a good degree of authenticity. The landscape setting can still be appreciated; many individual features are protected by designation. Subsequent development (notably coal mining) has derived from the presence of the canal. <i>“The eastern part of the waterway passes settlements that have arisen since it was built and continuing industry and population growth have created new forms in nearby places, but owing to the wooded character of much of the canal and the lie of the land, these seldom intrude upon the experience of visitors to the Nominated Site” – Nomination Document p.134.</i> Integrity The WHS exists largely in its original form with only superficial changes made (such as to the lining of the canal). The route is intact and complete. The boundary of the WHS includes the entirety of the engineering works. All features and processes related to the design and construction are represented within the WHS boundary. The Black Park Basin, and dock allowing access to the canal from the Black Park Colliery is now buried, however the former entrance point and turning dock remain evident, close to the north-west boundary of the Kronospan Site. The buffer zone includes the principal features that contributed to the appreciation of the landscape in the eighteenth and nineteenth centuries. The buffer zone also includes some industrial sites and transport links that were developed as a result of the presence of the canal. The visual setting of the two aqueducts is included in the WHS boundary. Much of the WHS itself and the buffer zone is protected by various heritage designations. Development is controlled via the planning system. The WHS is in public ownership.	The Proposed Development would not result in any direct physical change within the WHS boundary. The changes resulting from the development would not materially affect the landscape setting of the WHS (see above). The sensitivity of the authenticity and integrity of the WHS is high. The intactness of the canal itself and the major engineering features of the WHS, and the character and quality of the surrounding landscape setting are of great importance to the OUV. It is considered that there would be no change in either the authenticity or the integrity of the WHS as a result of the Proposed Development. None of the physical features that display either of these values would be affected by the Proposed Development, nor would the usage of the canal be disrupted. The landscape of the buffer zone and views towards and including the WHS would not be materially affected insofar as these relate to the OUV. Consequently, there would be no effect on this aspect of OUV.
Sensitivity: High	Magnitude of Change: No Change Significance of Effect: No Effect

Outstanding Universal Value: Sense of Arrival

Baseline Description	Commentary on Effects of Proposed Development
The major access routes to the WHS through the Buffer Zone, from which existing structures at the Kronospan Site are visible, are the A5 and B5070 north of Chirk, and the railway line that runs between the WHS and the Kronospan site. Additionally, existing structures at the Kronospan Site are also visible from Chirk Marina, which is an important access point the WHS site relating directly to the canal. From the A5, the existing tall structures at the Kronospan Site are visible to westbound travellers as the road descends in elevation towards the B5070 roundabout for approximately 750m of road. West of the roundabout, visibility to eastbound travellers is less extensive with views available from approximately 250m of road. From the B5070, the existing tall structures are visible as one travel southwards into town; as the edge of town is reached, vegetation cover on the western side of the road screens views. In all cases, views of the existing development on site are filtered by intervening vegetation and as such views are only intermittent. Views are also transient due to vehicle movement. The WHS itself is not evident given its low level (canal at ground level or lower). The canal passes beneath the A5 via the Whitehouse Tunnel. It would be possible to drive along these routes and be unaware of the immediate presence of the canal. Traffic and highway infrastructure are key influences. The railway runs adjacent to the WHS boundary for approximately 3.8km between the gorges of the Dee and Ceiriog and also runs immediately adjacent to the Kronospan Site for approximately 0.7km of this length. The existing tall structures on the Kronospan Site are visible from the railway to southbound travellers in particular, with some intermittent filtering of views from tree cover along the side of the railway. Chirk station lies to the south of the site and the existing tall structures are visible from it. Other small-scale industrial sites lie immediately north and west of the station. From the marina, the existing tall structures and emission plumes at the Kronospan Site are clearly visible to the south and contrast with the remainder of the skyline, which is defined by landform or tree cover. The existing structures at the Kronospan Site are not visible from the other major access routes to the WHS such as: into Chirk from the south via the B5070; through Cefn Mawr to the north via the A539; and through the Dee valley to the west along the A5.	Glimpses of the Proposed Development would be available through existing vegetation cover from the B5070 in the context of views of far larger existing structures at the Kronospan Site (and their associated emission plumes) and the intermittent and transient nature of such views from moving vehicles. The Proposed Development would be similarly glimpsed from the railway. The Proposed Development would be screened by vegetation from the marina and the adjacent stretch of canal. The sensitivity of the sense of arrival to the WHS is moderate. The A5/B5070 do not give any strong sense that the WHS is near, nor do they pass through the most attractive parts of the buffer zone. The presence of the WHS is far more obvious from the railway, but the existing structures at Kronospan are already evident and form part of the visual experience. The sense of arrival to the WHS would not change as a result of the presence of the Proposed Development. The Proposed Development would not be clearly visible from any access route, and these routes are already influenced by the presence of far large existing structures. Consequently, there would be no effect on this aspect of OUV.
Sensitivity: Moderate	Magnitude of Change: No Change Significance of Effect: No Effect