



**Glandŵr
Cymru**

The Canal & River Trust in Wales

Friday 22 September 2017

Mr Kevin Hughes
Wrexham County Borough Council
The Guildhall
16 Lord Street
Wrexham
LL11 1AY

Our Ref

CRTR-PLAN-2017-
23106

Dear Mr Hughes,

Proposal: Development of a log delivery and transfer system and building to house a replacement wood chipping and flaking system and demolition of existing debarking and chipping facilities

Location: Kronospan Ltd, Holyhead Road, Wrexham

Waterway: Llangollen Canal

Thank you for your consultation.

Glandŵr Cymru, the Canal & River Trust in Wales, cares for Wales' historic canals, made up of the Swansea, Llangollen, Montgomery and Monmouthshire & Brecon Canals. Our canals perform many different functions and are a haven for people and wildlife and a national treasure. We are a statutory consultee in the development management process.

Having reviewed the application consultation our substantive response under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended, is as follows:

Glandŵr Cymru has the following principle concern on this application:

a) Impact on the character and appearance of the waterway corridor.

Our advice and comments are detailed below:

The site is within proximity to the Pontcycylite Aqueduct and Canal World Heritage Site, and is within the Buffer Zone of the World Heritage Site. The proposed log delivery and transfer system and related building would add a significant degree of built form to the existing Kronospan site, which would be visible to views from the north alongside the canal, as seen within viewpoints K, M and N of the submitted landscape appraisal.

In line with Technical Advice Note 12, the objective of sustaining the character of World Heritage Sites is particularly important, including the setting and views of key landscapes and

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skylines within, to and from the area (para. 5.6.2.). Local policy PS2 from the saved Unitary Development Plan also emphasises that development should not detrimentally impact upon the countryside or landscape character.

The profile of the new built structure would involve a horizontal massing of just under 85m in length, and 17m in height, which would add to the built form on site. We note that the impact is mitigated in part by the existing context of the Kronospan site, where the existing built form comprises of tall plant and equipment. However, the proposals would bring the built form of the site closer to the north, from where the visual mass of the complex from the canal is most visible.

We recognise that the above concerns do need to be balanced against the need to provide local employment opportunities, and that the proposed facility is likely to be integral to the needs to provide continued employment on site, including the promotion of the economic well-being of the area (UDP policy GDP1, part K).

We therefore request that the Local Authority carefully assess the impact of the proposal upon views from the World Heritage Site, in coming to a judgement as to whether the harm to the World Heritage Site is significant or can be suitably mitigated (including via the Long Term Landscape Strategy suggested by the applicant in their supporting statement in paragraph 7.3.8).

In addition, we would recommend that clarification is sought during the assessment as to whether the building and associated plant could be sited elsewhere on site, or reduced in size in order to reduce the visual impact on the World Heritage Site. Such clarification would likely assist in making a judgement upon the scheme.

For Glandŵr Cymru to effectively monitor our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

If you have any queries please contact me, my details are below.

Yours sincerely

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