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Sent: 22 September 2017 18:47
To: planning
Subject: Representation to Planning Application P/2017/0421

P/2017/0421. Discharge of Landscape Strategy, Condition 5 from Planning Application P/2016/0219. Kronospan, Chirk.

Thank you for the opportunity to comment on the above submission.

National Trust welcomes the preparation of a strategy to bring forward long term landscaping for the Kronospan works at Chirk. New landscaping, and the long term management of existing woodland and trees is essential to ensure the long term screening of the existing and proposed works at Kronospan. Long term visual considerations have not been adequately recognised in planning submissions at Kronospan, and has formed the basis of previous representations to planning applications by National Trust.

Although National Trust welcome the production of a Landscaping Strategy, we question the mechanism and implementation mechanism brought forward. The strategy brings forward land outside red and blue line (ie outside the control of Kronospan), and thus proposed landscaping potentially has no means of implementation, and no relevance to the planning condition.

National Trust has subsequently met with Kronospan to discuss landscaping and supports the proposed strategy, but questions how the scheme will be brought forward, the extent of works expected to be brought forward by planning condition, and lack of engagement of third party land owners in this process. National Trust is happy for its land ownership to be included for potential screening, and happy for further discussions to continue on long term management of existing woodland to provide a visual buffer for the existing works. There are however other key land owners that need to be engaged to bring forward an effective programme of works.

A Section 106 Agreement with a specific implementation mechanism can only bring forward the aims of the Landscape Strategy. The buy in of other key Stakeholders should be sought prior to any agreement that a Landscape Strategy can effectively move forward. The scope of works (area of management, funding available, timelines, longer term management) needs discussion and clarification. As such, National Trust would support the principle of the scheme, but question its current status as a scheme for discharge by Planning Condition associated with P/2016/0219.

National Trust consider that more detail is submitted on how the strategy will be implemented, and the scheme progresses alongside a Section 106 Agreement with P/2017/0699.

National Trust is happy to discuss further, and welcomes the engagement of other key stakeholders and land owners, which has not happened to date.

Given the ongoing construction works on site, and implementation of multiple planning consents, it would be useful to understand phasing and regular updates in relation to the nature of construction underway on site.

Thank you for the opportunity to comment.

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