

This application is a resubmission pursuant to an earlier application (reference number P/2016/0534) that was refused planning permission in September 2016.

This proposed amendment to the previous application (3.9m reduction in height and 27m in length) still represents a significant structure within the existing industrial context. The Council are fully aware of the importance of Kronospan in relation to the local economy and have over the years allowed and facilitated various extensions to the existing complex, this being despite the fact the site lies within a sensitive location within the buffer zone of the World Heritage Site and close proximity to Chirk Castle and gardens and adjoining AONB.

Consequently all previous permissions, have been at a scale, siting and height which could be accommodated within the existing industrial complex.

This view was supported by all key consultees on the basis the cumulative impact of those proposals did not adversely impact on heritage assets and landscape character and the wider visual amenities of the area. However in this case the proposal represents a divergence from previous approaches.

Despite an attempt to amend the scheme from the previously refused scheme the rawboard store remains a significant structure. At a length of 123m and a height of over 23m, the mass is far in excess of the existing arrangements of buildings in that location - for comparison the existing warehouse at present measures only 11.5m in height to the ridge and 8.5m to the eaves. This height is consistent with the height of other buildings in that vicinity. This would therefore be an unwelcome addition within the sizeable wider visual impact than previous developments. Whilst there are taller structures on site these have previously been justified by the applicants and accepted by the Local Planning Authority on the basis they formed slender additions such as stacks and flues concentrated in one area of this site. This building has a substantial mass which would significantly increase the visual influence of the industrial operations within the wider landscape setting.

Its bulk would appear prominent from key views from the adjoining AONB and World Heritage Site Buffer Zone as well as from Chirk Castle gardens.

Previous applications for expansion have generally been supported on the basis the cumulative impact has not been significant given the industrial context of the site. However the Council believe the situation as proposed is quite different given the scale and location within the industrial site. This view is also supported by the World Heritage Delivery Group who have not previously objected to an application - but clearly feel strongly about the impact of this proposal. This view is also consistent with the concerns of the Councils own Conservation Officer and also the AONB Joint Committee. These are views of local based consultees who are familiar with the context of the site and sensitivity to change.

It should be noted despite the evidence provided by the applicant the Council's reason for refusal is based on the wider visual impact of the proposal. The applicants have presented a case based upon varying degrees of 'support' from consultees or a divergence of views from consultees and have placed significant emphasis on the views of CADW. The Council have considered the response and are not convinced they have visited the site and assessed the impact on the immediate vicinity;

The inspector is respectfully requested to **DISMISS** the appeal.

Suggested conditions should the Inspector be minded to grant permission

Condition

- 01 The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- Reason To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 02 The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 2196-01-01, 2196-01-03 figure 1 Site Location Plan, 2196-01-02, 2196-01-03 and as contained within the application documentation.
- Reason To define the scope of the planning permission
- 03 The noise mitigation measures as detailed in section 6 of the NVC Noise Report should be fully implemented.
- Reason To ensure the development does not increase residual sound levels at sensitive receptors.
- 04 No work in connection with the construction of the scheme hereby approved shall take place until a Dust Management Plan for the construction has been submitted to and approved by the Local Planning Authority. The approved dust mitigation measures shall be fully implemented for the entire duration of the construction phase.
- Reason To protect the amenity of nearby properties.
- 05 Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
- Reason To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 06 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1 All preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason To address any potential contamination issues at the site in the interests of protecting the environment.

- 07 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason To address any potential contamination issues at the site in the interests of protecting the environment.

- 08 Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason To address any potential contamination issues at the site in the interests of protecting the environment.

- 09 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason To address any potential contamination issues at the site in the interests of protecting the environment.

- 10 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason To address any potential contamination issues at the site in the interests of protecting the environment.

- 11 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason To address any potential contamination issues at the site in the interests of protecting the environment.