

KCPA/01



KRONOSPAN, CHIRK

ORIENTED STRAND BOARD MANUFACTURING FACILITY CULTURAL HERITAGE APPRAISAL

commissioned by Axis PED
on behalf of Kronospan

21 August 2017
(revised 7 May 2018)

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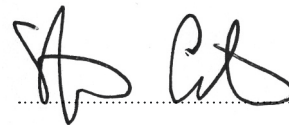
21 August 2017
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project info

HA JOB NO. KCPA/01
NGR SJ 28500 38300
PARISH Chirk
LOCAL AUTHORITY Wrexham County Borough Council

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EXECUTIVE SUMMARY

Kronospan Ltd proposes to submit an application for planning permission for construction of an Oriented Strand Board Manufacturing Facility (the 'OSB Facility') on its existing manufacturing site in Chirk. This report provides an assessment of the predicted impact of the proposed development on the heritage significance of the local heritage resource. The report also addresses the potential for cumulative impacts when combined with three other planning applications currently being promoted by Kronospan Ltd on its Chirk manufacturing site.

All four applications are located within the footprint of the existing Kronospan manufacturing facility. There are no known historic assets within this area and, as the proposed development sites are located on previously disturbed ground, the potential for impacts is therefore limited to the effect of the operation of the proposed development on the settings of historic assets in the surrounding area.

Stage 1 of the assessment considered the 92 designated heritage assets located within 2km of the Kronospan site and it was concluded that there were no cases where there is potential for the contribution made by setting to their heritage significance to be adversely affected by the proposed development. As a result, there were no assets to carry forward into Stages 2, 3 and 4 of the assessment.

It is concluded that construction and operation of the proposed OSB Facility would have no impact on the heritage significance of the local cultural heritage resource.

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KRONOSPAN, CHIRK

ORIENTED STRAND BOARD MANUFACTURING FACILITY CULTURAL HERITAGE APPRAISAL

1 INTRODUCTION

1.1 Kronospan Ltd proposes to submit an application for planning permission for construction of a new building on its existing manufacturing site in Chirk. The proposed building is an Oriented Strand Board (OSB) Manufacturing Facility, and comprises two main components:

- › a new OSB blending building where the material would be mixed with resin and wax; and
- › the vertical extension of the existing press hall to accommodate a new OSB press and OSB forming line.

1.2 The maximum height of the structures would be 33.2m. The increase in height is required to house the new manufacturing equipment. The existing building has a maximum height of 11.5m. Plans and elevations of the Proposed Development are shown on drawing 2179-01-02, which has been submitted with the planning application.

1.3 The purpose of this report is to provide an assessment of the predicted impact of the proposed development on the heritage significance of local heritage resource.

1.4 The board store is one of four planning applications for new structures currently proposed by Kronospan at its Chirk site. These are referred to as:

Application 1 Wood Chip Preparation Building and Wood Chip Dryer (granted planning permission on 31st July 2017, Reference: P/2017/0416)

Application 2 Log offloading, chipping and flaking facility

Application 3 Raw Board Store

Application 4 Oriented Strand Board Manufacturing Facility (the subject of this report)

1.5 Application 1 was submitted to the Council in May 2017 and now has planning permission. This development will involve the construction of a new wood chip preparation building that will replace the existing facility located on the western boundary of the site. The existing facility is one of the principal noise emission sources on site and so the new facility, which will be housed within an enclosed building, will help reduce noise impacts and also assist in reducing dust arising from the production process. This application also includes a new wood chip dryer and air pollution control system which comprises a wet electrostatic precipitator (WESP) within a filter unit which will be 50m in height.

1.6 Application 2 is for a log offloading and a chipping and flaking facility. It would comprise a rail mounted crane grab which would lift and transfer logs from rail carriages and HGVs onto a conveying system. The conveyors would transfer the logs into an enclosed building which would contain chipping and flaking equipment. The resulting wood chips would be transferred to the existing storage silos via a series of conveyors. The facility would replace the existing chipper and hacker onsite and would also lead to a reduction in the movement of log handling vehicles that are currently used to unload logs from the rail carriages and also move the logs between storage areas and the current log processing equipment.

- 1.7 Application 3 is for a raw board store which would be located within the footprint of the existing manufacturing facility. The raw board store would involve the vertical extension of the existing warehousing buildings. The raw board store would be 22.9m in height compared to the existing building which is 11.5m in height. The building extension would be 54m in length and 30.6m in width.
- 1.8 A plan showing the location of these four proposed developments is included as Figure 2 of the Planning Statement. The existence of multiple applications creates the potential for cumulative impacts on the heritage resource resulting from the combined operation of the new structures. This report therefore addresses both the impact of the OSB Facility alone and in combination with the other three applications.
- 1.9 All four applications are located within the footprint of the existing Kronospan manufacturing facility. There are no known historic assets within this area and, as the proposed development sites are located on previously disturbed ground, there is considered to be no potential for construction phase impacts on sub-surface archaeological deposits. The potential for impacts is therefore limited to the effect of the operation of the proposed development on the settings of historic assets in the surrounding area.
- 1.10 The contribution that setting makes to the significance of historic assets is most often described in terms of visual relationships between an asset and its surroundings. However, other sensory factors may make a contribution (positive or negative), such as sound, odour and air quality. In the present case, the proposed developments are understood not to give rise to any material change in the environment relating to these other factors (refer to the Planning Statement and its supporting technical reports) and therefore the assessment of setting is limited to visual matters.
- 2.2 Following the judgement in the Court of Appeal in relation to the 'Barnwell Manor' case ([2014] EWCA Civ 137), '*special regard*' is understood to mean giving 'considerable importance and weight' to this matter.
- 2.3 s.72 of the same Act defines an equivalent duty for decision makers regarding the desirability of preserving or enhancing the character or appearance of a Conservation Area. Whilst development affecting the character and appearance of a Conservation Area could include development in its setting, the duty under s.72 only applies to the consideration of development within a Conservation Area. Therefore it does not apply to the present planning application, which lies entirely outside Chirk Conservation Area; this is a matter for planning policy alone (see PPW below).
- 2.4 For all other types of historic asset (designated and non-designated) statutory protection or control does not extend to the setting of the asset.

NATIONAL POLICY

- 2.5 National planning policy for the historic environment is set out in Chapter 6 of Planning Policy Wales Edition 9 (November 2016). This contains policies relating to the settings of World Heritage Sites, archaeological remains (including Scheduled Monuments), Listed Buildings, Conservation Areas, and Historic Parks & Gardens. Relevant text is quoted here (with references to setting underlined):

'The impacts of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application.' (s.6.5.2)

'Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.' (s.6.5.5)

2 LEGISLATION, NATIONAL POLICY AND GUIDANCE RELEVANT TO THE SETTING OF HERITAGE ASSETS

LEGISLATION

- 2.1 Legislation regarding Listed Buildings and Conservation Areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. With respect to the setting of Listed Buildings, s.66 of the Act states (in part):

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting.'

'There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the

statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.' (s.6.5.11)

'There should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area or its setting.' (s.6.5.20)

'There will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level.' (s. 6.5.21)

'The effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.' (s.6.5.26)

GUIDANCE

2.6 General guidance on how the planning system considers the historic environment is provided in Planning Policy Wales Technical Advice Note 24: The Historic Environment (May 2017).

2.7 In the context of the present application, more detailed guidance relating to the setting of historic assets is found in Setting of Historic Assets in Wales (Cadw, May 2017).

2.8 The setting of a historic asset is defined in the guidance as:

'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.' (page 2)

2.9 The guidance explains that setting is not itself a historic asset and its importance lies in what it contributes to the significance of a historic asset (page 2).

2.10 Regarding the scope of assessments, the guidance provides the following advice:

'Applicants for planning permission must provide the local planning authority with sufficient, but proportionate, information to allow the assessment of the likely impact of their proposals on the setting of:

- › a World Heritage Site
- › a nationally important ancient monument (scheduled or unscheduled)

- › a listed building
- › a conservation area
- › a registered historic park and garden.' (page 4)

2.11 The guidance goes on to recommend a four-stage approach to assessment, as follows:

Stage 1 Identify the historic assets that might be affected by a proposed change or development.

Stage 2 Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which these historic assets are understood, appreciated and experienced.

Stage 3 Evaluate the potential impact of a proposed change or development on that significance.

Stage 4 If necessary, consider options to mitigate the potential impact of a proposed change or development on that significance. (page 5/6)

3 ASSESSMENT METHODS

3.1 The assessment methods adopted for this report are based on the four-stage approach to assessment recommended in the guidance on setting (see above).

3.2 Stage 1 requires the assessor to identify those historic assets that might be affected by the proposed development.

3.3 For the purposes of the present assessment a study area has been defined with a radius of 2km centred on the Kronospan site. This is consistent with the advice on the size of study areas relative to the height of proposed developments provided in Annex 1 of the draft setting guidance.

3.4 All examples of the following asset types are identified within the 2km study area (as recommended in the setting guidance):

- › World Heritage Sites
- › Nationally important ancient monuments (scheduled or unscheduled)
- › Listed buildings
- › Conservation areas and
- › Registered historic parks and gardens

3.5 Site visits are made to individual assets and related groups of assets to determine whether the proposed development

has the potential to materially affect the contribution that setting makes to heritage significance of each asset. This process is informed by maps showing zones of theoretical visibility (ZTV) for the proposed development and photomontages from selected viewpoints relevant to the heritage significance of key assets.

- 3.6 The product of Stage 1 is a short-list of historic assets with potential to be affected and therefore merit more-detailed consideration in Stages 2 to 4 of the assessment. Stages 2 to 4 are then undertaken on an asset-by-asset basis.
- 3.7 Stage 2 requires the assessor to analyse how setting contributes to the heritage significance of each historic asset identified during Stage 1. The assessments are informed by existing documentation on the assets, supported by site visits to examine the settings of the assets.
- 3.8 The analysis adopts the 'heritage values' approach promoted in Conservation Principles (Cadw, 2011) and seeks to describe heritage significance in one or more of the four categories: Evidential, Historical, Aesthetic and Communal (Conservation Principles, p. 16–17).
- 3.9 Stage 3 comprises an assessment of the predicted impact of the proposed development, alone and in combination with other developments, on the contribution that setting currently makes to the heritage significance of each asset. The assessments are informed by site visits, ZTVs and photomontages from selected viewpoints relevant to the setting of the assets in question.
- 3.10 The magnitude of impact is defined as the degree to which the heritage significance of the asset is changed as a result of change in its setting. Magnitude criteria applied in the assessment are defined in Table 1

MAGNITUDE OF IMPACT	CRITERIA
Major positive	Alteration of the asset or change in its setting leads to major increase in the significance of the asset OR the significance of the asset is preserved where it would be lost if the 'do nothing' scenario was played out.
Moderate positive	Alteration of the asset or change in its setting leads to a considerable increase in the significance of the asset OR the asset is preserved by record, where it would be lost if the 'do nothing' scenario was played out.
Slight positive	Alteration of the asset or change in its setting leads to a slight increase in the significance of the asset OR the asset is preserved by record where it would otherwise continue to degrade if the 'do nothing' scenario was played out.
Negligible	Very slight loss or alteration of the asset or change in its setting, not materially affecting the significance of the asset.
Slight adverse	Alteration of the asset not affecting key elements of the asset, or change in its setting, leading to a slight reduction the significance of the asset.

MAGNITUDE OF IMPACT	CRITERIA
Moderate adverse	Loss or alteration of one or more key elements of the asset, or change in its setting, leading to a considerable reduction in the significance of the asset.
Major adverse	Total loss or major alteration of the asset, or change in its setting, leading to the total loss or major reduction in the significance of the asset.

TABLE 1 Criteria for determining the magnitude of impacts on the significance of a historic asset

- 3.11 Stage 4 of the assessment considers the potential (if necessary) for mitigation measures to avoid or reduce the magnitude of adverse effects.

4 THE IMPACT OF THE PROPOSED DEVELOPMENT

STAGE 1: IDENTIFICATION OF ASSETS WITH POTENTIAL TO BE AFFECTED BY THE PROPOSED DEVELOPMENT

- 4.1 The 2km study area around the Kronospan site contains 92 different designated historic assets (allowing for duplicate numbering). The locations of the assets are plotted on Figures 1–3 and a complete listing of the Scheduled Monuments and Listed Buildings is provided Appendix 1 to this report. It should be noted that no examples of nationally important but unscheduled assets have been identified within the study area.
- 4.2 The assets have been divided into the following nine groups for the purposes of the Stage 1 Assessment:
- › Pontcysyllte Aqueduct and Canal (World Heritage Site, Scheduled Monuments and Listed Buildings)
 - › Chirk Castle (Historic Park and Listed Buildings)
 - › Brynkinalt (Historic Park and Listed Buildings)
 - › Whitehurst (Historic Gardens and Listed Buildings)
 - › Chirk (Conservation Area, Scheduled Monument and Listed Buildings)
 - › Rural Vernacular Buildings (Listed Buildings)
 - › Historic A5 Monuments (Scheduled Monument and Listed Buildings)
 - › Offa's Dyke (Scheduled Monuments)
 - › Other Assets (Scheduled Monuments and Listed Buildings)

- 4.3 The study area was visited on 13th and 14th of May 2017. All publicly accessible assets were visited to better understand the relationships between asset and setting and the contribution that setting makes to the heritage significance of the asset.
- 4.4 ZTVs for the existing Kronospan buildings and for the proposed development, along with photomontages from 14 viewpoints (Labelled Viewpoint A to Viewpoint N), were used to identify assets where there was potential for visual change. Copies of the ZTVs and the photomontages are contained in the Landscape and Visual Impact Assessment report by Axis, which accompanies the planning application. The ZTVs and photomontages are referred to individually below where relevant.
- 4.5 Regarding the ZTVs, it is important to note that they are based on digital surface model (DSM) data. As a result, in areas with buildings and trees the ZTV may predict visibility that only exists above ground level, on roofs or in tree-tops. Where this occurs because of buildings and substantial areas of woodland it has been possible to edit the ZTV to exclude these areas. However, checking and manual editing of individual trees has not been attempted; the ZTV therefore tends to overstate the visibility of both the existing Kronospan buildings and the proposed development. The ZTV is a useful aid to understanding the visibility of the proposed development but specific detail must be verified in the field.

Pontcysyllte Aqueduct and Canal (World Heritage Site and Buffer Zone, Scheduled Monuments and Listed Buildings)

- 4.6 The Pontcysyllte Aqueduct and Canal WHS runs from north to south through the centre of the study area, directly to the west of the Kronospan site. Almost all of the study area lies within the Buffer Zone for the WHS.
- 4.7 Most of the WHS is also designated as a Scheduled Monument. The section of canal within the study area additionally contains (from north to south) Whitehouse Bridge (Grade II Listed Building), Chirk Tunnel (Grade II* Listed Building), Chirk Aqueduct (Grade II* Listed Building) and Chirkbank Bridge (Grade II Listed Building)
- 4.8 The setting of the WHS and the contribution that it makes to the outstanding universal value of the WHS is usefully summarised by reference to the Buffer Zone for the WHS which was "drawn around the World Heritage Site to allow historic, cultural and landscape elements which contribute to the authenticity and integrity of the Site and therefore to its Outstanding Universal Value to be conserved." (Local Planning Guidance Note 33, s.4.1).
- 4.9 It is clear that the immediate setting of the WHS, as defined by the Buffer Zone, makes a substantive contribution to the significance of this asset and in turn to its outstanding universal value. The ZTV for the proposed development (LVIA Appendix 5) predicts that the OSB Facility would not be visible from any part of the WHS. This is confirmed by photomontages from four different viewpoints along the canal (see LVIA Figures 2j, 2k, 2m and 2n)
- 4.10 The ZTV also predicts that the OSB Facility would be visible from within the Buffer Zone for the WHS but only in combination with the existing Kronospan factory and not in locations that offer informative views of the WHS. A photomontage from Viewpoint E, on the ridge of higher land to the east of Chirk offers a likely worst-case for visual change in the Buffer Zone (LVIA Figure 2e). It is clear from this that the OSB Facility would appear within the existing complex of industrial structures, not adding to the vertical or horizontal extent of the factory.
- 4.11 There is therefore no reason to predict any impact on heritage significance and it is concluded that the Pontcysyllte Aqueduct and Canal WHS does not merit further consideration.

Chirk Castle (Historic Park and Listed Buildings)

- 4.12 Chirk Castle (Grade I Listed Building) is located on high ground on the western side of the study area. It was built in the 13th century for the Mortimer family as a large rectangular enclosure castle with massive round towers. It survived to be converted at the end of the 16th century into a more comfortable country residence for the Myddelton Family.
- 4.13 The castle is surrounded by extensive landscaped gardens and parkland that are largely a product of the later 18th century when the setting of the castle was entirely re-modelled. The park was designed to form the ideal landscape setting for the castle and, in this context, the positive contribution that setting makes to the significance of the castle lies entirely within the boundary of the park.
- 4.14 The parkland has a wider setting with open views out beyond the limits of the park, particularly to the north and east, overlooking the Kronospan site. There are also east-facing designed views which extend out into the wider landscape. The ZTV (LVIA Appendix 5) predicts that the OSB Facility would be visible from a few small areas on the eastern side of the park. Even in these areas, the OSB Facility would appear as a minor feature within the existing complex of industrial structures, not adding to the vertical or horizontal extent of the factory.
- 4.15 There are a further 25 Listed Buildings within the study area, all components of the 18th century designed landscape that surrounds the castle. These include three sets of lodge houses and gates on the periphery of the park but most are examples of garden statuary, pavilions

and other structures concentrated in an area to the immediate east of the castle (see Figure 2).

- 4.16 The settings of the individual Listed Buildings, as with the castle itself, are provided by the gardens and extensive parkland landscape that surrounds them without reference to the wider landscape beyond the boundaries of the park. The ZTV (LVIA Appendix 5) predicts that the OSB Facility would not be visible from any of these Listed Buildings or in views of them from within the park.
- 4.17 It is concluded that Chirk Castle Historic Park & Garden and the Listed Buildings within the park, including Chirk Castle itself, do not merit further assessment.

Brynkinalt (Historic Park and Listed Buildings)

- 4.18 Brynkinalt is located in the south-eastern part of the study area, extending eastwards for 2km from the edge of Chirk. Brynkinalt Hall (Grade II* Listed Building) dates from the early 17th century but was extensively remodelled in the 19th century; most of the later additions were then removed in the 20th century. Four subsidiary structures within the park are also Listed Buildings (Grade II).
- 4.19 The setting of the hall is provided by a large area of landscaped grounds, now bisected by the A5 Chirk bypass. The grounds comprise gardens close to the house with open parkland to the north and the valley of the Afon Ceiriog to the south with its steep wooded sides.
- 4.20 Brynkinalt is separated from Chirk by a low ridge of land which screens views from Brynkinalt towards the west. The ZTV for the current Kronospan works (LVIA Appendix 5) indicates that it has no intervisibility with Brynkinalt except for very limited views at the western edge of the park. The ZTV for the OSB Facility (LVIA Appendix 5) predicts no intervisibility at ground level (NB: areas of predicted visibility in the ZTV relate only to the tops of mature trees in the park).
- 4.21 There is no reason to predict any impact on the heritage significance of any of the Brynkinalt assets and further assessment is not merited.

Whitehurst (Historic Gardens and Listed Buildings)

- 4.22 Whitehurst is located at the northern edge of the study area, to the north of Chirk beside the A5. It comprises the degraded remains of an important mid-17th century pleasure garden built by Sir Thomas Myddleton of Chirk Castle for the entertainment of his guests.
- 4.23 Six listed structures within the boundary of the garden include the perimeter wall, gate piers, the main garden

terraces, Whitehurst House and the Grade II* Listed Queen Anne's Cottage (both probably banqueting houses, now heavily modified).

- 4.24 The garden is entirely enclosed and has no connection with the surrounding landscape other than to recognise the fact that it was sited on the main road (now the A5) so as to be convenient for the important travellers for whom it was built to entertain. As a result setting makes very little contribution to its significance.
- 4.25 The ZTVs both for the existing Kronospan buildings and the OSB Facility (LVIA Appendix 5) indicate no intervisibility from within the garden, a fact that is evident on the ground given the landform and high level of screening by vegetation.
- 4.26 There is no reason to predict any impact on the heritage significance of any of the Whitehurst assets and further assessment is not merited.

Chirk (Conservation Area, Scheduled Monument and Listed Buildings)

- 4.27 The historic core of Chirk has been designated as a Conservation Area, encompassing the extent of the settlement by the end of the 19th century. The heritage significance of the Conservation Area is described in a Conservation Area Appraisal and Management Plan, which was formally adopted by the local authority in October 2014.
- 4.28 The appraisal identifies the contribution that setting makes to the character and appearance of the Conservation Area, noting the importance of views in establishing a sense of place, both towards and from the Ceiriog Valley on the south side of the village and north-west towards the hills from the recreation ground.
- 4.29 The Kronospan site is located immediately to the north-west of Chirk Conservation Area and the higher parts of existing structures, as well as their associated vapour plumes, are visible from various parts of the settlement. The ZTV for the OSB Facility (LVIA Appendix 5) predicts visibility from two main areas within the Conservation Area: the eastern side of the recreation ground and the eastern end of the graveyard attached to the Church of St Mary.
- 4.30 A site visit to the recreation ground, supported by a photomontage from Viewpoint A (LVIA Figure 2a) demonstrates that, although visible, the OSB Facility will only be seen heavily screened by vegetation and against a back-drop of taller existing structures within the Kronospan factory. A site visit to the graveyard demonstrates that the theoretical visibility would not actually occur with buildings and vegetation screening all views of the Kronospan factory at a level at which the OSB Facility might be seen.

- 4.31 Site visits also demonstrate that the many much-smaller areas of visibility predicted in the ZTV within the Conservation Area do not reflect actual visibility on the ground.
- 4.32 Overall, this demonstrates that there is no potential for the proposed development to affect the heritage significance of the Conservation Area.
- 4.33 The Conservation Area contains 31 Listed Buildings and a single Scheduled Monument, a medieval castle motte that overlooks the Afon Ceiriog at the southern edge of the village. The Listed Buildings are generally Grade II assets but also include the Grade I medieval Church of St Mary, Chirk Aqueduct, canal basin and tunnel portal (Grade II*, also all part of the WHS) and a War Memorial (Grade II*) at the junction of Holyhead Road and Station Avenue.
- 4.34 The majority of Listed Buildings and the Scheduled motte would clearly have no intervisibility with the proposed development and do not need to be considered further. However, the 11 listed assets along Holyhead Road are intervisible with the existing Kronospan buildings and the ZTV also predicts intervisibility with the OSB Facility. The assets concerned are (from north to south):
- › Former Chirk Town Council Offices and gate piers (3 assets)
 - › Former National Girl's School (now a furniture and carpet shop) and
 - › Hand Terrace (a terrace of seven properties, each separately listed)
- 4.35 All of the buildings are appreciated as buildings of architectural and historic interest in their immediate setting on the east side of Holyhead Road. None has been designed to command views out to the north-west (towards the Kronospan site) and all are viewed looking east from Holyhead Road.
- 4.36 Given this setting and the extremely limited visual change that would result from the operation of the OSB Facility, there is no reason to predict any impact on their heritage significance from the proposed development.
- 4.37 It is concluded that neither Chirk Conservation Area nor any of the Listed Buildings and the Scheduled Monument within the Conservation Area require further assessment.

Rural Vernacular Buildings (Listed Buildings)

- 4.38 Eight Grade II Listed Buildings have been grouped together, not because they form a coherent geographical group, instead they are all examples of rural vernacular buildings and therefore share a similar relationship to their settings.

- 4.39 The eight assets are examples of rural farmhouses or cottages of 17th–19th century date and are located at New Hall (two assets), Llwyn-y-cil (two assets), Drumore, Lodge Farm, Ley Farm and High Gables. In all cases, these buildings have been designated as examples of historic vernacular building techniques and they are understood in their immediate rural surroundings with no reference to the wider landscape.
- 4.40 There is no reason to predict any impact on the heritage significance of any of these eight assets and further assessment is not merited.

Historic A5 Monuments (Scheduled Monument and Listed Buildings)

- 4.41 The London to Holyhead road, designed and built by Thomas Telford at the beginning of the 19th century runs from south to north through Chirk. Five designated assets in the study area form part of this historic road as it passes through Chirk.
- 4.42 They include four Listed Buildings and one Scheduled Monument, the embankment built by Telford to improve the gradient on the steep section of road that climbs up from the Afon Ceiriog into Chirk from the south. The Listed Buildings comprise the bridge over the Afon Ceiriog, at the foot of the Chirk Embankment, and three original milestones along the road.
- 4.43 All of these assets are understood as components of Telford's road. The contribution that setting makes to them relates to the line of the road itself in the case of the milestones and to the local topography in the case of the embankment and bridge.
- 4.44 There is no reason to predict any impact on the heritage significance of any of these assets and further assessment is not merited.

Offa's Dyke (Scheduled Monuments)

- 4.45 A short section of the long-distance frontier earthwork that divided Wales from Mercia in the early Middle Ages cuts through the western edge of the study area, running close to Chirk Castle. Separate sections of the earthwork within the study area have been designated as four different Scheduled Monuments.
- 4.46 Setting contributes to the significance of this asset at two different scales. The route followed by the earthwork at any point can be related to the local topography and appreciated in views from the monument. At a much larger landscape scale, the strategic position of the frontier can be appreciated, dividing the predominantly hill land of Wales from the more productive lowland of what became England.

- 4.47 In both cases, there is no reason to predict that the proposed development in the Kronospan works would affect this contribution that setting makes to the significance of Offa's Dyke and no further assessment is merited.

Other Assets (Scheduled Monuments and Listed Buildings)

- 4.48 The final group comprises five unrelated assets that do not fit into any of the groups already described. The assets are:
- › Medieval castle motte at Chirk Bank (Scheduled Monument)
 - › Bridge over the Afon Ceiriog at Pont faen (Grade II Listed Building)
 - › Mill building on the Afon Ceiriog at Chirk (Grade II Listed Building)
 - › 19th century reservoir to supply water to Chirk (Grade II Listed Building)
 - › 19th century railway viaduct over the Afon Ceiriog at Chirk (Grade II* Listed Building).
- 4.49 None of these assets is intervisible with the existing Kronospan buildings and the ZTV for the OSB Facility also predicts no intervisibility. There is no reason to predict any impact on the heritage significance of any of these assets and further assessment is not merited.

Summary of Stage 1 Assessment

- 4.50 All designated historic assets within a 2km radius study area have been considered for their potential to be affected by the proposed OSB Facility development.
- 4.51 It is concluded that no cases among the 92 designated assets where there is potential for the contribution made by setting to their heritage significance to be adversely affected by the proposed development.
- 4.52 As a result, there are no assets to carry forward into Stages 2, 3 and 4 of the assessment.

5 CONCLUSIONS

- 5.1 This report presents an assessment of the predicted impact on the cultural heritage of a proposed OSB Facility within the existing Kronospan factory at Chirk.
- 5.2 Stage 1 of the assessment considered the 92 designated heritage assets located within 2km of the Kronospan site and found that no assets that merited detailed assessment because of some potential for adverse impacts on heritage significance.
- 5.3 It is concluded that construction and operation of the proposed OSB Facility would have no impact on the heritage significance of the local cultural heritage resource.

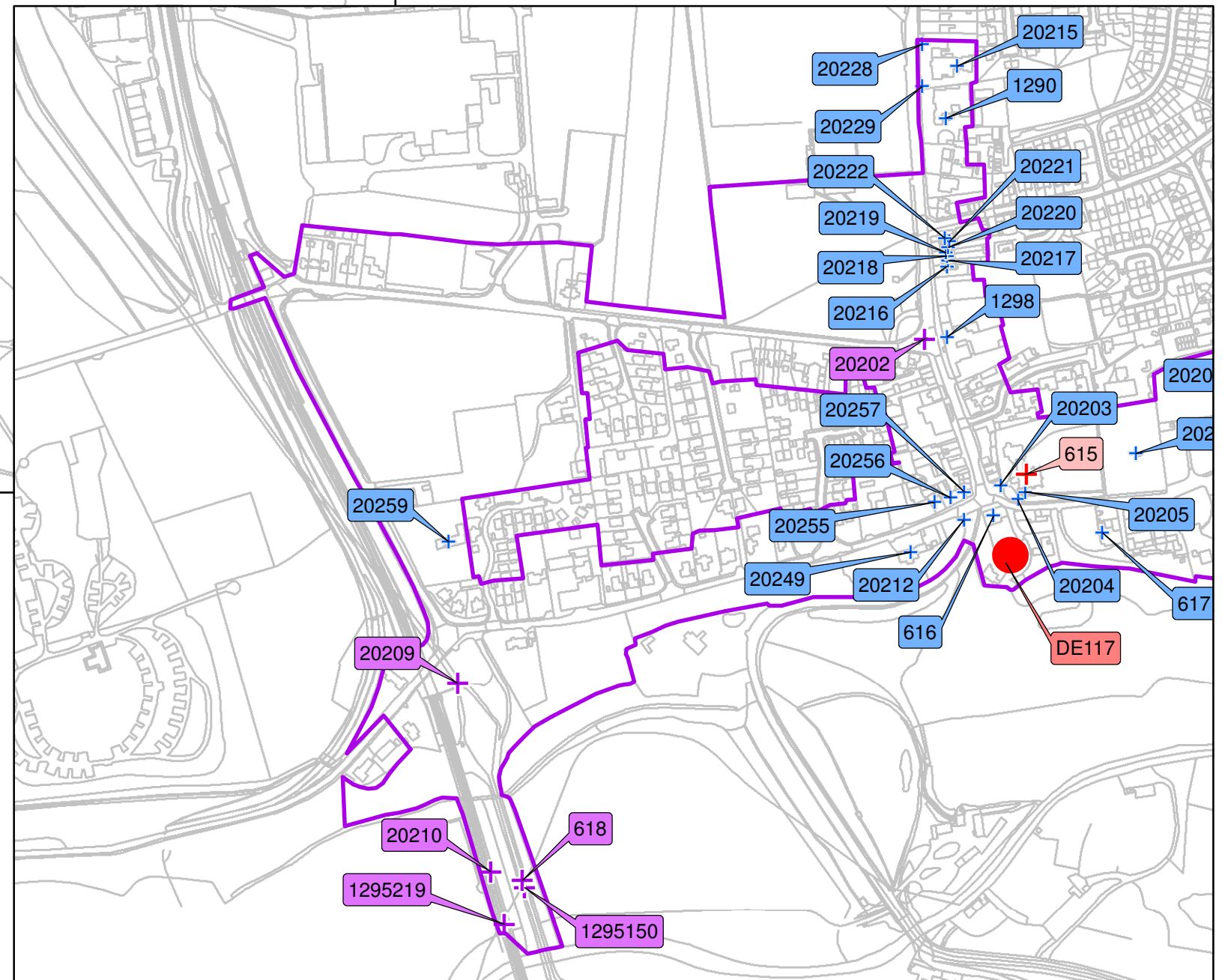
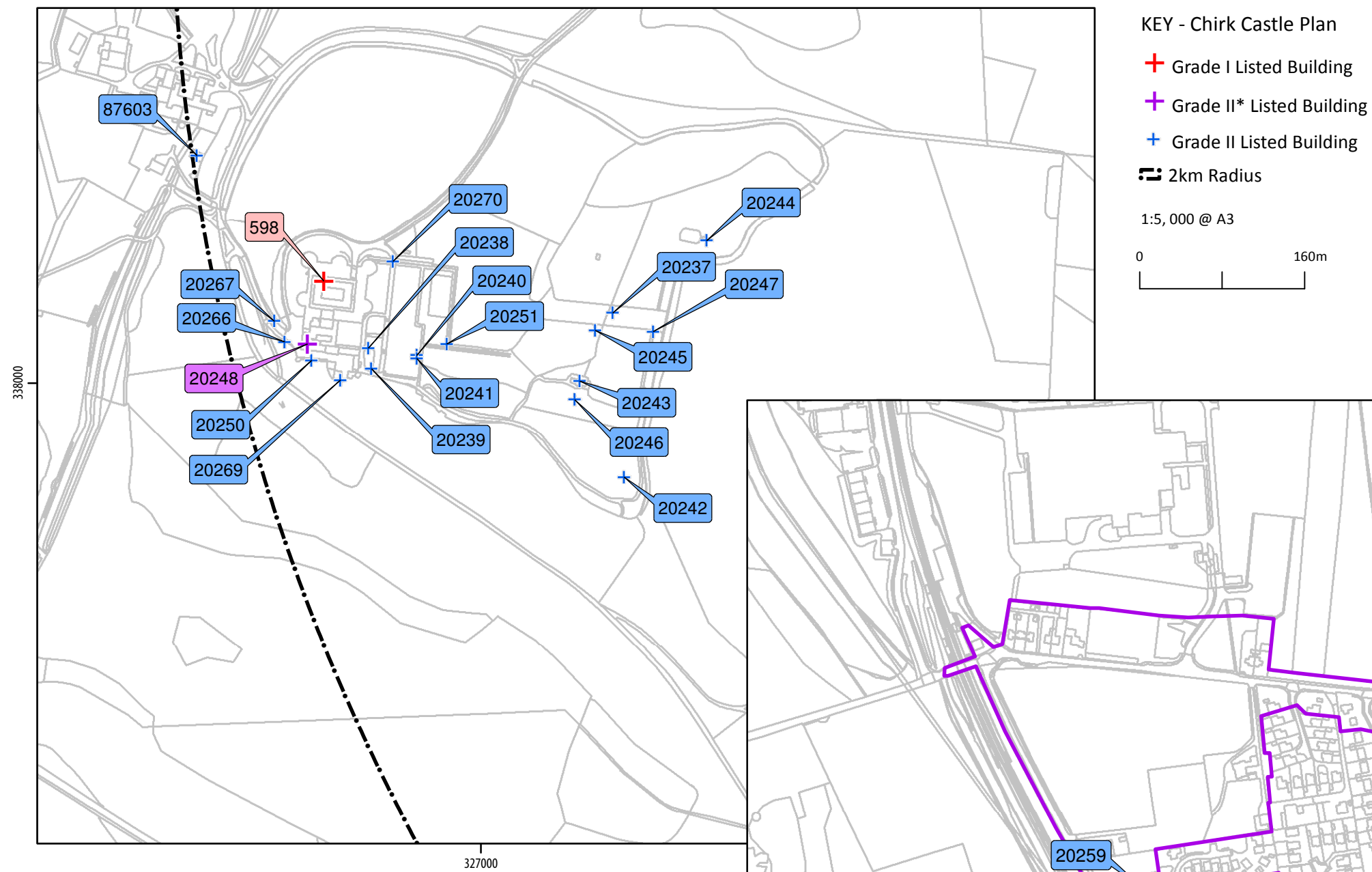


FIGURE 2 Detailed plans showing Listed Buildings at Chirk Castle and Chirk Conservation Area

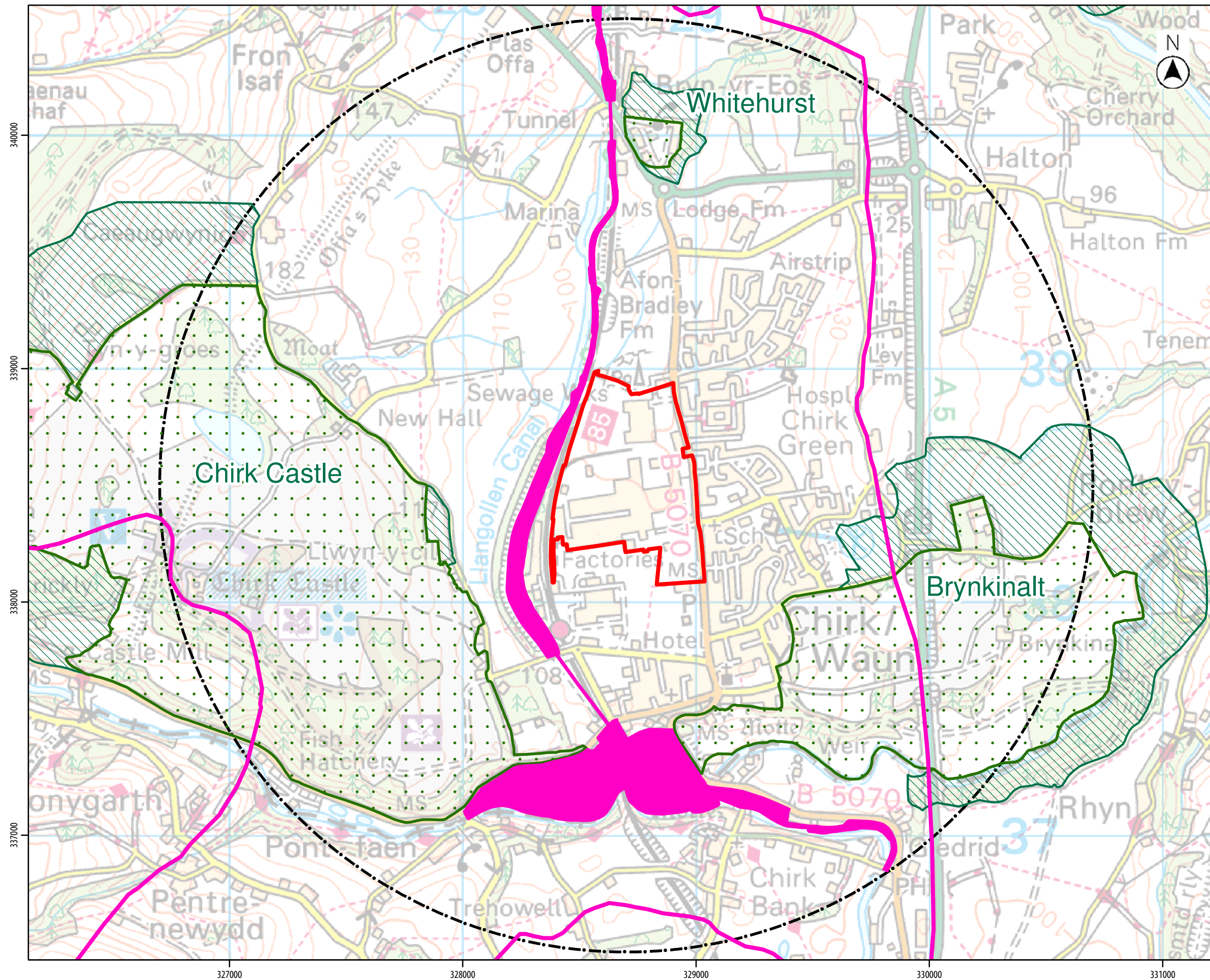


FIGURE 3 Historic assets within the 2km study area: World Heritage Sites and Historic Parks & Gardens

KEY

- World Heritage Site
- WHS Buffer Zone
- Historic Park and Garden
- HPG Essential Setting
- Kronospan Site Boundary
- 2km Radius

1:16,500 @ A3

0 500m

APPENDIX 1 DESIGNATED HISTORIC ASSETS WITHIN THE STUDY AREA

Key to abbreviations for Asset Groups:

- A5** Assets associated with historic A5
B Assets within Brynkinalt Historic Park
C Assets with Chirk Conservation Area
CC Assets within Chirk Castle Historic Park
RVB Rural vernacular buildings
O Assets not part of other groups
OD Offa's Dyke
W Assets within Whitehurst Historic Garden
WHS Assets within Pontcysyllte Aqueduct and Canal WHS

TABLE A1.1 LISTED BUILDINGS

REF	NAME	LOCATION	GRADE	ASSET GROUP
598	Chirk Castle	The castle stands on a bluff overlooking and controlling the Ceiliog Valley. It is reached by Station Avenue running directly W from Chirk township.	I	CC
615	Church Of St Mary	The parish church stands at the S end of the main street of Chirk, within its own graveyard, on the N edge of the valley of the Afon Ceiriog.	I	C
1315	Chirk Castle Gates, Screen And Piers	The screen stands on the skyline at the Llwyn-y-Cil entrance to Chirk Castle Park at the end of Station Avenue, and set back from the right-angled bend.	I	CC
599	Brynkinalt Hall	The Brynkinalt Estate lies to the E of Chirk town, and straddles the national boundary.	II*	B
618	Chirk Aqueduct (Continued Into England)	The aqueduct straddles the Ceiriog Valley, approximately 55m SW of the parish church, and can be reached by a footpath from Castle Road. The aqueduct passes into England (Weston Rhyn) at its S end.	II*	WHS/C
1288	Queen Anne's Cottage	The cottage is located within Whitehurst Gardens, which are accessed directly from the A5 200m N of the roundabout at the N end of Chirk.	II*	W
20202	War Memorial	The war memorial is set on a traffic island at the junction of Station Avenue with Church Street, near the centre of Chirk	II*	C
20209	Chirk Tunnel, Including The N And S Portals, And Chirk Basin.	The Chirk tunnel continues the canal N from Chirk basin at the N end of the aqueduct, and is reached by a path from Castle Road.	II*	WHS/C

REF	NAME	LOCATION	GRADE	ASSET GROUP
20210	Railway Viaduct Over River Ceiriog	The viaduct crosses the valley parallel to Chirk Aqueduct, 550m SW of the Church at the centre of the village.	II*	O
20248	Stable Ranges	The stables adjoin the castle to the S, forming two sides of the service courtyard	II*	CC
1295150	Chirk Aqueduct	Chirk, Wrecsam - Wrexham, LL14	II*	WHS/C
1295219	Chirk Viaduct	Chirk, Wrecsam - Wrexham, LL14	II*	O
616	The Mount, With Front Garden Railings And Gate	The house stands at the S end of Church Street facing N, with the motte of the early castle to the rear.	II	C
617	Trevor House	The house stands back in its own grounds facing extensive views over the Ceiriog Valley to the S, and approached by a driveway from the road.	II	C
620	Barc-Du, Also Known As Sawmill Cottage	The cottage lies on the approach driveway to New Hall.	II	RVB
621	New Hall	The building stands in a moated site, E of New Hall Gate. It is reached by a farm lane off the road from New Hall Gate to Whitehurst.	II	RVB
622	New Hall Gate To Chirk Park: The S Lodge	One of a pair of lodges that flank the present service access to Chirk Castle park, opposite New Hall Road	II	CC
623	Nos 6 & 7 Coed-Derw	The pair of cottages stand parallel and set back from the road N of Llwyn-y-cil Cottage.	II	RVB
624	Llwyn-Y-Cil Cottage	The building stands on the E side of the road, raised on a bank, with the former farm barn to the N.	II	RVB
625	Pont-Faen (Continued Into England)	The bridge carries the road from Chirk to Weston Rhyn across the Afon Ceiriog.	II	O
626	The Lodge	The building stands in its own grounds back from the minor road from the B5070 to the village of Halton, at the N end of Chirk.	II	RVB
1286	Whitehurst Garden Gatepiers With Gates And Perimeter Garden Wall	Whitehurst gardens adjoin the Holyhead Road c150m NW of the roundabout at the N end of Chirk. Two points of access, the upper to Whitehurst House.	II	W
1287	Whitehurst House	Whitehurst Gardens are on the NE side of the Holyhead Road, approximately 200m from the roundabout connection with the Chirk Road. The house stands within the NW corner of Whitehurst Gardens, with its service yard in the corner.	II	W

REF	NAME	LOCATION	GRADE	ASSET GROUP	REF	NAME	LOCATION	GRADE	ASSET GROUP
1289	Drumore	The house stands back and lower than the road, opposite Whitehurst Gardens and approximately 200m N of the roundabout at the N end of Chirk.	II	RVB	20219	4 Hand Terrace	The terrace fronts the Holyhead Road, immediately N of the Hand Hotel.	II	C
1290	Chirk Furniture And Carpet Centre And Dwelling	The building is at the N end of Chirk centre, facing across the recreation ground.	II	C	20220	5 Hand Terrace	The terrace fronts the Holyhead Road, immediately N of the Hand Hotel.	II	C
1297	Ley Farmhouse	Green Lane leads off a minor road from Halton to Chirk Green, connecting with Colliery Road in Chirk. Ley Farm is aligned on the lane, approximately 120m from the road junction.	II	RVB	20221	6 Hand Terrace	The terrace fronts the Holyhead Road, immediately N of the Hand Hotel.	II	C
1298	Hand Hotel	The hotel is placed at the N end of Church Street, facing down Station Avenue.	II	C	20222	7 Hand Terrace	The terrace fronts the Holyhead Road, immediately N of the Hand Hotel.	II	C
20203	Lychgate Outside Church Of St Mary	The lychgate provides the entrance through the churchyard wall on the W side of the churchyard, leading off a small paved square.	II	C	20224	Upper Terrace Wall At Whitehurst Gardens	Whitehurst gardens adjoin the Holyhead Road c150m NW of the roundabout at the N end of Chirk.	II	W
20204	Sundial In Churchyard Of The Church Of St Mary	The sundial stands in grass within the churchyard, 2m S of the path from the lychgate to the church door.	II	C	20225	Second Terrace Wall At Whitehurst Gardens	Whitehurst gardens adjoin the Holyhead Road c150m NW of the roundabout at the N end of Chirk.	II	W
20205	Ward Monument In Churchyard Of The Church Of St Mary	The tomb is set 3m S of the S nave wall of the church.	II	C	20226	Lowest Terrace Wall At Whitehurst Gardens	Whitehurst Gardens adjoin the Holyhead Road c150m NW of the roundabout at the N end of Chirk.	II	W
20206	Chirk Lodge, Brynkinallt Park	The lodge stands on the N side of the W driveway to Brynkinallt, on the W side of the park.	II	C/B	20227	New Hall Gate To Chirk Park: The N Lodge	One of a pair of lodges that flank the present service access to Chirk Castle park, opposite New Hall Road.	II	CC
20207	Gates, Piers And Railings To The W Gate Of Brynkinallt Park	The W entrance to Brynkinallt forms the W extension of Trevor Road, the gates being set within a funnel re-entrant.	II	C/B	20228	North Gate Piers To Chirk Town Council Offices	The Council Offices are opposite the recreation ground at the N end of Chirk. The paved forecourt has two entrances, one at each end of the frontage.	II	C
20208	Trevor Mausoleum In Churchyard Of The Church Of St Mary	The mausoleum is located in the burial ground extension, 90m E of the chancel of the church.	II	C	20229	South Gate Piers To Chirk Town Council Offices	The Council Offices lie 250m N of the Hand Hotel, on the same side of the street.	II	C
20211	Llwyn-Y-Gil Lodge	The lodge stands within the gates, on the N side and facing the drive.	II	CC	20231	Screen Wall To The Service Yard At Brynkinallt Hall	The structure screens the service yard at the rear of the Hall, as approached from the Pont-y-Blew road.	II	B
20212	Milestone	The milestone is set against a wall at the rounded corner between the Holyhead Road and Castle Road, opposite the church.	II	C/A5	20232	Arbour Within Brynkinallt Park	The arbour is located on the ascending driveway from Lady's Bridge to Brynkinallt Hall, with a dramatic view over the narrow valley of the Afon Ceiriog.	II	B
20215	Chirk Town Council Offices	The building lies 250m N and on the same side of the road as the Hand Hotel.	II	C	20236	Milestone	The milestone is in the hedge, close to the road and opposite a property named Hilbre on the Maes-y-waun estate at the N end of the town.	II	A5
20216	1 Hand Terrace	The terrace fronts the Holyhead Road, immediately N of the Hand Hotel.	II	C	20237	Statue Of Hercules	Hercules is now sited on the axis of the E axial view from the castle where it passes through woodland.	II	CC
20217	2 Hand Terrace	The terrace fronts the Holyhead Road, immediately N of the Hand Hotel.	II	C	20238	Sundial In The E Garden	The sundial is set in a pathway between the privy garden and the main top cross walk of the Eastern gardens of the Castle.	II	CC
20218	3 Hand Terrace	The terrace fronts the Holyhead Road, immediately N of the Hand Hotel.	II	C	20239	Bronze Statue On A Plinth In The E Garden	The figure stands at the S end of the top cross walk in the eastern gardens.	II	CC

REF	NAME	LOCATION	GRADE	ASSET GROUP	REF	NAME	LOCATION	GRADE	ASSET GROUP
20240	Statue In The E Garden	The two statues flank the opening in the hedge between the upper cross lawn, and the lower fruit tree lawn in the E gardens of the Castle.	II	CC	20258	Chirk Mill	The mill stands by the former bed of the Afon Ceiriog, at the bottom of Chirk Hill.	II	O
20241	Statue In The E Garden	The statue flanks the opening in the hedge between the top cross lawn and the lower fruit tree garden, E of Chirk Castle.	II	CC	20259	Whitewalls	The house lies back from the road in its own grounds, with access off the road from Castle Road to Station Avenue.	II	C
20242	Statue By The Lily Pond In The E Garden	The statue stands on the edge of the circular lily pond at the lower end of the gardens.	II	CC	20266	Wall Bounding Driveway To The Stables And Continuing The Stable Yard Screen	The driveway from Deepark Lodge drive climbs up to the stables. The wall defines the road on the SW side.	II	CC
20243	Hawk House In The E Garden	The building stands on a slightly elevated platform overlooking the lower lawns of the E garden of Chirk Castle.	II	CC	20267	Wall On The Ne Side Of The Driveway To The Stables	The wall bounds the NE side of the driveway, and encloses the service access from the park to the N.	II	CC
20244	Gazebo	The gazebo stands at the far end of the E gardens, facing S along the ha-ha wall.	II	CC	20269	Dovecote	The dovecote stands to the S of the S range of the Home Farm buildings, on the edge of the National Trust park.	II	CC
20245	Medieval Font In The E Garden	The font is placed at the topmost point of the rock garden, behind the Hawk House, in the E gardens of Chirk Castle.	II	CC	20270	Gates To E Garden	The gates are at the N end of the main cross walk at the head of the E gardens of the Castle, set within hedging.	II	CC
20246	Sundial In Front Of The Hawk House In The E Garden	The sundial stands on the lawn below, and on the axis of, the Hawk House.	II	CC	20272	Deerpark Lodge	The lodge is on the original S approach driveway from Baddy's Gate along the escarpment of the Afon Ceiriog to the Castle, placed where the drive passes through the boundary wall to the deer park.	II	CC
20247	Ha-Ha At The E End Of The E Garden	The ha-ha extends across the E end, of the E gardens, extending from the N side of Pleasure Ground Wood to the S junction with Garden Wood.	II	CC	20273	Deer Park Wall	The wall extends from the the escarpment S of the S drive at Deer Park Lodge, N to Deershed Wood.	II	CC
20249	Bryn Coed	The house stands in its own grounds at the E end of Castle Street, overlooking the valley to the rear.	II	C	20274	St Michael's Nursing Home	The building stands back from Trevor Road in its own grounds, and is reached by a curving driveway.	II	C
20250	Screen Wall And Towers Defining The S Stable Yard On The S Side	The structure runs parallel to the S wing of the stables, on the lip of the escarpment	II	CC	87548	Whitehouse Bridge	Carries lane over Llangollen Canal between Pentre and Bryn-yr-Eos: half way between N portal of Whitehouse Tunnel and B5605	II	WHS
20251	Walls To The Privy Garden	The privy garden adjoins the castle on the SE side. The walls define the it on the E and S, and on the W to the lower service yard	II	CC	87603	Squash Court At Chirk Castle	Situated 200m to the south of Chirk Castle Home Farm	II	CC
20254	Town Reservoir	The reservoir is in Reservoir Wood, S of Station Avenue, and E of the S extension of Llwyn-y-cil Road to the caravan park.	II	O	1054207	Milestone At Ngr Sj 2955 3707	Weston Rhyn, Shropshire, LL14	II	A5
20255	Bryn Eglwys	The house is the end of the terrace of brick faced buildings at the beginning of Castle Street, in the centre of Chirk.	II	C	1054209	High Gables	Weston Rhyn, Shropshire, LL14	II	RVB
20256	Chirk Surgery	The building is one of a row of at the start of Castle Road.	II	C	1295175	Pont-Faen Bridge (That Part In Weston Rhyn Cp)	Weston Rhyn, Shropshire, LL14	II	O
20257	1 Castle Road	The building is one of a row of at the start of Castle Road.	II	C	1367346	Chirk Bridge	St. Martin's, Shropshire, LL14	II	A5
					1367369	Chirkbank Bridge (Bridge Number 21)	Weston Rhyn, Shropshire, LL14	II	WHS

TABLE A1.2 Scheduled Monuments

SM REF	SCHEDULED MONUMENT NAME	TYPE	ASSET GROUP
DE 117	Castell y Waun Castle Mound	Motte	O
DE 133	Offa's Dyke: Caeau-Gwynion Section	Linear earthwork	OD
DE 135	Offa's Dyke: Chirk Park Section extending NE from the Lake	Linear earthwork	OD
DE 138	Offa's Dyke: Section N & S of Plas-Offa	Linear earthwork	OD
DE 175	Pontcysyllte Aqueduct and Canal	Aqueduct	WHS
DE 198	Offa's Dyke: Chirk Park Section extending 340m NE of Home Farm	Linear earthwork	OD
DE 288	The Holyhead Road: the Chirk Embankment and earlier trackways	Road	A5
1019299	Motte castle adjacent to Oaklands Hall, Chirk Bank	Motte	C
1021433	A 1.43km length of the Ellesmere Canal and associated features at Chirk Bank	Canal	WHS



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