

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
6th NOVEMBER 2017

APPLICATION NO:

P/2017 /0700

LOCATION:

KRONOSPAN LTD HOLYHEAD
ROAD CHIRK WREXHAM
LL14 5NT

DATE RECEIVED:

15/08/2017

COMMUNITY:

Chirk

DESCRIPTION:

DEVELOPMENT OF A RAW BOARD
STORE

CASE OFFICER:

KH

WARD:

Chirk South

APPLICANT(S) NAME:

MR KEITH BAKER
KRONOSPAN LTD

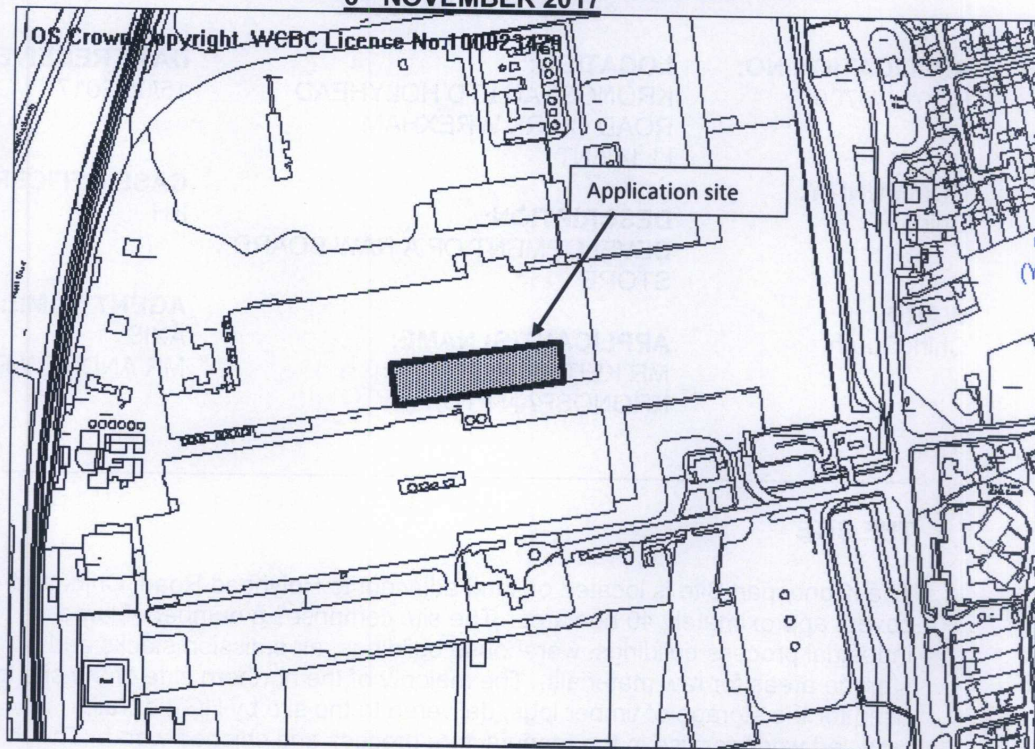
AGENT NAME:

AXIS
MR ANDREW RUSSELL

THE SITE

The Kronospan Site is located on land adjacent to Holyhead Road, Chirk and covers approximately 40 hectares. The site comprises a number of large industrial process buildings, warehouse buildings, air emission stacks and storage areas for raw materials. The majority of the northern side of the site is used for the storage of timber logs, delivered to the site by HGV or rail, recycled wood for use in the manufacture process and chipped wood. The western perimeter of Kronospan is formed by the Shrewsbury to Chester Railway with the Llangollen Canal (World Heritage Site) located to the west of the railway line. The eastern perimeter of the site is formed by the Holyhead Road (B5070) with the main residential area of Chirk located east of Holyhead Road. Chirk Town Centre is approximately 500m to the South-East of the site.

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PROPOSAL

The proposal is largely a re-submission of planning application Ref No. P/2016/0534, for a building extension to store medium density fibreboard and chipboard. That application was refused permission on the substantial increase in the mass of the building, a rise above tree level and industrial operators spreading outwards and away from the existing concentration of tall structures and increasing the visual influence of the industrial development within the wider landscape and key views from the AONB and WHS buffer zone as well as the setting of the Chirk Castle Estate.

The proposed development is part of an on-going improvement programme to deliver environmental improvements at the site. The proposed extension, as now submitted, has been slightly reduced in height by 3m and length by 27m.

HISTORY (Most Recent)

- | | |
|-------------|--|
| P/2017/0416 | Replacement of existing wood chip preparation facility to include a building to house new wood chip preparation equipment, development of a new wood chip dryer and assorted sifting, grading and transfer system and demolition of existing structures to facilitate the development. Granted 31.07.2017. |
| P/2016/0534 | Proposed extension to store medium density fibreboard. Refused 05.09.2016. |

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P/2016/0442 MDF wash water pre-heater. Granted 23.01.2017.
P/2016/0336 Extension to house a new melamine facing (MF) press, following the demolition / re-location of the existing MF departments ventilation system, hydraulic oil and diesel storage tanks, a vehicle filling station, garage service building and other associated infrastructure. Allowed on Appeal 04.05.2017.

DEVELOPMENT PLAN

Within settlement for Chirk. Policies PS1, PS2, GDP1, EC5 and EC7 of the Wrexham UDP refer.

Consideration is also required of the following documents:-

- Planning Policy Wales (Edition 8, January 2016) and TAN 12 Design (2014)
- Pontcysyllte Aqueduct and Canal World Heritage Site, Local Planning Guidance Note 22 (adopted June 2012).

CONSULTATIONS

Town Council:	No objections.
Local Member:	Notified 21.08.2017.
Adjoining Local Member:	Notified 21.08.2017.
Public Protection:	The noise mitigation measures as detailed in Section 6 of the NVC Noise Report should be required by planning condition in order to ensure the development does not increase residual sound levels at sensitive receptors.
Highways:	Consulted 21.08.2017.
NRW:	Requested conditions on Contamination, SUDS and Piling.
Network Rail:	No comments.
CADW:	No objections in terms of impact on the historic assets listed in the Heritage Assessment. Pontcysyllte Aqueduct and Canal will not be visible from most of the canal; will not cause damage to the setting on the Scheduled Monument and the impact on the World Heritage Site – Pontcysyllte Aqueduct and Canal, negligible and not impact on the Outstanding Universal Value of the World Heritage Site and the cumulative impact with other proposed development negligible. No impact on the setting of Chirk Castle Historic Park and Gardens.
WHS:	Planning, Landscape and Conservation Delivery Group. The proposal is largely a re-submission of application P/2016/0534 and objects on grounds of size, height and mass. Warehouse building at

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present is relatively low. The proposal would rise above tree level and spread outwards and away from existing concentration of tall buildings, increasing the visual impact within a wider landscape and key views from the AONB and WHS buffer zone as well as the setting of Chirk Castle Estate. More sensitive storage arrangements should be considered. Reductions in height by 3m and length by 27m do not address the concerns expressed above and on the previous application.

Wales & West Utilities:

No objections but apparatus may be at risk during construction works and Wales and West Utilities should be contacted directly. Note to applicant required regarding design, construction and maintenance of services / structures.

Canal & Rivers Trust:

Consulted 01.09.2017.

Health & Safety Exec:

Do not advise against the proposal.

Other Representations:

One objection on the ground of:-

- Residents living in fear given a recent fire at the factory
- Concerns that Kronospan always have permission granted for their development and buildings should be monitored to ensure used for approved uses. Traffic and noise etc. increase with every application and whilst the company reiterate that the applications will improve the situation, things are as bad as they have ever been.

12 Site Notices:

Expired 14.09.2017

SPECIAL CONSIDERATIONS

Visual impact: The application is a re-submission of application P/2016/0534 which was refused by virtue of its scale, height, massing and siting which would have an adverse impact upon the wider-visual amenity, character and setting of the World Heritage Site and nearby AONB whilst having a detrimental impact upon Chirk Castle and particularly the setting of the Registered Park and Garden.

The previous refused proposal was 150m in length and 29m in width, with a height of 23m to the eaves and 26.5m to the ridge.

The current proposal involves a reduction in height of 3m and a 27m reduction in length. This does not overcome my previous concerns regarding the visual impact which are also reflected by the comments received from the W.H.S. Planning, Landscape and Conservation Delivery Group who object on the grounds of size, mass and height.

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The Warehouse building at present is relatively low measuring 11.5m in height to the ridge and 8.5m to the eaves. It presently forms a low lying building within the landscape set at the approximate height of the adjoining woodland belt which provides a degree of screening at certain times of the year. The proposed development would not only rise considerably above tree level but would result in larger industrial buildings spread outwards and away from the existing concentration of tall structures. This in my opinion would significantly increase the visual influence of the industrial operation within the wider landscape setting and from key views from the adjoining AONB and WHS Buffer Zone as well as the setting of Chirk Castle Estate.

This would be an unwelcome addition to the site with a sizable, wider visual impact than previous developments. Taller structures within the site have previously been justified and accepted on the basis that they formed more slender additions concentrated within one area of the site. This building has a significant mass and despite a reduction in size, would still extend to 123m in length. This would have a substantially greater dominance than other taller structures comprising stacks and flues of smaller overall volume.

The Councils Conservation Officer concurs with the above comments. Given the scale and mass of the proposed building the opportunities to mitigate the impact via additional landscaping are limited.

Whilst CADW have not formally objected the WHS, Planning, Landscape and Conservation Delivery Group have reiterated their objections to the proposal and as with the previous submission object on the grounds of size/scale height and mass.

Previous applications for expansion have generally been supported on the basis that the cumulative impact has not been significant given the industrial context of the site. However I believe the situation here is quite different given the scale of the proposal and its location within the industrial site.

Noise: A Noise Impact Assessment has been submitted with the proposal and results indicate that the proposed development would not result in any increase in existing residual sound levels. The proposed development would be designed to eliminate any unusual noise characteristics perceptible at nearest sensitive receptors by introducing for example, suitable building cladding, design and plant selection. Results show the proposed development would not result in any background noise 'creep' in accordance with relevant guidance.

The magnitude of the impact during daytime or night time is shown to be a low impact. The noise from the operation of the proposed development would result in noise levels complying with all relevant standards for noise at the nearest sensitive receptors. The results also show that the cumulative effect of all new plant consented since 2011 is at least 10dB below the baseline residual noise and therefore would not cause any increase in residual noise

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level. The cumulative noise level from consulted development is also at least 6dB below baseline background sound levels.

In terms of construction noise 'best practice would be applied in accordance with BS5228.2009' 'Code of Practice for Control of Noise and vibration on Construction and Open Sites to ensure that reasonable site generation is minimised. Construction noise is not considered to generate any significant impact. Should planning permission be granted a condition would be attached to include Noise Mitigation Measures.

Traffic: The proposed development will not result in any change to the existing site access arrangements and will not result in any change to the current number of vehicles entering and leaving the site other than for a short period during the construction period.

CONCLUSION

The visual impact is not acceptable in terms of the impact of nearby Heritage assets. Noise levels will not compromise nearby residential amenity and not increase traffic movements, other than a short period during construction.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The proposed development, by virtue of its scale, height, massing and siting would have a detrimental impact upon the wider visual amenity of the area. This would have an adverse impact upon the character and setting of the World Heritage Site and nearby AONB. It would also have a detrimental impact upon Chirk Castle, particularly the setting of the Registered Park and Garden. To allow the development would be contrary to National Planning Policy TAN 6 and 12 and Policy GDP1 of the adopted Unitary Development Plan.
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