



**PROPOSED CHIP PREPARATION
BUILDING EXTENSION AND RAW
MATERIAL STORAGE SILOS,
KRONOSPAN, CHIRK**

**LANDSCAPE AND VISUAL IMPACT
ASSESSMENT**

June 2022



Well House Barns
Chester Road
Bretton
Chester
CH4 0DH

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1 Introduction

- 1.1 This Landscape and Visual Impact Assessment (LVIA) was undertaken by a Chartered Member of the Landscape Institute (CMLI).
- 1.2 The LVIA follows best practice guidance set out in '*Guidelines for Landscape and Visual Impact Assessment*' (3rd edition 2013, Landscape Institute and Institute of Environmental Management and Assessment), hereafter referred to as the GLVIA.
- 1.3 Landscape and visual effects are separate, although closely related and interlinked issues.
- 1.4 Landscape effects are caused by physical changes to the landscape, which may result in changes to the distinctive character of that landscape and how it is perceived.
- 1.5 Visual effects are changes to what can be seen by people as a result of what is proposed. A visual assessment assesses the change in visual amenity undergone by people (either individually or in groups) that would arise from any change in the nature of views experienced.
- 1.6 The LVIA aims to establish the following:
- A clear understanding of the Site and its context, in respect of the physical and perceived landscape and in respect of views and visual amenity;
 - An understanding of the Proposed Development in terms of how this would relate to the existing landscape and views;
 - An identification of the likely significant effects of the Proposed Development upon the landscape and upon views, throughout the life-cycle of the Proposed Development;
 - Potential for mitigation to reduce / eliminate any potential adverse effect on the landscape or views arising as a result of the Proposed Development; and
 - A conclusion as to the residual likely significant landscape and visual effects of the Proposed Development.
- 1.7 The process follows a standard approach, namely:
- The establishment of the baseline conditions, against which the effects of the Proposed Development will be assessed;

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- The determination of the nature of the receptor likely to be affected, i.e. its sensitivity;
 - The prediction of the nature of the effect likely to occur, i.e. the magnitude of change; and
 - An assessment of whether a likely significant landscape and visual effect would be experienced by any receptor, by considering the predicted magnitude of change together with the sensitivity of the receptor, taking into account any proposed mitigation measures.

1.8 Further details regarding the specific methodologies of assessment and determination of significance are included in Appendix 1. The LVIA has been informed by both desk and field based studies.

1.9 It should be noted that the landscape (including the context in which views are experienced) is dynamic, i.e. it is affected by social, economic, technological and climatic changes, all of which can influence patterns of land use, land cover and land management. As such, the baseline context for the LVIA is not static.

Description of the Proposed Development

1.10 The Proposed Development is described in detail in the Planning Statement and illustrated on the accompanying Drawings.

1.11 The Proposed Development would be located within an area of existing hard standing and in summary would comprise:

- 2 no. new raw materials storage silos
 - height of approximately 33.5m;
 - appearance similar to the nearby existing silos (2 no. height approximately 32m, and 2 no. height approximately 25m);
- An extension to the existing chip preparation building:
 - No change to the height of the building, which would remain at approximately 29m;
 - An increase in the footprint of the building;
 - 3 no. new silos, with a height of approximately 24m;
 - The repositioning of 3 no. associated filter boxes, and the provision of 1 no. new filter box.

Legislative and Policy Context

- 1.12 Full details of the planning and policy background for the proposal, including an appraisal of effects on relevant landscape-related policies, as set out in the adopted Statutory Development Plan, are included in the Planning Statement. Key legislation and policy documents relevant to the LVIA are summarised below.

Statutory Landscape Designations

- 1.13 The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty is located approximately 300m west of the wider Kronospan site at the closest point (and approximately 420m from the location of the Proposed Development). AONBs are a statutory designation, first designated under the auspices of the National Parks and Access to the Countryside Act 1949. The primary purpose of an AONB, as set out in the Countryside and Rights of Way Act 2000, is to “*conserve and enhance the natural beauty*”.

European Landscape Convention

- 1.14 The UK Government is a signatory of the European Landscape Convention (ELC), which became binding in March 2007. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape. It relates chiefly to public bodies and to the policies, plans and programmes produced by these.
- 1.15 The LVIA is a development specific process which accords with Article 6C. The LVIA is informed by extant Landscape Character Assessment studies (described in Section 3 below), which more directly relate to the provisions of Article 6C.

Planning Policy

- 1.16 Full details of relevant planning policies are set out in the Planning Statement. Relevant documents include:
- *Planning Policy Wales*, edition 11 published in February 2021; and
 - *Wrexham Unitary Development Plan* (adopted by Wrexham County Borough Council 2005);
 - *Supplementary Planning Guidance Note: Clwydian and Dee Valley Area of Outstanding Natural Beauty* (Adopted by Wrexham County Council 2018).

2 Methodology

Current Guidance

- 2.1 This LVIA has been based on the published best practice guidelines set out in the GLVIA, as stated in Section 1 above. The full methodology can be found in Appendix 1. The LVIA also has regard to *Visual Representation of Development Proposals. Technical Guidance Note 06/19* (Landscape Institute, 2019).

The Study Area

- 2.2 The study area for the LVIA has been determined based upon the assessor's prior knowledge of the Kronospan site and its surroundings, and previous experience of similar developments elsewhere. It is considered that, given the industrial context of the Site, there would be little scope for significant effects to extend over a wide area. To confirm this, the LVIA considers effects up to approximately 2km from the Proposed Development.

Significance of Effect

- 2.3 In the case of development (such as that proposed) that does not require Environmental Impact Assessment, there is no requirement to state whether an effect is significant or not. Nevertheless, it is considered of benefit to the decision-maker for such a statement to be made in the LVIA.
- 2.4 Not all landscape and visual effects arising as a result of a particular proposal will be significant. Furthermore, where likely significant environmental effects are predicted, this does not automatically mean that such effects are unacceptable. The acceptability of landscape and visual effects is a matter to be weighed in the planning balance alongside other factors. What is important is that the likely environmental effects of any proposal are transparently assessed and described in order that the relevant determining authority can bring a balanced and well-informed judgement to bear as part of the decision-making process.
- 2.5 The judgement in relation to this LVIA is that a greater than 'moderate' level of effect is more likely to be significant. This is because such an effect would generally result from larger magnitudes of change on higher sensitivity receptors. This does not preclude a 'moderate' effect or lower being significant, or a greater than 'moderate' effect not being significant. The judgement made will depend on the specific circumstances being considered. Refer to Appendix 1 for further details.

Consultation

- 2.6 The LVIA has been scoped on the basis of previous engagement with Wrexham Borough Council and statutory consultees relating to previous development proposals at the Kronospan site. Part of this previous work included the identification of an agreed set of viewpoint locations, which provide a full and representative coverage of locations and receptor types within the Study Area.

Limitations

- 2.7 Viewpoint photography used in the LVIA was taken in January and March 2022 and reflects the vegetation cover present at that time of year. As such, the assessment of visual effects has been undertaken on a worst case basis that does not reflect the presence of deciduous foliage during the summer months.

3 Baseline

Data Collection

- 3.1 Baseline data for the LVIA has been gathered by both desk and field based surveys. These have included review of extant landscape character assessment studies (see below) and field visits to gain an understanding of the landscape and visual context of the Site.

Baseline Conditions

The Site and its Surroundings

- 3.2 The Proposed Development would be located within the existing Kronospan site, which covers an area of approximately 41.2 hectares at the western edge of Chirk.
- 3.3 The Proposed Development would be located towards the north-western boundary of the wider Kronospan site, within an area currently occupied by hardstanding. The existing chip preparation building and existing MDF silos are located immediately to the south. External storage areas are located to the north and east. A belt of planting to the west forms the boundary with the adjacent railway corridor.
- 3.4 The wider Kronospan site includes a number of large industrial process buildings (some with emissions stacks), storage areas for raw materials, warehouse buildings, offices and car parking. Some of the existing structures are large in scale and height. The tallest structures on site are the CHP emissions stack (70m), the WESP stack

(65.5m), the MDF cyclones (57m), and the dryer exhaust stack at the WESP Chip Dryer (50m). Emission plumes from these stacks are often clearly visible from the surrounding area.

- 3.5 Chirk is a small town located off the A5 and just north of the England-Wales border (within Wales). The residential areas of the town mostly lie east of the B5070, with the wider Kronospan site to the west of this road. On the western side of the B5070, to the south-east of the wider Kronospan site is an area of greenspace comprising a private sports club (immediately south of the Kronospan car park) and Chirk Recreation Ground. The larger structures within the wider Kronospan site are visible from the recreation ground, but the existing warehouse buildings are very well screened from view by intervening vegetation cover.
- 3.6 To the north the wider Kronospan site adjoins agricultural land. To the west, the wider Kronospan site is bordered by a railway line which is paralleled on its western side by the Llangollen Canal. Both the railway and canal run in a north-south orientation. To the south, the wider Kronospan site borders an area of public open space and other industrial uses. Chirk town centre lies south-east of the wider Kronospan site and includes various commercial and community buildings and areas of public open space.
- 3.7 The wider area around the wider Kronospan site is rural. The landform falls steeply, from the hills to the west towards the much lower-lying Shropshire Plain to the east. Local variations in topography are evident, with a marked rise to a ridge east of the town.
- 3.8 To the west of the wider Kronospan site the land rises towards the foothills of the Berwyn Range of mountains. The Llangollen Canal forms part of the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS). Beyond the canal, settlement is sparse and land cover comprises a mixture of pasture and small woodlands. Chirk Castle and its associated grounds (Grade 1 registered) are a notable feature within the landscape. Several public footpaths lead up to the castle. The Offa's Dyke Path National Trail runs in a broadly north-south direction further to the west, with views available east over the lower ground; the path does not always follow the line of Offa's Dyke (a historic boundary earthwork) in this area.
- 3.9 To the north, the land undulates before falling into the steep valley of the River Dee some 2.5km north of the wider Kronospan site. The canal (WHS) runs due north

before turning westwards along the southern lip of the valley. The northern side of the valley is urbanised, with a string of contiguous small villages at Cefn.

- 3.10 To the east, the undulating agricultural landscape extends for some 3km before falling sharply into the valley of the River Ceiriog. The A5 corridor runs north-south in what is almost a straight line along a ridge top approximately 1.5km east of the wider Kronospan site. The Brynkinallt estate (registered park and garden) is bisected by the road. The wholly separate Brynkinallt Park lies west of the road, at the eastern edge of Chirk, on reclaimed colliery land.
- 3.11 The steep sided valley of the River Ceiriog cuts through the surrounding hills 1.5km to the south of the wider Kronospan site. Parts of the valley slopes are well wooded. The Llangollen Canal crosses the valley via the Chirk Aqueduct, which forms part of the WHS. The Ceiriog Trail recreational route runs along the southern lip of the valley. Several small settlements lie to the south of the valley, such as Weston Rhyn and Bronygarth.

Landscape Designations

- 3.12 As stated in Section 1 above, the Clwydian Range and Dee Valley AONB is located approximately 300m west of the wider Kronospan site at the closest point (refer to Figure 1 for location). The Chirk Castle estate is located within the AONB.
- 3.13 The special qualities of the AONB are set out in the *Clwydian Range and Dee Valley Management Plan 2014-2019* (undated) as follows:
- Tranquility;
 - Remoteness and Wildness, Space and Freedom;
 - Heather Moorland and Rolling ridges;
 - Broadleaved woodlands and veteran trees;
 - River Valleys and the River Dee;
 - Limestone grasslands, cliffs and screes;
 - Historic Settlement and Archaeology;
 - Industrial Features and the World Heritage Site;
 - Historic Defence Features;
 - Small historic features;
 - Traditional boundaries;
 - Iconic Visitor and Cultural Attractions;

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- The Offa's Dyke National Trail and Promoted Routes;
 - The Built Environment; and
 - People and Communities

3.14 The area west of the wider Kronospan site, beyond the railway, lies within the non-statutory local-level Special Landscape Area (SLA) designation. This designation is protected by a policy in the Unitary Development Plan and is underpinned by *Background Paper 7: Special Landscape Areas* (Wrexham Borough Council 2010), a document prepared to inform the production of the next iteration of local development plans.

3.15 UDP Policy EC5 states that [**emphasis** added]:

*“**Within** Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping and special attention will be paid to minimising its visual impact from both nearby and distant viewpoints.”*

3.16 The Proposed Development does not lie within the SLA.

Landscape Character Assessment and Related Studies

3.17 LANDMAP is the formally adopted methodology for landscape assessment in Wales and, as such, forms the baseline for this assessment. The *Wrexham LANDMAP Supplementary Planning Guidance* (adopted 2007) subdivides the Borough into a series of four broad landscape types and twenty-seven geographically distinct landscape character areas (LCA).

3.18 The Proposed Development would be located within the Rural/Urban Villages landscape type and within LCA 7a: Chirk. The land to the west of the Site (west of the canal) is located within the Uplands landscape type and within LCA 5a: Chirk Estate to Froncysyllte. Extracts from the SPG, detailing these LCAs, are included as Appendix 2. The influence and visual dominance of industrial structures upon LCA 7a is specifically noted in the SPG.

Future Landscape Change

- 3.19 The site of the Proposed Development would be located within the much larger Kronospan site. It seems reasonable to assume that, irrespective of the presence/absence of the Proposed Development, that there would be some degree of change within the wider Site as buildings are upgraded or replaced to accommodate new industrial processes, or are otherwise refurbished, and new items of plant are introduced to the Site, reflecting changes in technology or working practices.

Visual Baseline

- 3.20 As noted in Section 2 above, a series of viewpoints were identified and agreed with Wrexham County Council (and other consultees where necessary) or identified in the field as part of work related to the assessment of previous development proposals at the wider Kronospan site.
- 3.21 From three of these, there would be no views of the Proposed Development due to the presence of dense vegetation cover along the B5070 Holyhead Road and the presence of other existing buildings within the wide Kronospan site. As such, Viewpoints O, P and S have been scoped out of the LVIA.
- 3.22 Figures 2a-p include visualisations from each of the sixteen viewpoints included in the LVIA. Each Figure has been prepared in accordance with current best practice guidance¹, and a detailed methodology describing how they have been produced is included in Appendix 2. Baseline photography is provided from each Viewpoint and is annotated where deemed appropriate to highlight key features.
- 3.23 Photomontages illustrating how the Proposed Development would appear are also included on some of the Figures. Photomontages have been prepared from selected Viewpoints (Viewpoints C, E, I and M) where clearer views of the Proposed Development are anticipated.
- 3.24 The viewpoints included in the LVIA are set out in Table 1 below, and locations are illustrated on Figure 1.

¹ Landscape Institute, 2019. *Visual Representation of Development Proposals. Technical Guidance Note 06/19*

Table 1: Viewpoints Included in the LVIA

Viewpoint	British National Grid Co-ordinates	Viewpoint Details
A: Chirk Recreation Ground	329040, 337815	<i>Representative</i> of views from public open space in Chirk village centre
B: Offa's Dyke Path near Fron Isaf	327302, 339844	<i>Representative</i> of views from the National Trail, north-west of the site
C: N edge of Chirk	328921, 339165	<i>Representative</i> of views available to residents and road users at the edge of the village
D: Chirk Castle Gates	328106, 337680	<i>Specific</i> view from the Castle gates
E: Green Lane	329696, 338817	<i>Illustrative</i> of the degree to which the Proposed Development would be screened by other features in views from elevated locations
F: B5070 north of Chirk	328869, 339668	<i>Representative</i> of the views available from the road leading into the village
G: Offa's Dyke Path west of Bronygarth	325714, 336544	<i>Representative</i> of views from the National Trail, south-west of the site
H: Chirk Castle	327158, 338969	<i>Specific</i> view from the garden terrace at the Castle
I: New Hall	327559, 338814	<i>Representative</i> of views from the adjacent road network and nearby property, and also from the entrance to Chirk Castle
J: Canal towpath near marina	328604, 339624	<i>Representative</i> of views available to canal and towpath users (including those at the marina)
K: Canal towpath north-west of site	328520, 338945	<i>Representative</i> of views available to canal and towpath users
L: Chirk Castle driveway	327234, 338569	<i>Representative</i> of views available to visitors on their way to the Castle itself.
M: Canal towpath north of site	328562, 339101	<i>Representative</i> of views available to canal and towpath users
N: Canal towpath north of site	328564, 339152	<i>Representative</i> of views available to canal and towpath users
Q: New Hall South Lodge (Chirk Castle Entrance)	327517, 338763	<i>Specific</i> view from the entrance to Chirk Castle, adjacent to the listed lodge building
R: Eastern edge of Chirk Castle Estate	327544, 338701	<i>Illustrative</i> of views from the eastern edge of the Chirk Castle Estate

3.25 Viewpoints fall into three categories, as set out in the GLVIA:

- Representative viewpoints (which represent the experience of different types of receptors in the vicinity);

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- Specific viewpoints (a particular view, for example a well-known beauty spot);
 - Illustrative viewpoints (which illustrate a particular effect/issue, which may include limited/lack of visibility).

3.26 It should be noted that the viewpoint itself is not the receptor; rather it is the people that would be experiencing the view from the viewpoint. Receptors in the vicinity of the Site that are likely to experience views of the Proposed Development include:

- Local residents;
- Users of public rights of way and other routes/ land with public access, including the Offa's Dyke Path National Trail;
- Visitors to Chirk Castle
- Road and rail users.

Cumulative Development

3.27 A series of new or improved facilities at the wider Kronospan site are proposed as part of Kronospan Vision 2020. This comprises several major projects, the following of which are operational or under construction:

- Log yard silos and RCF offloading and grading facilities;
- Melamine facing press hall/ building; and
- Wood Chip Preparation Building and WSEP Chip Dryer;
- Refurbishment of Existing Chipper Facility;
- Log Offloading and Flaker Facility (new building of maximum height 2.1m, and associated trackside cranes and conveyors);
- Raw Board Storage (under construction); and
- North East Warehouse (under construction).

3.28 The presence of these five schemes forms part of the main LVIA baseline.

3.29 One further project benefits from planning consent but is yet to be built, namely:

- Oriented Strand Board (OSB) Facility (vertical extension to an existing building, with an increased maximum height of 28m, and a new building of maximum height of 33.2m).

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- 3.30 Planning applications for two further projects are awaiting determination, namely:
- Covered Loading Yard (horizontal extension to an existing building close to the eastern boundary of the wider Kronospan site, with no increase in height);
 - Engineering Stores (new warehouse building at the southern edge of the wider Kronospan site, with a maximum height of 12m).
- 3.31 The cumulative assessment set out in Section 4 is concerned with the effects of the Proposed Development based upon a further cumulative baseline scenario where the five schemes listed above are also present.

4 Assessment of Effects

Construction

- 4.1 The Proposed Development would be located within a large industrial site, where the movement of vehicles, stockpiling of materials and operation of plant are inherent characteristics, and where construction activity relating to other facilities within the wider site is already a familiar influence.
- 4.2 Construction activity associated with the Proposed Development would be experienced in the context of the operational Site and would have little or no influence upon the character of the surrounding landscape or upon views, both of which are already influenced by the extensive and sometimes tall industrial structures present. As such, construction stage effects would not be significant.

Landscape Effects: Operational

Effects on Landscape Fabric

- 4.3 The Proposed Development would comprise an extension to an existing building, and several new silos. The Proposed Development would be sited wholly within the wider Kronospan site where similar structures, buildings and materials stockpiles are already present. The Proposed Development would be located wholly within an existing area of hardstanding. No vegetation loss would be required.
- 4.4 Hardstanding is not a sensitive landscape element, and its replacement with new structures would clearly not result in significant effects upon landscape fabric. Given this, a detailed assessment of effects upon landscape fabric is not considered to be necessary.

Effects on Landscape Character

- 4.5 A detailed assessment of effects upon the character of LCA5a: Chirk Estate to Froncysyllte and LCA7a: Chirk is set out in Appendix 3. In both LCAs, the effects of the Proposed Development would be similar.
- 4.6 In summary, the Proposed Development would comprise a limited addition to the existing assemblage of structures within the wider Kronospan site. Whilst the new structures would be large in their own right, they would be in keeping with the size and scale of existing structures and be very similar to these in form and materials. From within much of Chirk, the existing structures at the wider Kronospan site, and vegetation cover within the town would screen the new structures. Similar screening would be provided from along much of the canal corridor, and from the more formal areas of the Chirk Castle estate. The underlying landscape characteristics of the two LCAs within the Study Area would remain as at baseline, with only very limited, localised and incremental change in the visual context of the landscape occurring. The effects of this would be negligible and would not be significant.

Visual Effects: Operational

- 4.7 A detailed assessment of visual effects at the sixteen viewpoints included in the LVIA is set out in Appendix 4. In summary, none of the viewpoints would experience significant visual effects, and at three of the viewpoints the Proposed Development would not be visible due to intervening vegetation cover.
- 4.8 The Proposed Development would be introduced into the wider Kronospan site where many large-scale industrial structures are already present and are often visible from locations in the surrounding area. The new structures would always be viewed in the context of the existing development at Kronospan and would appear as an extension to this, rather than as a separate feature.
- 4.9 From some locations the Proposed Development would be largely screened from view by existing structures (refer to Viewpoint A as an example). At others, chiefly north of the Kronospan site including along the canal corridor, the Proposed Development would wholly or partially screen views of existing structures (refer to Viewpoints C, F, K, M and N). In these cases, the introduction of the Proposed Development would not appreciably increase the amount of built development visible, but rather would simply give rise to relatively limited change in what is visible, i.e. replacing one visible structure with another.

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- 4.10 When viewed from locations more directly east or west of the Kronospan site, the introduction of the Proposed Development would result in a limited increase in the horizontal spread of large-scale structures in the view (refer to Viewpoints E, I and R). This would not give rise to any notable change in the nature of views available from these areas, where clear views of the Kronospan site are already available.
- 4.11 From some locations, the presence of vegetation cover in the intervening landscape would either largely (refer to Viewpoint Q) or wholly (refer to Viewpoints D, H and J) screen the Proposed Development from view. As such, there would be a negligible effect or no effect from some of the Viewpoints.
- 4.12 The Proposed Development would result in only a limited and incremental change to the assemblage of elements within the wider Kronospan site. Several of the existing structures are larger than the Proposed Development in terms of height or floorspace. The site as a whole has a well-established influence upon views across the surrounding landscape and the various structures are familiar features. The further presence of the new structures forming part of the Proposed Development would have little or no appreciable effect upon this influence.

Effects on Landscape Designations

- 4.13 The Clwydian Range and Dee Valley AONB was extended in 2011 to cover the area west of the wider Kronospan site, and the wider Kronospan site was present when this extension took place. The presence of large-scale industrial structures at Kronospan did not preclude the inclusion of land a short distance west of the Site within the AONB.
- 4.14 As noted above, neither the landscape effects nor the visual effects of the Proposed Development would be significant. As such, it follows that the presence of the Proposed Development would not have a material effect upon either the statutory purposes or the special qualities of the AONB. The presence of the Kronospan facility is an established part of the context of the south-eastern edge of the AONB (i.e. the area around Chirk). The addition of the Proposed Development would not materially increase this influence upon the designation.

Cumulative Effects

- 4.15 In a scenario where the five consented cumulative schemes set out in Section 3 are present, this would incrementally increase the well-established influence of the wider

Kronospan site upon the surrounding landscape and upon views. Their presence would not however open up any new aspect of visibility or views towards the Proposed Development, which would continue to be well screened by existing structures and by vegetation cover.

- 4.16 As such, the effects of the Proposed Development would not materially differ from those described above. Cumulative effects would not be significant.

5 Mitigation

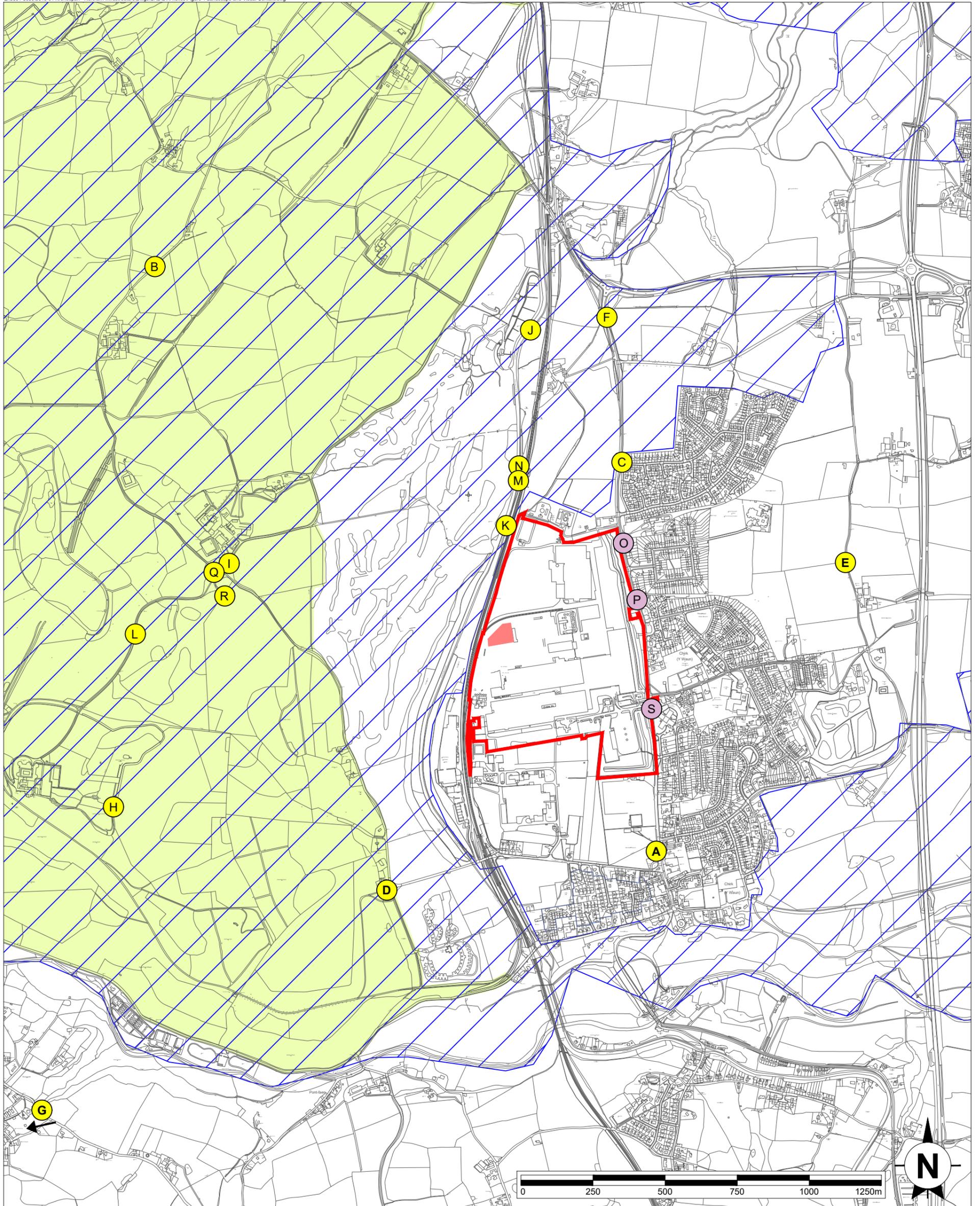
- 5.1 As the landscape and visual effects of the Proposed Development would not be significant, no further specific mitigation measures are deemed necessary.

- 5.2 It should also be noted that, independent of this planning application, the Applicant submitted a landscape strategy for the area surrounding the wider Kronospan site in May 2017. The purpose of the landscape strategy was to identify and then implement opportunities for enhanced screening of the wider Kronospan site via new off-site planting and changes to the management of existing vegetation. The landscape strategy was approved by Wrexham County Borough Council in 2019 and planting has subsequently been carried out within land owned by Kronospan. This planting will result in some reduction in the visibility of the wider Kronospan site generally over time as it establishes and grows in stature.

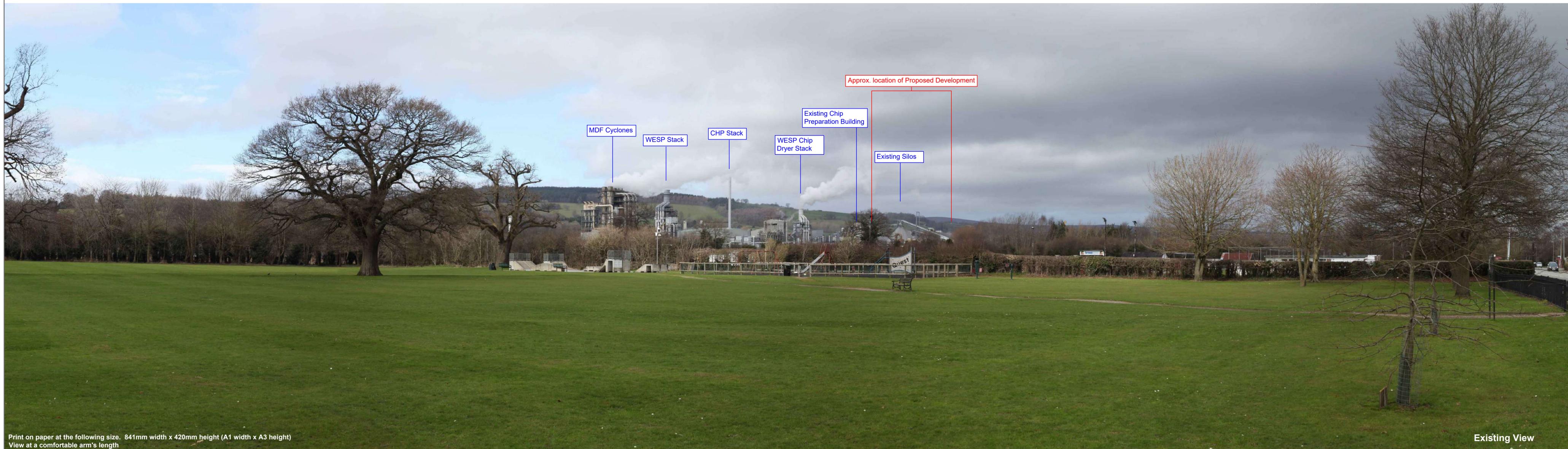
6 Residual Effects and Conclusions

- 6.1 The Proposed Development would be introduced into an existing large-scale industrial site that is an established influence upon the town of Chirk and the surrounding rural area. Views of existing tall, bulky structures at the Kronospan site are commonplace from within the study area and their presence is an established part of the character of the landscape. The further presence of the Proposed Development would not result in only very limited and incremental to this established influence upon the landscape and upon views. Neither the landscape effects nor the visual effects of the Proposed Development would be significant.

FIGURES



	Key:			
		Location of Proposed Development		Viewpoint included in the LVIA
		Kronospan Site Boundary		Viewpoint scoped out of the LVIA
		Area of Outstanding Natural Beauty		
		Special Landscape Area		
Kronospan Chip Preparation Building Extension and Raw Materials Storage Silos				
Figure 1				
Landscape and Visual Context				
Scale 1:12,500@A3			Date June 2022	



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

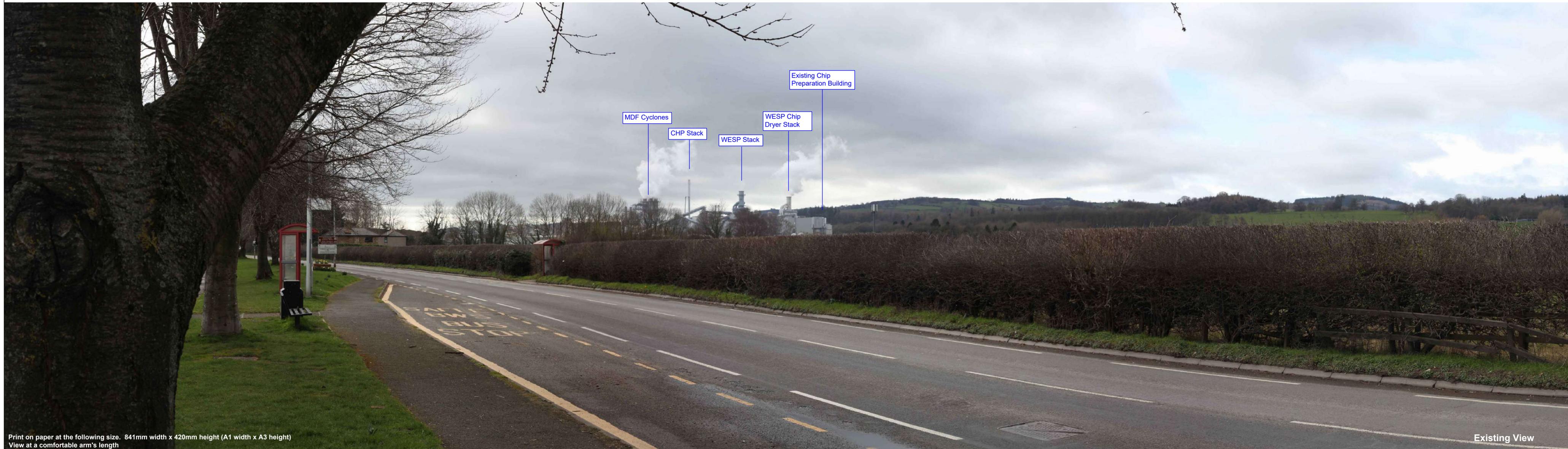
Existing View



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View

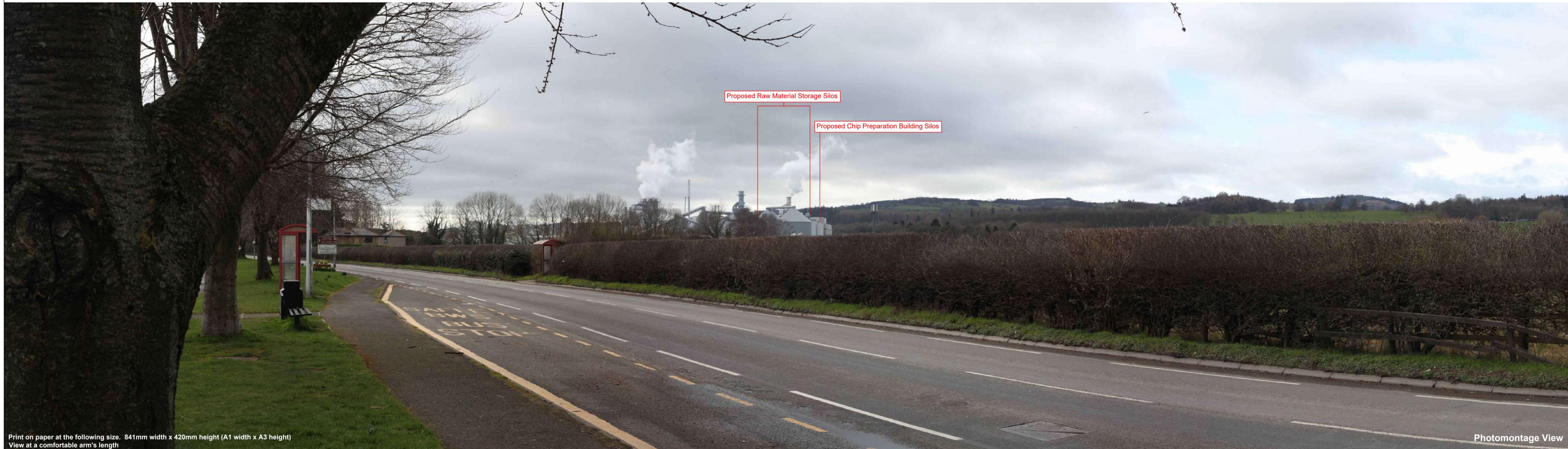
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Projection: Cylindrical	Date and Time of Photograph: 17/03/22 14:56	Lens: Canon EF 50mm 1:1.8 II	Direction of View: South-east



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View at a comfortable arm's length

Existing View

Visualisation Type: Type 1	Enlargement Factor: 96%	Camera: Canon EOS 5D FFS	HFoV: 90°
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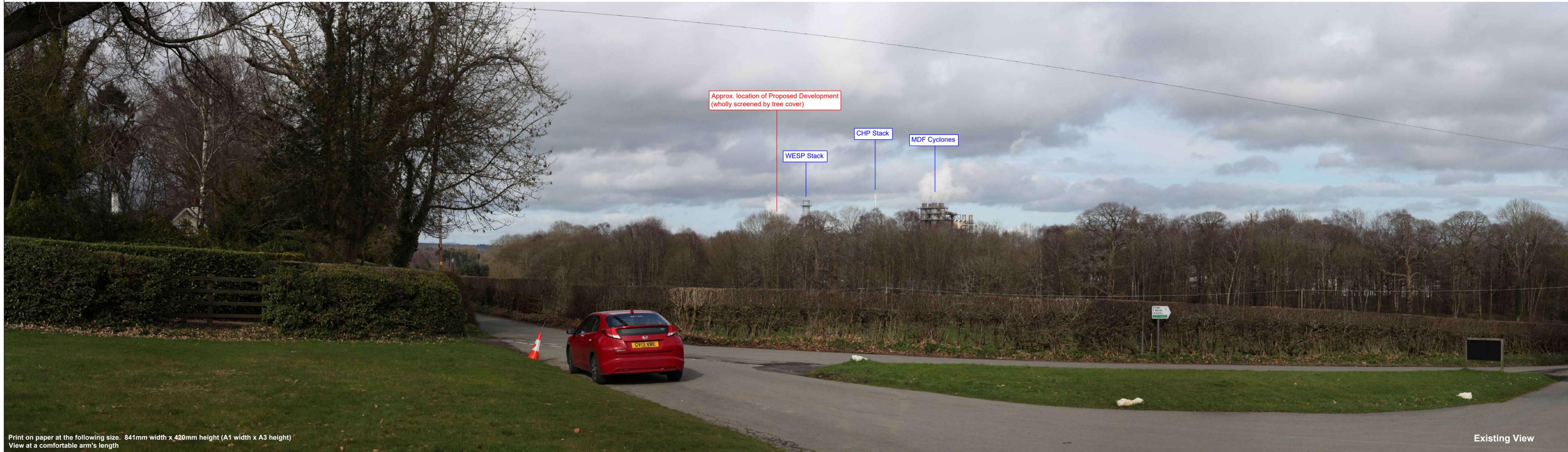


Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Photomontage View

Visualisation Type: Type 3 Enlargement Factor: 96% Camera: Canon EOS 5D FFS HFoV: 90°
Projection: Cylindrical Date and Time of Photograph: 17/03/22 11:47 Lens: Canon EF 50mm 1:1.8 II Direction of View: South-west

KRONOSPAN CHIP PREP EXTENSION & RAW MATERIAL SILOS
Figure 2c (ii) Viewpoint C: North edge of Chirk 



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View

Visualisation Type: Type 1	Enlargement Factor: 96%	Camera: Canon EOS 5D FFS	HFoV: 90°
Projection: Cylindrical	Date and Time of Photograph: 17/03/22 14:13	Lens: Canon EF 50mm 1:1.8 II	Direction of View: North-east



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View

Visualisation Type: Type 1	Enlargement Factor: 96%	Camera: Canon EOS 5D FFS	HFoV: 90°
Projection: Cylindrical	Date and Time of Photograph: 27/01/22 10:20	Lens: Canon EF 50mm 1:1.8 II	Direction of View: West



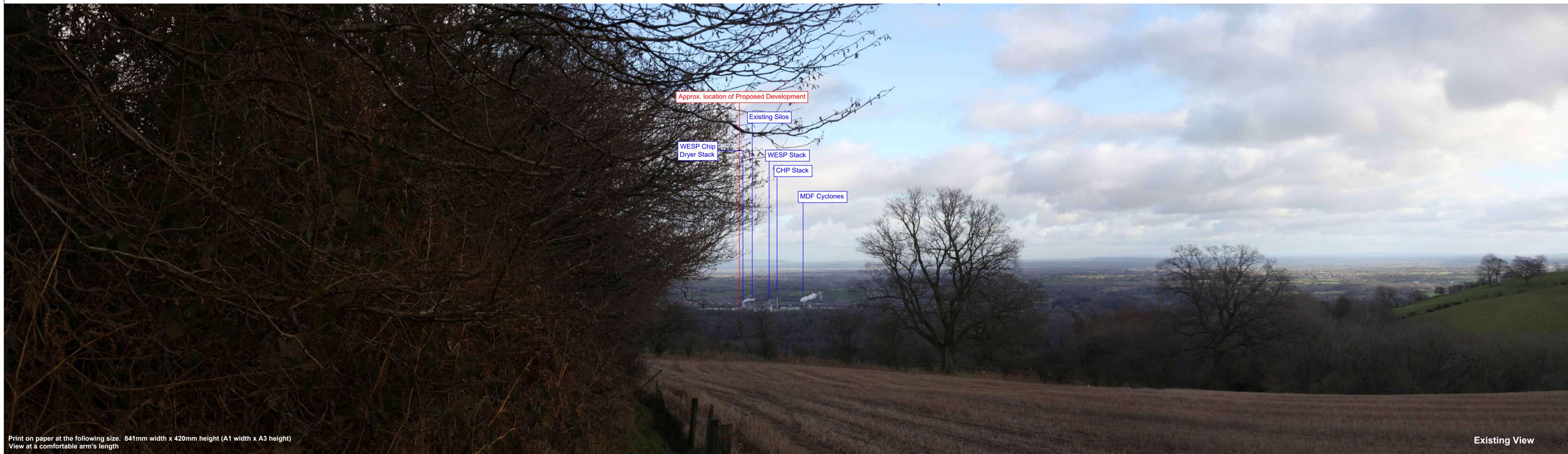
Proposed Chip Preparation Building Extension

Proposed Raw Material Storage Silos

Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Photomontage View

Visualisation Type: Type 3	Enlargement Factor: 96%	Camera: Canon EOS 5D FFS	HFoV: 90°
Projection: Cylindrical	Date and Time of Photograph: 27/01/22 10:20	Lens: Canon EF 50mm 1:1.8 II	Direction of View: West



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Photomontage View

Visualisation Type: Type 3 Enlargement Factor: 96% Camera: Canon EOS 5D FFS HFoV: 90°
Projection: Cylindrical Date and Time of Photograph: 17/03/22 14:13 Lens: Canon EF 50mm 1:1.8 II Direction of View: East-south-east

KRONOSPAN CHIP PREP EXTENSION & RAW MATERIAL SILOS
Figure 2i (ii) Viewpoint I: New Hall axis



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View



Print on paper at the following size: 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

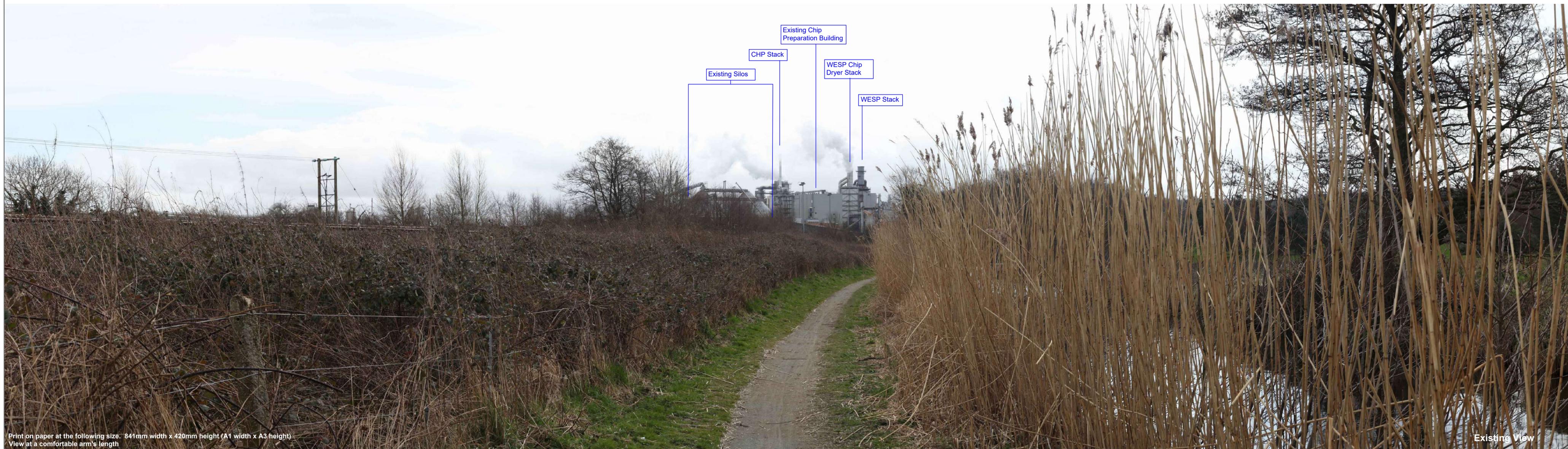
Existing View



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View

Visualisation Type: Type 1	Enlargement Factor: 96%	Camera: Canon EOS 5D FFS	HFoV: 90°
Projection: Cylindrical	Date and Time of Photograph: 29/03/22 15:15	Lens: Canon EF 50mm 1:1.8 II	Direction of View: East



Print on paper at the following size: 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View

Visualisation Type: Type 1 Enlargement Factor: 96% Camera: Canon EOS 5D FFS HFoV: 90°
Projection: Cylindrical Date and Time of Photograph: 17/03/22 13:33 Lens: Canon EF 50mm 1:1.8 II Direction of View: South

KRONOSPAN CHIP PREP EXTENSION & RAW MATERIAL SILOS
Figure 2m (i) Viewpoint M: Canal towpath north of Site

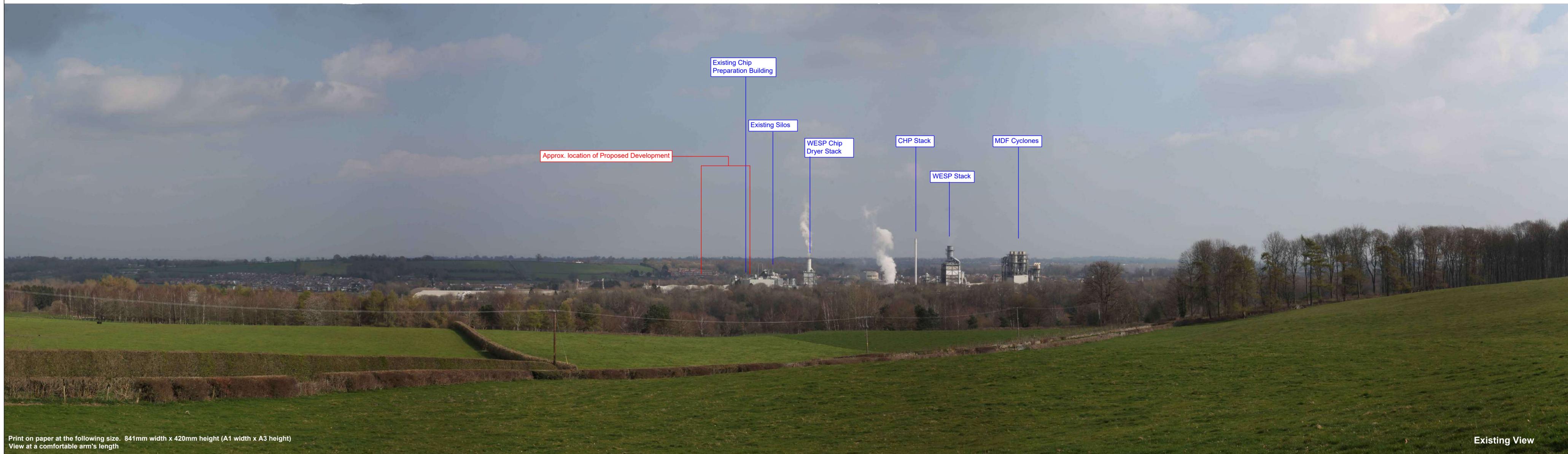


Print on paper at the following size: 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Photomontage View

Visualisation Type: Type 3 Enlargement Factor: 96% Camera: Canon EOS 5D FFS HFoV: 90°
Projection: Cylindrical Date and Time of Photograph: 17/03/22 13:33 Lens: Canon EF 50mm 1:1.8 II Direction of View: South

KRONOSPAN CHIP PREP EXTENSION & RAW MATERIAL SILOS
Figure 2m (ii) Viewpoint M: Canal towpath north of Site



Print on paper at the following size. 841mm width x 420mm height (A1 width x A3 height)
View at a comfortable arm's length

Existing View

APPENDICES

APPENDIX 1

LVIA METHODOLOGY

Appendix 1: LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1.0 Introduction

1.1 Landscape and Visual Impact Assessment (LVIA) is a tool used to systematically identify and assess the nature and significance of the effects of a proposed development upon the landscape and upon views and visual amenity. The purpose of the LVIA is to identify the level and nature of effect arising from a proposed development and if necessary, through an iterative design process, to inform changes to the development and evolution of mitigation strategies which minimise significant effects wherever possible.

1.2 The methodology for this LVIA is informed by guidance contained within the *Guidelines for Landscape and Visual Impact Assessment* (The Landscape Institute and Institute of Environmental Assessment, 3rd Edition, 2013), often referred to as 'the GLVIA'. The LVIA aims to establish the following:

- A clear understanding of the development site and its context, in respect of the physical and perceived landscape and of views and visual amenity;
- An understanding of the proposed development in terms of how this would relate to the existing landscape and views;
- An identification of likely significant effects of the proposed development upon the landscape and upon views, throughout the life-cycle of the development, including cumulative interactions with other developments;
- Those mitigation measures necessary to reduce/eliminate any potential adverse effect on the landscape or views arising as a result of the proposed development; and
- A conclusion as to the residual likely significant effects of the proposed development.

1.3 Professional judgement is a very important part of the LVIA process at every stage of the assessment. This judgement must be exercised within an assessment framework that transparently sets out the steps in the assessment process which have led to the overall conclusions. This is emphasised in Box 3.1 (page 37) of the GLVIA, which advocates a structured approach that considers the sensitivity of the receptor and magnitude of the effect when determining if an effect is significant or not.

- 1.4 To ensure the transparency of the assessment and professional judgements made, the LVIA follows a standard approach, namely:
- The establishment of the baseline conditions, against which the effects of the proposed development will be assessed;
 - The determination of the nature of the receptor likely to be affected, i.e. its sensitivity;
 - The prediction of the nature of the effect likely to occur, i.e. the magnitude of change; and
 - An assessment of whether a likely significant effect would occur upon any receptor, by considering the predicted magnitude of change together with the sensitivity of the receptor, taking into account any proposed mitigation measures.
- 1.5 The GLVIA clarifies that the guidance concentrates on
[1.20] “...principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not provide a detailed ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstance”.
- 1.6 As set out above, use of professional judgement within a structured assessment framework is a very important element of the assessment of landscape and visual effects. As discussed in the GLVIA:
[2.23] “...Whilst there is some scope for quantitative measurement of some relatively objective matters, ...much of the assessment must rely on qualitative judgement, for example about what effect the introduction of a new development or land use change may have on visual amenity, or about the significance of change in the character of the landscape and whether it is positive or negative”.
[2.24] “...In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others...”
[2.26] “...In carrying out an LVIA the landscape professional must always take an independent stance, and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned”.

1.7 Landscape and visual matters are separate, although closely related and interlinked issues, and are dealt with as such throughout the LVIA. The methodologies for assessing both are outlined separately below.

2.0 Landscape Assessment

2.1 The landscape assessment considers the potential effects of the proposed development on the components of the landscape as an environmental resource. Landscape receptors which could be affected by a proposed development may include:

- Individual constituent elements and features of the landscape (sometimes referred to as landscape fabric);
- Specific aesthetic and perceptual qualities of the landscape;
- The overall character and key characteristics of the landscape as experienced in different areas (e.g. landscape character areas or types).

Sensitivity

2.2 The nature of a landscape receptor likely to be affected, i.e. its **sensitivity** is determined by considering two factors, namely:

- Susceptibility to change; and
- Value.

Susceptibility to Change

2.3 Susceptibility to change is defined in the GLVIA as follows:

[5.40] *“This means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”*

[5.41] *“The assessment may take place in situations where there are existing landscape sensitivity and capacity studies, which have become increasingly common. They may deal with the general type of development that is proposed, in*

which case they may provide useful preliminary background information for assessment. But they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal'.

2.4 To understand susceptibility to change, the various characteristics/factors that make up a particular landscape must be identified and consideration given as to how these will be affected by the proposed development. Consideration is given to physical and perceptual factors which are considered together to derive an overall susceptibility to change. Factors influencing the susceptibility of a landscape to change resulting from *industrial buildings and plant* are set out below:

- **Scale:** A larger scale landscape (relative to the development proposed) will typically be less susceptible than a smaller scale landscape;
- **Pattern/Complexity:** The susceptibility of a receiving landscape to change will be influenced by the specific pattern of features and elements present and by the complexity of this pattern;
- **Development/Human Influence:** A landscape that includes obvious alterations to natural ground levels, contemporary development, or that is clearly functional/ utilitarian in land use will typically be less susceptible than one where development is more traditional in style, or where natural influences and natural, or long-established landforms are predominant;
- **Connections with adjacent areas:** A landscape which has a clear relationship with other surrounding landscapes, for example in relation to views in and out will typically be more susceptible than one where such relationships are not present;
- **Visual Interruption:** A landscape where views are frequently interrupted by screening features, for example vegetation cover or variations in landform will typically be less susceptible than one where there are few/no screening features.

2.5 A particular landscape may have different characteristics that are more or less susceptible to change. As such, the overall susceptibility to change allocated using professional judgement based upon consideration of the various factors outlined above and the relative weight attached to these (which will vary from landscape to landscape). The assessment of susceptibility is expressed using a three point verbal scale of high, medium or low. Where appropriate, intermediate levels such

as medium/high or low/medium are used to refine the assessment. The rationale in support of the assessment of susceptibility is set out for each receptor in the assessment, so that it is clear how each judgement has been made.

Value

2.6 The value of the landscape receptor is independent of any development proposal. The absence of a formal landscape designation does not necessarily imply that a landscape is of lower value. Value is defined in the GLVIA as:

[5.19] *“...the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons...Landscapes or their component parts may be valued at the community, local, national or international levels...”*

2.7 Factors that can help in identifying valued landscapes include:

- Presence/absence of statutory landscape designations;
- Presence/absence of local landscape designations and associated policies;
- Landscape quality/condition;
- Scenic quality;
- Rarity of particular elements/features;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Cultural associations.

2.8 The assessment of value is expressed on a similar basis to that described for susceptibility of change above. Table 2.1 indicates how the above factors have been used to determine landscape value.

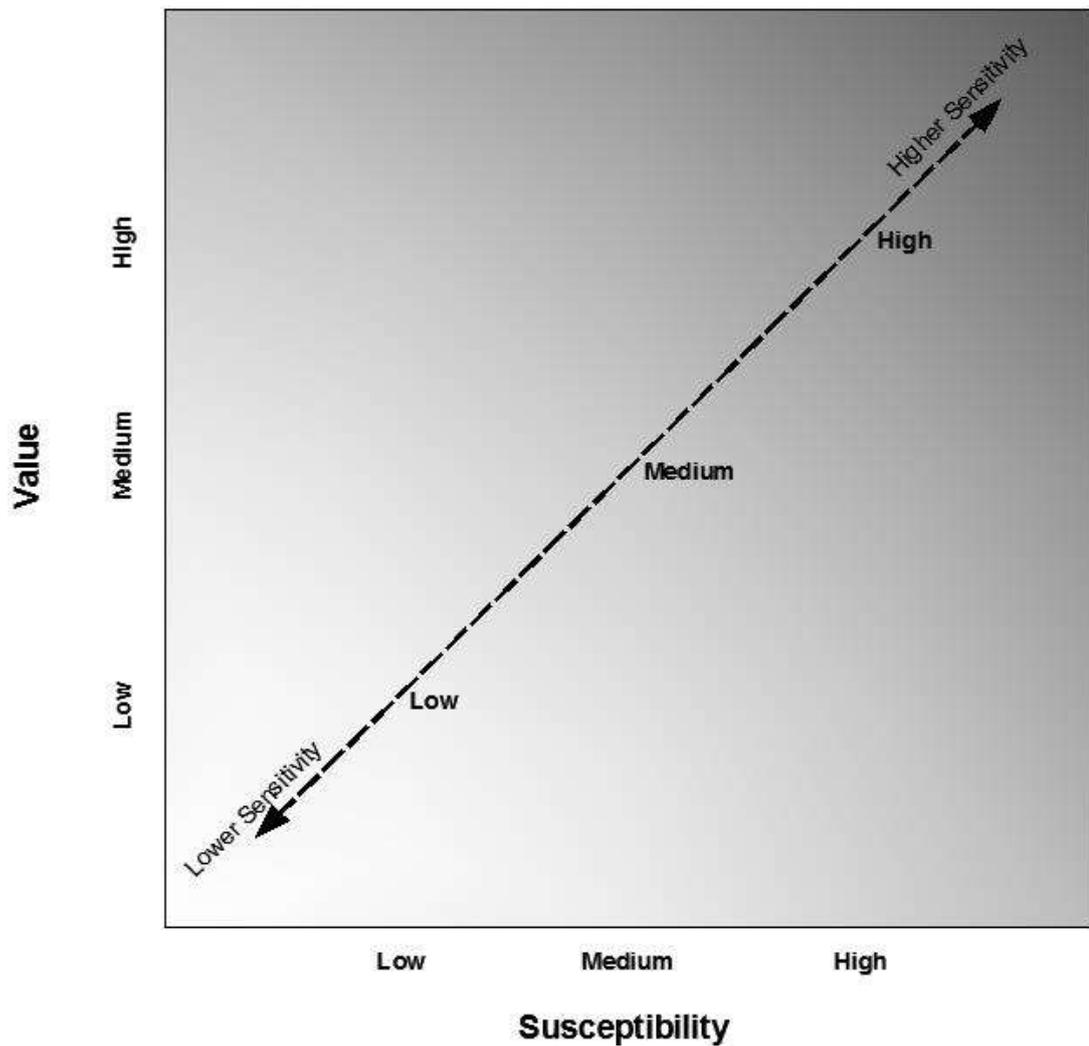
Table 2.1: Landscape Value Criteria

	Criteria tending towards higher or lower value	
	Higher ←	→ Lower
Value	<p>Unique, and/or strongly positive landscape character, often with strong associations or (non-landscape) environmental designations.</p> <p>Nationally designated landscape (protected by statute).</p>	<p>Widespread or common landscape character.</p> <p>Negative character. Lack of other environmental qualities</p> <p>Landscape without formal designation and with limited positive contribution to the locality</p>

Sensitivity

2.9 Susceptibility to change and value are considered together to determine the sensitivity of the receptor. It should be noted that the relationship between susceptibility to change and value can be complex and is not linear. For example a highly valued landscape (such as a National Park) may have a low susceptibility to change, due both to the characteristics of the landscape and the nature of the change proposed. Table 2.2 below provides a guide as to how susceptibility and value can be combined to assess sensitivity (with the grey shading indicative of the increasing sensitivity of receptors with increasing susceptibility and/or value). However, the final assessment of sensitivity is one of professional judgement based on consideration of the susceptibility and value assessments.

Table 2.2: Indicative Sensitivity Assessment



Magnitude

2.10 The nature of the effect that is likely to occur, i.e. its **magnitude**, is determined by considering four separate factors, namely:

- Size/scale;
- Geographical extent;
- Duration;
- Reversibility.

2.11 The size and scale of an effect is determined by considering the amount of change experienced by a receptor, including:

- The extent of existing landscape elements that would be lost, the proportion of the total extent that this represents; and the contribution of that element to the wider character;
- The degree to which aesthetic or perceptual aspects of the landscapes are altered by the removal, or introduction of new landscape components;
- Whether change affects the key characteristics of a landscape.

2.12 The geographical extent of an effect is the area over which effects will be experienced. It is not the same as size/scale, as a small-scale change may be experienced over a wider area, or vice-versa.

2.13 The duration of an effect simply relates to the length of time for which it would be experienced, as follows:

- Long-term: 10+ years; or the change could not reasonably be considered temporary in nature;
- Medium-term: 3-10 years; and
- Short-term: 0-3 years.

2.14 The reversibility of an effect relates to the prospects and practicality of an effect being able to be wholly or partially reversed, or whether the change cannot realistically be reversed, i.e. it is permanent.

2.15 These four factors are then considered together to derive an overall magnitude of change for each receptor, which is determined by use of professional judgement. The assessment of the magnitude of change is expressed using a four point verbal scale of large, medium, small or negligible. Where appropriate, intermediate levels such as medium/large or small/medium are used to refine the assessment. Table 2.3 indicates how the above factors have been used to inform magnitude of change. As the circumstances of each specific receptor will vary, a reasoned narrative is set out in the LVIA in order to justify the particular magnitude of change allocated to each receptor.

Table 2.3: Magnitude of Landscape Change Criteria (indicative)

Magnitude	Description
Large	A substantial change in landscape characteristics and/or over extensive geographical area and/or which may result in an irreversible landscape impact.
Medium	A moderate change in landscape characteristics and/or which may be over a large geographical area, and/or which may be reversible over a long duration of time.
Small	A small change in landscape characteristics and/or which may be over a relatively localised geographical area, and/or which may be reversible over a short duration of time.
Negligible	A barely perceptible change in landscape characteristics and/or which is focused on a small geographical area, and/or which is almost or completely reversible.

3.0 Visual Assessment

3.1 A visual assessment is concerned with the potential effects upon the population likely to be affected (i.e. the views experienced by people). As for landscape effects (Section 2.0), the sensitivity of the receptor affected is identified, as is the magnitude of the change that would occur. These are then considered together to determine the level and significance of effect.

3.2 A key part of the visual assessment is the assessment of effects from a number of predetermined viewpoints, which reflect views available to different groups of people. The viewpoint itself is not the receptor; rather it is the people that would be experiencing the view. These people will generally have different responses to a change in view depending upon their location, their activity, and other factors, including the weather and time of day/year. Viewpoints fall into three categories(as set out in the GLVIA):

- Representative viewpoints (which represent the experience of different types of receptors in the vicinity);
- Specific viewpoints (a particular view, for example a well-known beauty spot);
- Illustrative viewpoints (which illustrate a particular effect/issue, which may include limited/lack of visibility).

3.3 Private viewpoints, such as from specific residential properties are not typically included in the LVIA. It is often impractical to visit all affected properties and access to private land may not be granted. Representative or specific viewpoints from nearby publicly accessible locations can often give an impression of what effects from private land would be.

Sensitivity

3.4 The nature of a visual receptor likely to be affected, i.e. its **sensitivity** is determined by considering two factors, namely:

- Susceptibility to change;
- Value.

Susceptibility to Change

3.5 The GLVIA identifies susceptibility to change in view/visual amenity as:

[6.32] “...*mainly a function of:*

- *The occupation or activity of people experiencing the view at particular locations; and*
- *The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations”.*

3.6 Susceptibility to change is, in part, classified based upon the indicative criteria, provided in the GLVIA, as set out in Table 3.1 over the page.

Table 3.1: Typical Visual Susceptibility to Change Criteria (indicative)

Criteria Level	Description
Susceptibility to Change	
High	Residents at home; People engaged in outdoor recreation, whose attention/interest is likely to be focused on the landscape or particular views, including from public rights of way; Visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience; Communities where views contribute to the landscape setting enjoyed by residents; Travellers on scenic routes.
Medium	Travellers on road, rail, or other transport routes.
Low	People engaged in outdoor sport/recreation which does not involve/depend upon appreciation of views of the landscape; People at their place of work whose attention may be focused on their work/activity and not their surroundings.

- 3.7 It is important to note that the examples set out in GLVIA and Table 3.1 above only address the first bullet point and part of the second bullet point in paragraph 3.5 above (which are focussed on the occupation or activity of the people and the extent to which their attention is focussed on the view).
- 3.8 As such, the assessment of susceptibility in Table 3.1 and GLVIA (pages 113 & 114) needs to be adjusted to reflect the requirements of the final part of the second bullet point, namely the visual amenity that people currently experience. GLVIA identifies clearly that the division between categories of susceptibility to change:
[6.35] *“...is not black and white and in reality there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity...”*
- 3.9 For example, the presence of existing detracting features in any given view may reduce the visual amenity of those experiencing the view. This may therefore reduce their susceptibility to certain types of change and ultimately their sensitivity.
- 3.10 The assessment of susceptibility to change is made on the same basis as for landscape effects (Section 2.0 above). A three point scale (with intermediate levels where appropriate) is used, supported by a reasoned narrative that explains the judgement made.

Value

- 3.11 In accordance with paragraph 6.37 of the GLVIA when considering the value of a view experienced, this should take account of:
- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
 - Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art.
- 3.12 For this reason, whilst not specifically referenced in the current edition of GLVIA, the number of people likely to be affected can influence the value assigned to a particular view.
- 3.13 The assessment of value is made on the same basis as the assessment of susceptibility of change.

Sensitivity

- 3.14 Susceptibility to change and value are considered together as discussed above for landscape sensitivity and illustrated above on Table 2.2. Again, professional judgement determines the final judgement of sensitivity, due to the non-linear and complex relationship between susceptibility and value. A reasoned narrative is set out in the LVIA in order to justify the particular sensitivity assessed for each receptor, so that it is clear how each judgement has been made.

Magnitude

- 3.15 The nature of the visual effect that is likely to occur, i.e. its **magnitude**, is determined by considering four separate factors, namely:
- Size/scale;
 - Geographical extent;
 - Duration;
 - Reversibility.

- 3.16 The size and scale of an effect is determined by considering the following:
- The scale of change in view, in respect of the loss of or addition of features, and change in composition, including the proportion of the view occupied by the development;
 - The degree of contrast or integration of new features or other changes;
 - The nature of the view, namely the relative amount of time it would be experienced for and whether the views would be full, partial or glimpsed.
- 3.17 The geographical extent of an effect will vary from viewpoint to viewpoint and will reflect the following:
- The angle of view in relation to the main activity of the receptor;
 - The distance from the proposed development;
 - The extent over which change in view would be visible.
- 3.18 The duration of an effect simply relates to the length of time for which it would be experienced, as follows:
- Long-term: 10+ years; or the change could not reasonably be considered temporary in nature;
 - Medium-term: 3-10 years; and
 - Short-term: 0-3 years.
- 3.19 The reversibility of an effect relates to the prospects and practicality of an effect being able to be wholly or partially reversed, or whether the change cannot realistically be reversed, i.e. it is permanent.
- 3.20 These four factors are then considered together to derive an overall magnitude of change for each receptor, which is determined by use of professional judgement. The assessment of the magnitude of change is expressed using a four point verbal scale of large, medium, small or negligible. Where appropriate, intermediate levels such as medium/large or small/medium are used to refine the assessment. Table 3.2 (over the page) indicates how the above factors have been used to inform magnitude of change. As the circumstances of each specific receptor will vary, a reasoned narrative is set out in the LVIA in order to justify the particular magnitude of change allocated to each receptor.

Table 3.2: Magnitude of Visual Change Criteria (indicative)

Magnitude	Description
Large	A change affecting a large proportion of a view, which may be seen across an extensive area or experienced from a long section of a route, and/or a longer-term effect, and/or contrasting with the existing view.
Medium	A change affecting a moderate proportion of a view, which may be seen across a wider area or experienced from a section of a route, and/or a medium-term effect, and/or broadly compatible with the existing view.
Small	A change affecting a smaller proportion of a view, which may be seen from a limited area or experienced from a short section of a route, and/or a shorter-term effect, and/or compatible with the existing view.
Negligible	A change which is barely perceptible in the view, and/or which is only glimpsed from a route.

4.0 Level and Significance of Effect

4.1 The purpose of Environmental Impact Assessment (EIA) is to determine the likely significant effects of a development proposal. Not all landscape and visual effects arising as a result of a particular proposal will be significant. Furthermore, a significant effect does not necessarily mean that such an effect is unacceptable to decision-makers. This is a matter to be weighed in the planning balance alongside other factors. What is important is that the likely effects of any proposal are transparently assessed and described in order that the relevant determining authority can bring a balanced and well-informed judgement to bear as part of the decision-making process.

4.2 *The State of Environmental Impact Assessment Practice in the UK* (Institute for Environmental Management and Assessment 2011) identifies a range of different factors that should be considered when evaluating the significance of an effect, including:

- Knowledge and experience of significance from previous assessments;
- Details of the development proposal, such as construction and operational activities, and the nature of the effect associated with such activity;
- Details about the environmental sensitivity of the area that will be affected;

- Feedback from scoping and consultation;
- The wider legal and policy context, which offers protection to the environment and community.

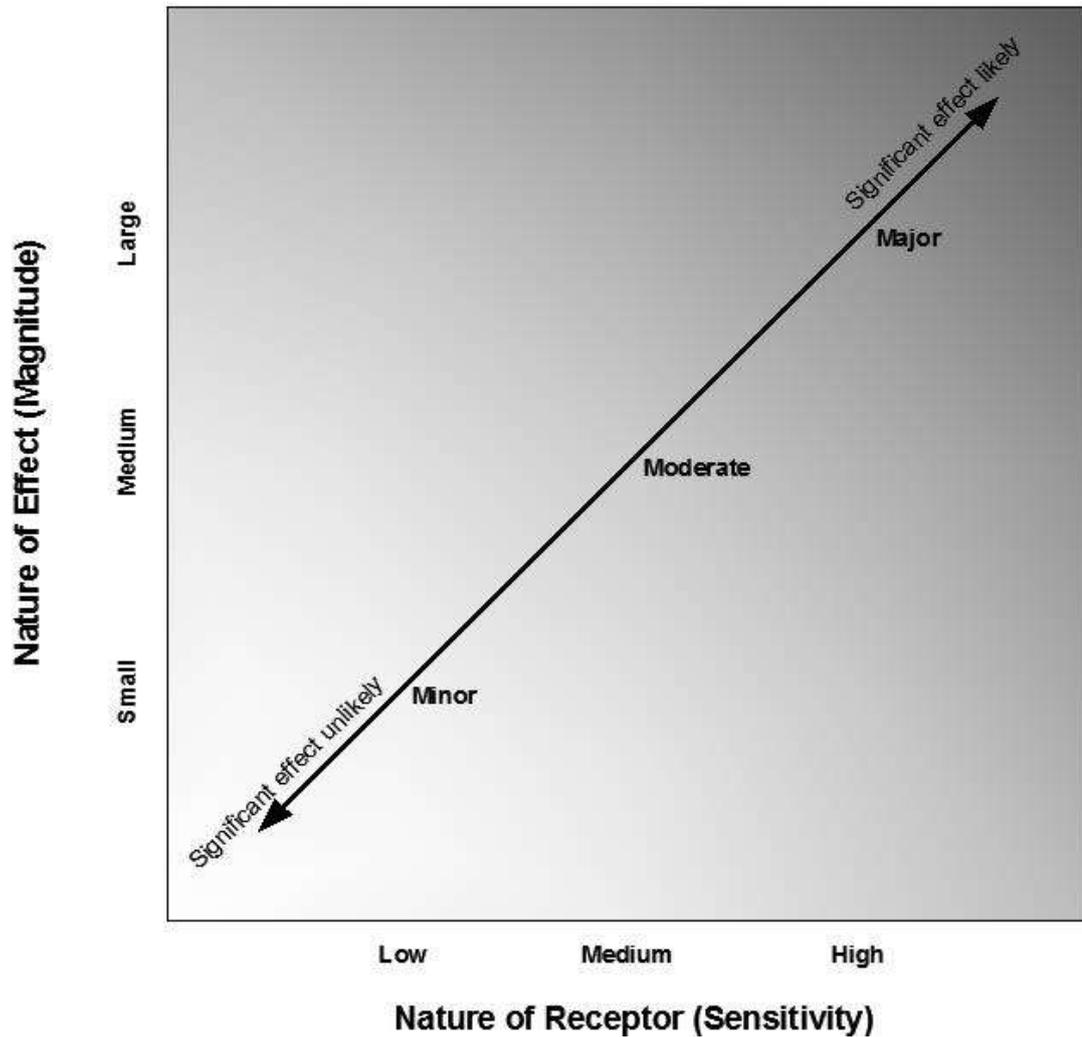
4.3 The level of effect can only be defined in relation to each particular development and its specific location. It is for each LVIA to determine how judgements about receptor sensitivity and the magnitude of change should be combined to derive the level of effect and to clearly explain how this assessment has been made, and if the level of effect is considered significant.

4.4 The matrix in Table 4.1 overleaf provides a guide as to how sensitivity and magnitude can be combined to identify the level of effect upon a receptor (with the grey shading indicative of the increasing level of effect with increasing sensitivity and/or magnitude). However, the final assessment of the level of effect and whether this is significant for decision makers is one of professional judgement.

4.5 Where magnitude of change is identified as 'negligible', then effects are automatically considered not to be significant due to the minimal level of change from baseline (which would often not be perceptible).

4.6 The judgement for this particular assessment is that greater than 'moderate' effects are more likely to be significant. This is because they would generally result from larger magnitudes of change on higher sensitivity receptors. This does not preclude a 'moderate' effect or lower being significant or a greater than 'moderate' effect not being significant. This judgement will depend on the specific circumstances being considered.

Table 4.1: Level of Effect Matrix (indicative)



4.7 The GLVIA identifies that:

[3.32] *“The Regulations require that a final judgement is made about whether or not each effect is likely to be significant. There are no hard and fast rules about what effects should be deemed ‘significant’ but LVIA’s should always distinguish clearly between what are considered to be significant and non-significant effects...”*

[3.33] *It is not essential to establish a series of thresholds for different levels of significance of landscape and visual effects, provided that it is made clear whether or not they are considered significant. The final overall judgement of the likely significance of the predicted landscape and visual effects is however, often summarised in a series of categories of significance reflecting combinations of sensitivity and magnitude. These tend to vary from project to project but they should be appropriate to the nature, size and location of the proposed development and should as far as possible be consistent across the different topic areas of the EIA”.*

[5.56] & [6.44] *“There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and [landscape]¹ context and with the type of proposal”.*

- 4.8 It should be noted that effects may be either adverse (negative) or beneficial (positive). An effect can be significant and adverse, or significant and beneficial. If change occurs, with no obvious deterioration or improvement resulting, this can be said to be neutral.

¹ The word landscape is present in paragraph 5.56 of the 3rd edition of GLVIA only. Otherwise, the sentence quoted from paragraphs 5.56 and 6.44 is identical.

APPENDIX 2
VISUALISATION METHODOLOGY

APPENDIX 2: VISUALISATION METHODOLOGY

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1.0 Introduction

- 1.1.1 The purpose of this methodology is to provide an understanding of how visualisation material prepared to support the Landscape and Visual Impact Assessment (LVIA) has been produced.
- 1.1.2 It should be recognised that production of visualisations is only one component of a LVIA, which will consider a range of other factors when identifying and assessing changes to the landscape and to views. The use of visualisations is a useful aid when undertaking LVIA, but the assessment process is not dependent on them. LVIA may be undertaken without use of visualisation material, although for major developments the inclusion of visualisations is accepted practice.
- 1.1.3 Current good practice regarding the production of visualisations is set out in:
- Landscape Institute and Institute for Environmental Management and Assessment (3rd edition, 2013), *Guidelines for Landscape and Visual Impact Assessment*. This document is referred to hereafter as ‘the GLVIA’;
 - Landscape Institute (2019), *Visual Representation of Development Proposals. Technical Guidance Note 06/19*. This document is referred to hereafter as ‘TGN 06/19’.
- 1.1.4 The remainder of this Methodology document is structured as follows:
- 1.1.5 Section 2.0 includes the details required as part of the ‘Visualisation Types Methodology’ that forms part of the Technical Methodology specified in Appendix 10 of TGN 06/19.
- 1.1.6 Section 3.0 gives details of how the viewpoint visualisation material was produced, and includes the remaining details required by the Technical Methodology specified in Appendix 10 of TGN 06/19.

2.0 Viewpoint Selection

Introduction

- 2.1.1 When considering which viewpoints to include as part of an assessment it is important to not assess too few or too many viewpoints. A proportionate approach to viewpoint selection is necessary, in line with the recommendations of the GLVIA (*Guidelines for Landscape and Visual Impact Assessment*, 3rd edition 2013, Landscape Institute and Institute of Environmental Management and Assessment).
- 2.1.2 The absence of a viewpoint from any location does not imply that there would be no view of a proposed development, nor that views from such a location have not been considered in the LVIA.
- 2.1.3 Details of the process by which these were selected are set out in the LVIA.
- 2.1.4 Appendix 10 of TGN 06/19 sets out details of what should be included in the Technical Methodology for Viewpoint Visualisations (i.e. in this Methodology document). The list of required information is stated to be indicative.
- 2.1.5 Part of the required information is a 'Visualisation Type Methodology' including:
- The anticipated purpose/ users of the viewpoint visualisations;
 - The indicative assessment of sensitivity and magnitude, and resulting likely indicative overall degree or level of effect; and
 - Other factors influencing the selection of the visualisation type.
- 2.1.6 The purpose of the viewpoint visualisations is to inform the LVIA and the decision-making process. Users are likely to be landscape professionals, other environmental professionals and planning officers, consultee bodies and interested members of the public.
- 2.1.7 On the basis that the LVIA includes a detailed assessment of visual effects from each viewpoint including a description of the sensitivity of receptors, the magnitude of change in view that would occur, and the resultant effect, it is considered that there is little benefit in providing an indicative assessment in this Methodology document.
- 2.1.8 The LVIA and the accompanying Appendix 5 that addresses effects on Viewpoints, both include details of the type of receptors that each viewpoint seeks to represent, and a brief description of the viewpoint location. It is considered that this information

should be sufficient indication as to the factors that have influenced the selection of the viewpoint.

- 2.1.9 Baseline photography is provided from each viewpoint, which is annotated where deemed appropriate to highlight key features. Photomontages illustrating how the Proposed Development would appear are also included from selected viewpoints.

3.0 Viewpoint Visualisations

Photography

- 3.1.1 All photography for this assessment was taken using a Canon EOS 5D Mark II digital single lens reflex (DSLR) camera with a full-frame sensor, using a 50mm lens. The camera was mounted on a tripod to ensure a stable support and minimise camera shake. The camera was mounted on a panoramic tripod head with built-in spirit level (Nodal Ninja 3 MkII), which allows for the rotation of the camera at fixed intervals around a fixed point in vertical alignment with the camera lens, thereby eliminating parallax error. The camera was levelled using an auto-leveller device (Nodal Ninja EZ-Leveler II). The camera height was 1.5 m above the ground.

- 3.1.2 Photographs were taken over a full 360 degree sweep from each viewpoint location. The precise location of each photograph was recorded using a hand-held Garmin Oregon 600 GPS device (which has an accuracy of approximately 3m). A photograph was also taken of the tripod location (these photographs are included in Annex A). Following the Site visit, the GPS data was loaded into Google Earth, and the GPS waypoints were moved manually where necessary to reflect the actual tripod location. A spreadsheet was completed recording information about the viewpoint.

3D Model

- 3.1.3 A digital model of the Proposed Development was created based upon design information provided by the Applicant. This was imported into industry standard software (Autodesk 3DStudioMax), along with the viewpoint data recorded on site (as discussed above). This enables a series of 'camera' points to be created within the model, reflecting the view from each viewpoint towards the Proposed Development.
- 3.1.4 A series of markers were added to the model, representing real-world locations such as topographic features, vegetation and buildings. The locations of these markers

were determined via the use of aerial imagery (e.g. Google Earth), Environment Agency LIDAR data, and OS Mastermap data.

3.1.5 The models were then lined up with the individual photograph that focuses on the Site. The markers were used to ensure that the model lines up both horizontally and vertically as accurately as possible with the photograph (by matching the markers with the real-world equivalent), and to assist with identifying which features in the photograph would appear 'in front' of the Proposed Development, which would appear 'behind' and which, if any would be removed.

3.1.6 Once the models are lined up as accurately as possible, the Proposed Development was rendered, having regard to the particular materials and colours that are to be used, and to reflect light conditions typical of the time and date of the photography.

Photomontages

3.1.7 Photomontages are computer generated images, showing images of the Proposed Development superimposed upon the existing photography, with the aim of producing a visualisation that should give a realistic impression of how the Proposed Development would appear within the landscape.

3.1.8 Following the lining up of the 3D model with the photograph that includes the Site, and the rendering of the Proposed Development, the full sweep of photos taken from each viewpoint were stitched together using the software package PTGui. The software reads the exif data attached to each individual photograph file to identify the specifications of the camera and lens, ensuring accurate production of the stitched panoramic image.

3.1.9 The resulting stitched viewpoint image was loaded into Adobe Photoshop. Any parts of the Proposed Development that would not be visible from an individual viewpoint due to the presence of intervening features were cropped out.

Limitations

3.1.10 It should be understood that viewpoint visualisations can never provide an exact match to what is experienced in reality. Visualisations are tools in the assessment process but independent from it. They illustrate the likely change in view in the context of a specific date, time and weather conditions, that would be seen within a photograph and not as seen by the human eye. As such, visualisations need to be used in conjunction with site visits and should be considered in the context of the

totality of views experienced from the viewpoint and not just focussed on the Proposed Development.

- 3.1.11 Photography was taken in January and March 2022. The photographs reflect the level of foliage present at those times of year.
- 3.1.12 The software (3DStudioMax) used to produce the model of the Proposed Development from each Viewpoint does not take account of the curvature of the earth's surface, and assumes a flat horizon. The effects of the earth's curvature do influence what is visible, especially in longer range views. If a flat horizon is assumed, then a feature located approximately 5km away from any viewpoint would appear approximately 1.7m higher than in reality. As such the model slightly exaggerates the height that the Proposed Development would appear in each view. As all of the viewpoints are located relatively close to the Proposed Development any discrepancies in the height of the proposed new structures would be minor. As such, it is not considered that this is material to the conclusions of the LVIA.

Presentation & Viewing

- 3.1.13 Once the final viewpoint images have been produced, they are inserted into a Figure template, which also includes information about the viewpoint, including the date and time of photography, and details of the camera used.
- 3.1.14 In relation to the viewpoint visualisations presented in the LVIA, these are presented across a series of separate sheets for each Viewpoint.
- 3.1.15 The first sheet illustrates the existing view and provides context. For Viewpoints where a photomontage has been produced, a second sheet shows a rendered photomontage of the Proposed Development.
- 3.1.16 The images presented on each sheet are displayed at an enlargement factor in accordance with the guidance set out in TGN 06/19. The enlargement factor is stated on each sheet.
- 3.1.17 The field of view displayed for each Viewpoint has been determined in accordance with the guidance set out in TGN 06/19 and is stated on each sheet.
- 3.1.18 Each sheet should be printed at the size stated on it. All printed sheets should be viewed **held flat at a comfortable arm's length.**

ANNEX A: Tripod Location Photographs



Viewpoint A



Viewpoint B



Viewpoint C



Viewpoint D



Viewpoint E



Viewpoint F



Viewpoint G



Viewpoint H



Viewpoint I



Viewpoint J



Viewpoint K



Viewpoint L



Viewpoint M

No tripod photo

Viewpoint N



Viewpoint Q



Viewpoint R

APPENDIX 3

WREXHAM LANDMAP SPG

Appendix 2: Extracts from the *Wrexham LANDMAP Supplementary Planning Guidance* (adopted 2007)



Chirk Estate to Froncysyllte 5a

This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.

East-facing slopes dominated by the strategically sited Chirk Castle and Estate, with the landscape reflecting the historical tensions between upland and lowland, Wales and England

Landscape context

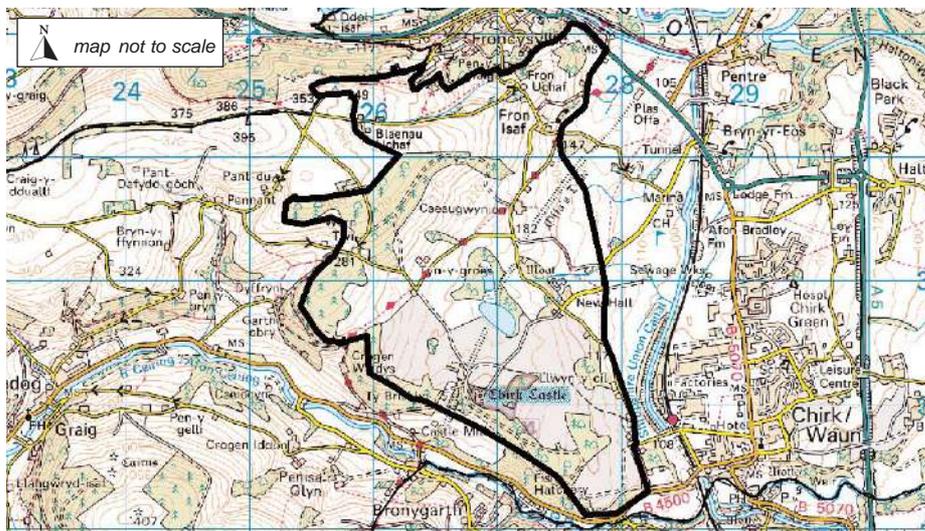
This landscape type lies on the edge of the uplands, but faces the lowlands. There are two such areas in Wrexham, the other being the eastern slopes of Ruabon Mountain. The slopes above Froncysyllte, reflected by the slopes above Trevor, form a gateway to the Vale of Llangollen in Denbighshire. To the south of the character area Chirk Castle stands guard over the steep wooded entrance to the Ceiriog Valley



Chirk Estate to Froncysyllte summary:

- Hill slopes facing settlement and industrial developed lowlands
- Castle and estate parkland, woodlands and farmland
- Gateway to Ceiriog Valley and Vale of Llangollen
- Traversed by Offa's Dyke
- Focus for tourism

Map of Chirk Estate to Froncysyllte Landscape Character Area



Character Area boundaries should be considered transitional rather than precise © Crown copyright. All rights reserved Licence No.100023429. 2006

Key characteristics

Visual character:

- Dominated by the designed landscape of the Chirk estate with castle, parkland, associated farmland and encircling belts of mixed woodland
- Smaller scale woodland and pasture mosaic is found on the steeper slopes above Froncysyllte
- Lower edges of area are generally affected by views of industry in Chirk and Cefn Mawr
- Good views from higher areas,

Geological character:

- East-facing slopes from about 150 m to

350 m above sea level, with higher areas underlain by older sedimentary rocks of Silurian age, part of the Berwyn Dome and lower slopes by sedimentary rocks of Carboniferous age, overlain by glacial deposits

- Chirk Castle is built on an outcrop of Carboniferous sandstone and limestone Limestone also outcrops above Froncysyllte where it has been quarried
- Soils of the Chirk estate are generally loamy and well-drained, with more acid or seasonally wet soils at higher elevations

Ecological character:

- Chirk wood-pasture and parkland and veteran trees are a national



biodiversity priority habitat supporting a range of saproxylic (dead wood) invertebrates

- The area contains valuable broadleaved woodland and mixed woodland, as well as conifer plantations. There are individual veteran trees within the Chirk woodlands of particularly high value and small semi-natural ancient woodlands are found near Froncysyllte
- Some small vulnerable grassland habitats on moorland margins

Historical and cultural character:

- The present landscape has evolved through its strategic location on the upland/lowland and English/Welsh border
- Chirk Castle is a major focal point for tourism, of national importance, as is Offa's Dyke footpath which passes through the grounds
- Offa's Dyke is a medieval military feature on a former political boundary which crosses Wrexham north-south.
- Chirk Castle is a 13th century castle adapted as a gentry dwelling, and now partly under National Trust management, as are the gardens. It has many historical and cultural associations
- Much of the surrounding farmland was once owned by the Chirk estate, and some is still in estate ownership

Landscape sensitivity

Because of its prominent and strategic location, the area is sensitive to change. It is also strongly affected by development in adjacent landscape character areas, particularly Chirk to which it is historically and visually linked

Overall management strategy:

Conservation

Management Guidance

Aims	Guidelines
Conserve historic landscape	<ul style="list-style-type: none"> ● Maintain present management of parkland, woodland and farmland ● Protect the setting of Offa's Dyke
Reduce impact of nearby industry	<ul style="list-style-type: none"> ● Carry out strategic planting to filter views
Preserve geological features	<ul style="list-style-type: none"> ● Maintain the integrity of existing landforms ● Maintain the integrity and continuity of geological exposures, and assess new ones ● Promote awareness of the geological heritage of the area
Conserve and perpetuate habitats	<ul style="list-style-type: none"> ● Retain old and veteran trees and plant new generations of veteran trees, ● Replace coniferous trees with native species ● Avoid chemical use in parkland and wood pasture
Preserve archaeology	<ul style="list-style-type: none"> ● Protect archaeological sites, maintain historic field pattern ● Maintain Offa's Dyke monument through adoption of management plan drawn up by Offa's Dyke Officer at Clwyd Powys Archaeological Trust ● Maintain existing field systems and carry out further surveys
Strengthen links between Chirk estate and local areas	<ul style="list-style-type: none"> ● Continue present management regime of Chirk Castle between Chirk estate and estate ● Further enhance area for walkers and visitors and improve access from Chirk village and other areas through better walking routes, and low key public transport initiatives ● Consider selective tree clearance to improve views of castle from Ceiriog Valley and vice versa
Support sustainable land uses	<ul style="list-style-type: none"> ● Promote sustainable land management through agri environment schemes ● Encourage sustainable tourism and cultural initiatives



For further information contact:

Planning Environment
 Planning Department
 Wrexham County Borough Council
 Lambpit Street, Wrexham. LL11 1AR
 Tel:01978 292019
 www.wrexham.gov.uk/planning

All our information is available in accessible formats





Chirk 7a

This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.

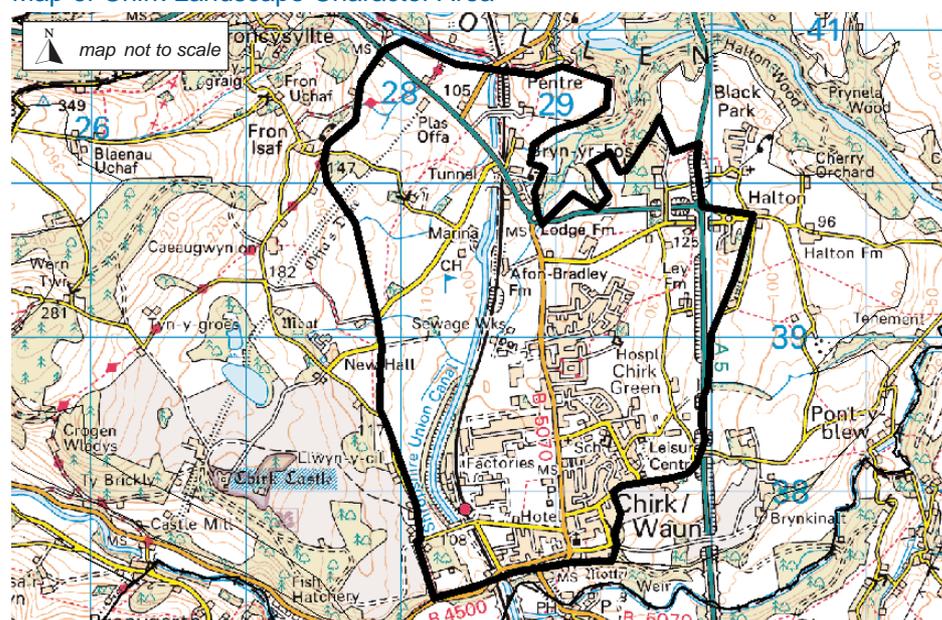
An area on the Welsh-English border, and on historic transport routes, with strongly contrasting rural, suburban and industrial elements.

Landscape context

Chirk is the southernmost and smallest of four character areas in Wrexham which border the uplands and have a mixed rural and urban landscape. The other areas are Cefn Mawr, Rhosllanerchrugog-Rhostyllen, and West Wrexham Ridges and Valleys.



Map of Chirk Landscape Character Area



Character Area boundaries should be considered transitional rather than precise © Crown copyright. All rights reserved Licence No.100023429. 2006

Chirk summary

- Industrial Structures within a wider rural setting visually dominating much of the area and beyond
- Canal (a major tourist attraction) road and rail corridors pass through the area
- Chirk is within a shallow valley with open views to hills.
- Contains nationally important viaduct and aqueduct historical landscape features
- Village lies between the historic estates of Chirk Castle and Brynkinallt



Key characteristics

Visual character:

- Area enclosed by hills to west and ridge to east but with generally open views
- Chirk village and valley are in places influenced by industrial land use, structures, steam phume and occasionally by background noise and odours
- Countryside with large regular fields in mainly pastoral use, with hedgerows and sparse hedgerow trees
- Visually diverse with mixture of historic and modern land uses.
- Communications corridor, with road, rail and canal running north-south along edge of uplands

- To the east of Chirk a ridge cuts Chirk off the rest of lowland Wrexham

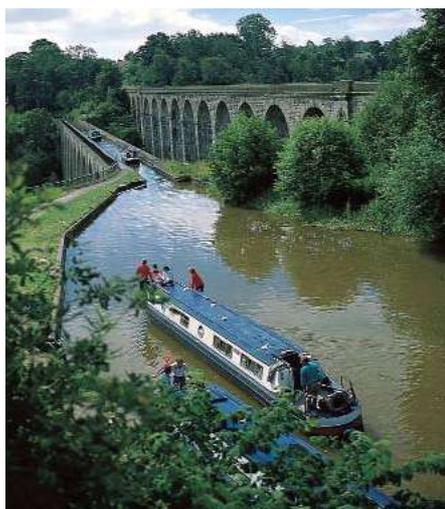
Geological character:

- The minor ridge to the east of Chirk is formed from Coal Measures. Restored coal tips can be found at Chirk Green and Halton
- Much of the area is covered by glacial till (clays) from which the clayey loam soils of the area are derived

Ecological character:

- Farmland and golf course are mainly improved grassland of low biodiversity value
- The Shropshire Union Canal is an aquatic habitat of high value

- Small but valuable areas of broadleaved and coniferous woodland are found in the area



Historical and cultural character:

- The Shropshire Union Canal corridor, in cutting, has its own tranquil character. It includes a visually and historically outstanding aqueduct over the River Ceiriog, close to the Chester-Shrewsbury railway viaduct, and is a visitor attraction, with a small marina next to Chirk Golf course
- Chirk (English form of Welsh 'Ceiriog') is a medieval non-planned settlement with an earth motte and early church. It developed on the old A5 at the Welsh-English border
- Whitehurst is an important, but neglected, 17th century walled garden which was once part of the Chirk estate
- The former Brynkinallt Colliery is now restored to community woodland and open space, and new business uses are developing on restored colliery land at Halton

Landscape sensitivity

High sensitivity because of the close proximity of tourist attractions and scenic areas. Whilst already urbanised, Chirk is vulnerable to further development which could affect the historical and rural landscape character of the surroundings.

Overall management strategy:

Enhancement, restoration and conservation

Management Guidance

Aims	Guidelines
Conserve undeveloped rural hillside character	<ul style="list-style-type: none"> ● Resist siting of masts and other built development on skylines and open slopes ● Ensure new development is integrated into existing village
Mitigate impact of industry	<ul style="list-style-type: none"> ● Increase urban and rural tree planting generally ● Reduce visual impact of business development in prominent rural setting at Halton through low rise building and colours which blend with countryside
Conserve and restore historic designed landscape	<ul style="list-style-type: none"> ● Preserve walls, landform and features of Whitehurst 17th century gardens and Brynkinallt estate ● Encourage restoration and beneficial uses for Whitehurst Gardens and Brynkinallt walled gardens
Preserve geological features and assess new exposures	<ul style="list-style-type: none"> ● Ensure new development or management practices do not damage natural features or geological exposures ● Assess any exposures for scientific or educational interest and protect if of value
Enhance and extend existing habitats for wildlife	<ul style="list-style-type: none"> ● Follow recommendations of Wrexham Biodiversity Action Plan ● Manage canal banks for water vole, protect bats in buildings, walls and old trees ● Promote agri-environment schemes, restore hay meadow management ● Retain, enhance and extend woodlands ● Protect existing wildlife corridors, including aquatic corridors and hedgerows, and develop new ones - refer also to the Green Network Strategy
Preserve archaeological development	<ul style="list-style-type: none"> ● Evaluate archaeology in advance of development within the medieval core area of Chirk, protect motte from loss of features ● Continue existing British Waterways management strategy for canal, conserve A5 (Telford's road) ● Carry out further assessment of fieldscapes and develop a management strategy
Encourage local/sustainable tourist and business initiatives	<ul style="list-style-type: none"> ● Maintain historic appearance of rural areas and promote awareness, understanding and enjoyment of the historic dimension of landscape character ● The area is particularly sensitive to residential conversions of farm buildings, which lose the original character of the building ● Refer to Green Network Strategy due March 2007 and implement new links



For further information contact:

Planning Environment, Planning Department, Wrexham County Borough Council, Lambpit Street, Wrexham. LL11 1AR. Tel:01978 292019. www.wrexham.gov.uk/planning

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APPENDIX 4

EFFECTS ON LANDSCAPE CHARACTER

Appendix 5: Effects on Viewpoints.

<p>Viewpoint A: Chirk Recreation Ground Grid Ref: 329040, 337815</p> <p>View north-west across recreation ground in town centre. Attractive, traditional style houses and commercial buildings to the rear. Existing development at the Kronospan site is conspicuous, set against the backdrop of the hills beyond, with emissions plumes also visible. Tree cover along the northern edge of the recreation ground offers some limited filtering of views.</p>	
<p>Susceptibility to Change: Medium</p> <ul style="list-style-type: none"> • Open space users (and also nearby residents and passing road users); <ul style="list-style-type: none"> ○ Likely to be focused on their activities; ○ Kronospan site is a prominent presence and which detracts from the views available. 	<p>Value: High</p> <ul style="list-style-type: none"> • No landscape designations; • Within Conservation Area; • Part of the townscape of central Chirk; • Public open space.
<p>Sensitivity: Medium</p> <p>Receptors at the viewpoint would be users of the public open space, who would be likely to be focused on their activities, and who would be well aware of the existing presence of the Kronospan site (i.e. the presence of the industrial structures, whilst clearly detracting from the view, would not have dissuaded users from their visit). Similar views are available to passing road users and to residents at nearby properties, who would also be well aware of the presence of Kronospan.</p> <p>Value is high. The viewpoint is located within a Conservation Area and is an important part of the townscape of central Chirk. Additionally, the public open space has an important recreation and amenity function.</p> <p>Overall, sensitivity is medium.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be partially screened by existing structures at the Kronospan site (in particular the existing silos). ○ Very limited incremental change in the middle ground. ○ There would be very little change from baseline • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: Static view from within recreation ground, which can be experienced at the leisure of the viewer 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Direct • Distance to Proposed Development: c.875m • Extent of area over which changes would be visible: Recreation ground and adjacent roadsides to south and east (and the buildings along these roads).
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be partially screened from view by existing intervening structures at the Kronospan site, and in particular the existing silos. As such, the new structures would not be prominent. There would be very limited incremental change occurring in the middle ground of the view. There would be very little overall change in view from baseline.</p>	

Significant Effect: No

A minor level of effect would occur. The Proposed Development would be a limited addition to the existing assemblage of large scale industrial structures within the wider Kronospan site that are already clearly visible from within Recreation Ground. The new building would be well screened by intervening structures, and its presence would have no influence of note upon the view available. Effects would not be significant.

Adverse/ Neutral/ Beneficial:

The effects of the Proposed Development would be adverse

<p>Viewpoint B: Offa's Dyke Path, near Fron Isaf Grid Ref: 327302, 339844</p> <p>View south-east from National Trail across lowland agricultural landscape. Existing development at the Kronospan site occupies part of the middle ground of the view and stands out by virtue of its colour and form, with emissions plumes also visible. Residential development at Chirk is also visible, but is less striking.</p>	
<p>Susceptibility to Change: High</p> <ul style="list-style-type: none"> • Walkers; <ul style="list-style-type: none"> ○ The views available will be the principal reason for any visit. 	<p>Value: High</p> <ul style="list-style-type: none"> • Within AONB (and SLA); • Located on nationally promoted recreational route.
<p>Sensitivity: High</p> <p>Receptors at the viewpoint would be walkers on the National Trail, for whom the views available would be the principal reason for their trip. Susceptibility to change is high. Value is high. The viewpoint is within the AONB (and also the local SLA), and is located upon a National Trail. Overall, sensitivity is high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be visible set within the well-established assemblage of structures at the Kronospan site. ○ Limited and incremental change in view would occur, with little overall change from baseline • Degree of contrast/integration: Large-scale industry at Kronospan already very visible. • Nature of the View: View from footpath which would be experienced at the leisure of the viewer, either as a static view, or at walking pace. 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Direct • Distance to Proposed Development: c.1.73km • Extent of area over which changes would be visible: Adjacent stretch of path
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be visible, within the wider assemblage of existing features present at the Kronospan site. There would be limited and incremental change in view, with little overall change from baseline. This limited change would be experienced from the adjacent stretch of the National Trail.</p>	
<p>Significant Effect: No</p> <p>A minor level of effect would occur. The Proposed Development would be a relatively limited addition to more extensive and well-established assemblage of large scale industrial structures that are already clearly visible from this section of the Offa's Dyke Path National Trail. Its introduction would not appreciably change the influence of the wider Kronospan site upon the views available. Effects would not be significant.</p>	
<p>Adverse/ Neutral/ Beneficial:</p> <p>The effects of the Proposed Development would be adverse</p>	

<p>Viewpoint C: N edge of Chirk Grid Ref: 328921, 339165</p> <p>View from residential properties facing east-west at the northern edge of Chirk. In oblique views to the south-west, much of the existing Kronospan site is screened from view by vegetation cover, but taller elements are clearly visible above this (as are emissions plumes). Hills to the west form a part of the backdrop to the view.</p>	
<p>Susceptibility to Change: Medium to High</p> <ul style="list-style-type: none"> • Residents; <ul style="list-style-type: none"> ○ Oblique views have a reduced susceptibility. • Road users <ul style="list-style-type: none"> ○ Have a medium susceptibility; 	<p>Value: Medium</p> <ul style="list-style-type: none"> • No landscape designations; • Not a location promoted, or likely to be visited for its scenic quality; • People tend to value views from their properties.
<p>Sensitivity: Medium to High</p> <p>The viewpoint reflects oblique views from nearby properties. These tend to be less susceptible than direct views from main windows. As such, susceptibility to change is medium to high.</p> <p>Value is medium. Whilst the viewpoint is not subject to any landscape designations, or a location likely to be visited for any visual qualities, people do tend to value the views available from their properties.</p> <p>Overall, sensitivity is medium to high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be visible in the middle ground of the view. ○ The new structures would screen some of the existing structures at the Kronospan site. ○ The extent of the Kronospan site that is visible would not increase. ○ The influence of the Kronospan site upon the view would not change appreciably. • Degree of contrast/integration: Large-scale industry at Kronospan already very visible • Nature of the View: A static, but oblique view from property windows which could be appreciated at the viewer's leisure. A transient view from road vehicles 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Oblique from property windows. Direct to southbound road travel • Distance to Proposed Development: c.675m • Extent of area over which changes would be visible: Viewpoint, adjacent properties, and adjacent stretch of road
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be visible in the middle ground of the view. The new structures would screen some of the existing structures at the Kronospan site from view. As such, there would be some change in the appearance of the visible industrial structures, but the overall extent of the Kronospan site that is visible would not increase. The influence of the Kronospan site upon the view would not change appreciably.</p>	
<p>Significant Effect: No</p> <p>A minor level of effect would occur. The Proposed Development would effectively replace views of existing industrial structures at the Kronospan site with views of new structures.</p>	

The influence of the Kronospan site upon views from this stretch of the B5070 and the nearby properties would not appreciably change. Effects would not be significant.

Adverse/ Neutral/ Beneficial:

The effects of the Proposed Development would be adverse

<p>Viewpoint D: Chirk Castle Gates Grid Ref: 328106, 337680</p> <p>View north east from outside the Grade I listed castle gates. The dense woodland cover along the canal side screens direct views of development at Chirk. However, the tallest elements of the Kronospan site are visible above this, as are emissions plumes. The gates themselves are no longer in regular use, with the castle exit located a short distance to the south.</p>	
<p>Susceptibility to Change: Medium</p> <ul style="list-style-type: none"> • Road users (including people leaving the castle); <ul style="list-style-type: none"> ○ Have a medium susceptibility. 	<p>Value: High</p> <ul style="list-style-type: none"> • At the boundary of the AONB; • Within SLA (local landscape designation); • Listed building, forming entrance feature to Registered Park.
<p>Sensitivity: Medium to High</p> <p>The viewpoint reflects the view available to road users, including those leaving the castle via the adjacent exit. Susceptibility to change is medium.</p> <p>Value is high. The viewpoint is located at the edge of the AONB and the Registered Park, and also reflects the views available from the listed castle gates, at a former entrance to park.</p> <p>Overall, sensitivity is medium to high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be wholly screened from view by intervening vegetation cover; • Degree of contrast/integration: N/a. • Nature of the View: A transient view from the roadside. 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: N/a • Distance to Proposed Development: c.915m • Extent of area over which changes would be visible: N/a
<p>Duration: N/a</p>	<p>Reversibility: N/a</p>
<p>Magnitude: No Change</p> <p>The Proposed Development would be wholly screened from view by intervening vegetation cover.</p>	
<p>Significant Effect: No Effect</p> <p>As there would be no change in view, no effect would occur.</p>	
<p>Adverse/ Neutral/ Beneficial: N/a</p>	

<p>Viewpoint E: Green Lane Grid Ref: 329696, 338817</p> <p>View west over Chirk to the hills beyond from a field gate on the minor road running along the ridge to the east of town. Existing development at the Kronospan site (and emissions plumes) is a prominent visual feature, which contrasts with the rural backdrop</p>	
<p>Susceptibility to Change: Medium</p> <ul style="list-style-type: none"> • Road users <ul style="list-style-type: none"> ○ Typically have a medium susceptibility; 	<p>Value: Low</p> <ul style="list-style-type: none"> • No landscape designations; • Not a location promoted, or likely to be visited for its scenic quality; • Nowhere in close proximity to the viewpoint for road users to stop.
<p>Sensitivity: Low to Medium Receptors at this viewpoint would typically be road users, who have a medium susceptibility to change. Value is low, as the viewpoint has no specific cultural or social value to the public. Overall, sensitivity is considered to be low to medium.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be visible at the northern edge of the existing assemblage of structures at the Kronospan site; ○ There would be some increase in the well-established influence of industrial development due to the mass of the new silos; ○ The visible extent of development would increase slightly northwards • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: A fleeting view through a gap in a dense roadside hedge 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Perpendicular to the direction of travel • Distance to Proposed Development: c.1.18km • Extent of area over which changes would be visible: Viewpoint only
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small to Medium The Proposed Development would be visible at the northern edge of the existing assemblage of industrial structures at the wider Kronospan site (the right side of the site as seen from the Viewpoint). The well-established influence of industrial development would increase slightly due to the presence of the new silos, which would appear large in mass, and which would extend the visible extent of development slightly to the north.</p>	
<p>Significant Effect: No A minor to moderate level of effect would occur. The Proposed Development would result in a relatively limited increase in the influence of the well-established industrial development at the Kronospan site. However, the nature of the existing view looking across Chirk to the more distant hills, with a large industrial facility present in the middle ground would not change appreciably. Effects would not be significant.</p>	
<p>Adverse/ Neutral/ Beneficial: The effects of the Proposed Development would be adverse.</p>	

<p>Viewpoint F: B5070 north of Chirk Grid Ref: 328869, 339668</p> <p>View south-west through break in roadside vegetation, from the main route into Chirk from the north, close to the roundabout with the A5. Traffic, street lighting and signage are all very evident. Views are focused along the road corridor by the adjacent tree cover. Filtered views of taller elements at the Kronospan site are visible through this vegetation, and emissions plumes are also visible.</p>	
<p>Susceptibility to Change: Medium</p> <ul style="list-style-type: none"> • Road users; <ul style="list-style-type: none"> ○ Have a medium susceptibility to change. 	<p>Value: Low</p> <ul style="list-style-type: none"> • No landscape designations; • A functional road, with no stopping place nearby; • People highly unlikely to gather to experience the views available
<p>Sensitivity: Low to Medium</p> <p>The viewpoint reflects the views available to road users on the adjacent stretch of the B5070. Susceptibility to change is medium.</p> <p>Value is low. No landscape designations are in force at the viewpoint, and the viewpoint is not a location where people will congregate in relation to visual qualities.</p> <p>Overall, sensitivity is low to medium</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be partially visible in the background of the view, filtered through intervening vegetation cover. ○ The new structures would screen some of the existing visible structures, and there would be little or no appreciable change in the influence of the Kronospan site upon the view. • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: A transient and narrow view, likely to be experienced from vehicles accelerating away from the roundabout 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Oblique to southbound travel • Distance to Proposed Development: c.1.11km • Extent of area over which changes would be visible: The stretch of road immediately south of the roundabout
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be partially visible in the background of the view, filtered through intervening vegetation cover. The new structures would screen some of the existing visible structures, and there would be little or no appreciable change in the influence of the Kronospan site upon the view</p>	
<p>Significant Effect: No</p> <p>A minor level of effect would occur. The Proposed Development would be a limited addition in the background of a narrow view, and which is likely to be experienced only transiently given the nature of views from the road. The influence of the Kronospan site upon the view would not change appreciably from baseline. Effects would not change.</p>	
<p>Adverse/ Neutral/ Beneficial:</p>	

The effects of the Proposed Development would be adverse

<p>Viewpoint G: Offa's Dyke Path, west of Bronygarth Grid Ref: 325714, 336544</p> <p>View east across lowlands from National Trail running along steep hillside, with historic earthwork immediately to rear of path. The Kronospan site is visible to the north-west, with the associated emissions plumes being conspicuous.</p>	
<p>Susceptibility to Change: High</p> <ul style="list-style-type: none"> • Walkers; <ul style="list-style-type: none"> ○ The views available will be the principal reason for any visit. 	<p>Value: High</p> <ul style="list-style-type: none"> • On SLA boundary (local landscape designation); • Located on nationally promoted recreational route.
<p>Sensitivity: High</p> <p>Receptors at the viewpoint would be walkers on the National Trail, for whom the views available would be the principal reason for their trip. Susceptibility to change is high. Value is high. The viewpoint is at the boundary of the local SLA, and is located upon a National Trail.</p> <p>Overall, sensitivity is high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be visible in the middle ground of the expansive view from the footpath. ○ It would not be clearly distinct given the distance from the Viewpoint, but would result in a very incremental increase in the influence of development at the Kronospan site. ○ Very limited change from baseline • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: View from footpath which would be experienced at the leisure of the viewer, either as a static view, or at walking pace. 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Direct • Distance to Proposed Development: c.3.38km • Extent of area over which changes would be visible: Adjacent stretch of path
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be visible in the middle ground of the expansive view from the footpath. It would not appear as a clearly distinct separate feature given the distance from the Viewpoint. The new structures would result in a very incremental increase in the influence of development at the Kronospan site. There would be very little change from baseline.</p>	
<p>Significant Effect: No</p> <p>A minor level of effect would occur. The Proposed Development would be a small scale addition to the Kronospan site, which is itself a relatively small scale presence in the expansive views available from this stretch of the Offa's Dyke Path. The nature of the views available would not change appreciably from baseline. Effects would not be significant.</p>	
<p>Adverse/ Neutral/ Beneficial:</p> <p>The effects of the Proposed Development would be adverse</p>	

<p>Viewpoint H: Chirk Castle Grid Ref: 327158, 338969</p> <p>View east from the terrace at the eastern edge of the formal castle gardens, across the associated parkland and out to the lowlands beyond. The northern part of Chirk is visible, Existing development at the Kronospan site is almost entirely screened by the intervening woodland immediately east of the castle, with only the tips of tallest elements visible above the trees. Emissions plumes are also visible. The view has been identified by Cadw as 'significant'.</p>	
<p>Susceptibility to Change: High</p> <ul style="list-style-type: none"> • Castle visitors; <ul style="list-style-type: none"> ○ The views from the terrace will be one of the key reasons for a visit to the viewpoint. 	<p>Value: High</p> <ul style="list-style-type: none"> • Within AONB (and SLA); • A designed view relating to a Registered Park and Listed Building; • Well-known and well-frequented tourist/ visitor destination.
<p>Sensitivity: High</p> <p>Receptors at the viewpoint would be visitors to the castle and specifically to the gardens. The long views out from the terrace would be one of the main reasons for any visit. Susceptibility to change is high.</p> <p>Value is high. The viewpoint is located within the AONB. Additionally the viewpoint reflects a 'designed view' (recognised by Cadw) from a designated heritage asset (Registered Park and Listed Building).</p> <p>Overall, sensitivity is high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be wholly screened from view by intervening vegetation cover • Degree of contrast/integration: N/a • Nature of the View: An expansive panorama that can be experienced at the leisure of the viewer. 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: N/a • Distance to Proposed Development: c.1.14km • Extent of area over which changes would be visible: N/a
<p>Duration: N/a</p>	<p>Reversibility: N/a</p>
<p>Magnitude: No Change</p> <p>The Proposed Development would be wholly screened from view by intervening vegetation cover</p>	
<p>Significant Effect: No Effect</p> <p>As there would no change in view, no effect would occur</p>	
<p>Adverse/ Neutral/ Beneficial: N/a</p>	

<p>Viewpoint I: New Hall Grid Ref: 327559, 338814</p> <p>View from minor road close to Chirk Castle entrance looking south-east towards Chirk. Existing development at the existing Kronospan site (including emissions plumes) is a prominent presence, with the tallest structures breaking the skyline. Agricultural buildings lie to the north-west of the viewpoint and screen views from the farmhouse which lies further north-west. The field in the foreground of the view has been planted as part of the Kronospan Landscape Strategy, and over time views towards the Kronospan site will become wholly screened by woodland cover.</p>	
<p>Susceptibility to Change: Medium</p> <ul style="list-style-type: none"> • Road users; <ul style="list-style-type: none"> ○ typically have a medium susceptibility to change; ○ existing Kronospan structures are a detracting feature. 	<p>Value: Medium to High</p> <ul style="list-style-type: none"> • within AONB (and SLA); • close to Chirk Castle entrance and hence the view is likely to be available to relatively large numbers of people; • the viewpoint itself is not somewhere that people would congregate.
<p>Sensitivity: Medium</p> <p>Receptors at this viewpoint would be road users, who have a medium susceptibility to change.</p> <p>Value is medium to high. The viewpoint is located within the AONB boundary and is also close to the main entrance to the Chirk Castle Estate. However, the viewpoint is not itself a location where people will gather to experience the views available.</p> <p>Overall, sensitivity is considered to be medium to high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be partially visible above the intervening landform. ○ The horizontal extent of structure visible at Kronospan would slightly increase to the north. ○ Limited and incremental increase in the established influence of industrial structures in the middle ground of the view ○ In the medium and long term, woodland in the foreground would develop to such a degree that views would be screened • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: A transient view from moving vehicles 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Perpendicular to the direction of road travel • Distance to Proposed Development: c.935m • Extent of area over which changes would be visible: The adjacent stretches of road
<p>Duration: Long-term (permanent development), but the Proposed Development would ultimately be screened by the woodland in the foreground of the view</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be partially visible above the intervening landform, and its presence would result in a limited increase in the horizontal spread of development at</p>	

the wider Kronospan site. This would result in only an incremental on limited increase in the well-established influence of industrial development upon the view. In the medium and longer-term, as the recently planted foreground woodland develops, this vegetation would wholly screen the Kronospan site (including the Proposed Development) from view.

Significant Effect: No

A minor to moderate level of effect would occur. The Proposed Development would be visible in the short term but would not result in any increase of note in the influence of industrial development. In the medium and longer term, recent woodland planting adjacent to the Viewpoint would screen the new structures from view. Effects would not be significant.

Adverse/ Neutral/ Beneficial:

The effects of the Proposed Development would be adverse

<p>Viewpoint J: Canal towpath near marina Grid Ref: 328604, 339624</p> <p>View south from canal towpath. The existing development at the Kronospan site (including the taller elements) is largely screened by vegetation, but some elements at the site are visible through breaks in tree cover. Marina visible to the west, railway to the east.</p>	
<p>Susceptibility to Change: Medium to High</p> <ul style="list-style-type: none"> • Walkers/ canal users; <ul style="list-style-type: none"> ○ The surroundings are likely to play a part in the visit; ○ The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively. 	<p>Value: High</p> <ul style="list-style-type: none"> • No landscape designations; • Within World Heritage Site; • Well-known and well-frequented tourist/ recreation route.
<p>Sensitivity: Medium to High</p> <p>The viewpoint reflects the view available to walkers on the towpath and to users of the canal (including the marina). The views available will play an important part in any visit, but it should be recognised that the most scenic parts of the canal route are further to the north and south (Llangollen and Chirk Aqueducts).</p> <p>Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public.</p> <p>Overall, sensitivity is medium to high</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be wholly screened from view by intervening vegetation cover. • Degree of contrast/integration: N/a • Nature of the View: View from towpath/ canal which would be experienced at walking pace at the leisure of the viewer, or from a slow moving narrow boat 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: N/a • Distance to Proposed Development: c.1.01km • Extent of area over which changes would be visible: N/a
<p>Duration: N/a</p>	<p>Reversibility: N/a</p>
<p>Magnitude: No Change</p> <p>The Proposed Development would be wholly screened from view by vegetation cover further to the south</p>	
<p>Significant Effect: No Effect</p> <p>As there would be no change in view, no effect would result</p>	
<p>Adverse/ Neutral/ Beneficial: N/a</p>	

Viewpoint K: Canal towpath north-west of Site

Grid Ref: 328520, 338945

View south from canal towpath adjacent to the railway embankment. Views north-west across the golf course to the hills beyond are the main focus of the view. The viewpoint is located immediately north-west of the Kronospan site boundary, and the vegetated railway embankment screens the majority of views into the site. A close board timber fence is located at the crest of the railway embankment and provides a clear boundary to the Kronospan site. Existing structures at Kronospan are partially visible above these screening features.

Susceptibility to Change: Medium

- Walkers/ canal users;
 - The surroundings are likely to play a part in the visit;
 - The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively;
 - The adjacent railway embankment and views of Kronospan structures detract from the view locally.

Value: High

- No landscape designations;
- Within World Heritage Site;
- Well-known and well-frequented tourist/ recreation route.

Sensitivity: Medium

The viewpoint reflects the view available to walkers on the towpath and to users of the canal (including the marina). The views available will play an important part in any visit, but it should be recognised that the most scenic parts of the canal route are further to the north and south (Llangollen and Chirk Aqueducts). The presence of the railway embankment adjacent to the viewpoint, and to structures at Kronospan at short-range detract from the view. Susceptibility to change is medium.

Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public.

Overall, sensitivity is medium

Size/ Scale of Effect:

- **Scale of Change in view:**
 - The Proposed Development would be partially visible at short range, beyond the railway embankment and boundary fence;
 - Views of existing structures would be partially screened by the new structures
 - The new structures would be located closer to the Viewpoint than existing structures and hence would appear more prominent.
 - The influence of industrial development upon the view would increase
- **Degree of contrast/integration:** Large scale industry at Kronospan is already visible
- **Nature of the View:** View from towpath/ canal which would be experienced at walking pace at the leisure of the viewer, or from a slow moving narrow boat

Geographical Extent:

- **Angle:** Direct
- **Distance to Proposed Development:** c.335m
- **Extent of area over which changes would be visible:** Approx. 100, stretch of canal and towpath

Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
Magnitude: Medium	
<p>The Proposed Development would be introduced at short range to the south of the Viewpoint and would be partially visible above the railway embankment and perimeter fence. The new structures would screen views of some of the existing structures at the Kronospan site. The new structures would be located closer to the Viewpoint than existing structures, and hence would appear more prominent. The established influence of industrial structures upon the view would increase.</p>	
Significant Effect: No	
<p>A moderate level of effect would occur. The introduction of the Proposed Development would result in structures at the Kronospan site becoming more prominent than in presently the case. However, the presence of large scale industry in close proximity to this stretch of the canal corridor is well established, and the nature of the views available looking southwards from the Viewpoint would not undergo extensive change. Effects would not be significant.</p>	
Adverse/ Neutral/ Beneficial:	
The effects of the Proposed Development would be adverse	

<p>Viewpoint L: Chirk Castle driveway Grid Ref: 327234, 338569</p> <p>View east from the driveway into the castle above the New Hall entrance. Views are available in all directions across the attractive parkland landscape. Longer views are available out to the east. Much of the Kronospan site is screened by landform, however the taller structures (and emissions plumes) are clearly visible.</p>	
<p>Susceptibility to Change: Medium to High</p> <ul style="list-style-type: none"> • Road users (accessing the castle car park); <ul style="list-style-type: none"> ○ The location within a designated heritage asset and tourist location is likely to heighten awareness of the surroundings. 	<p>Value: High</p> <ul style="list-style-type: none"> • Within AONB (and SLA); • Registered Park and Garden; • Well-known and well-frequented tourist/visitor destination.
<p>Sensitivity: Medium to High</p> <p>The viewpoint reflects views available to road users (and passengers) on their way to the castle car park. The location within a designated heritage asset and tourist location is likely to heighten awareness of the surroundings. Susceptibility to change is medium to high.</p> <p>Value is high. The viewpoint is located within the AONB and the Registered Park and Garden. Additionally, the view is part of the entrance 'experience' for visitors to the castle. Overall, sensitivity is high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be largely screened from view by landform. ○ The tops of the proposed silos would be visible. ○ Existing structures would remain more prominent ○ Little change from baseline • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: A transient view from vehicles 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Perpendicular to the direction of travel • Distance to Proposed Development: c.1.22km • Extent of area over which changes would be visible: Approx. 125m section of the driveway+
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be largely screened from view by the intervening landform. The tops of the proposed silos would be visible in the middle ground of the view but would represent only a very limited addition to the existing assemblage of industrial structures that is visible from the driveway. Taller existing structures would remain more prominent. Overall, there would be little change in view from baseline.</p>	
<p>Significant Effect: No</p> <p>A minor level of effect would occur. The Proposed Development would be largely screened by landform and would have no appreciable influence upon the nature of the views available from the Viewpoint, which already include taller and more prominent industrial structures. Effects would not be significant.</p>	
<p>Adverse/ Neutral/ Beneficial:</p>	

The effects of the Proposed Development would be adverse

<p>Viewpoint M: Canal towpath north of Site Grid Ref: 328562, 339101</p> <p>View south from canal towpath adjacent to the railway embankment. The viewpoint is located north-west of the Kronospan site boundary, and the vegetated railway embankment partially screens views into the site. Several structures are visible on the southern skyline above the embankment. Views towards the structures are framed by vegetation cover</p>	
<p>Susceptibility to Change: Medium</p> <ul style="list-style-type: none"> • Walkers/ canal users; <ul style="list-style-type: none"> ○ The surroundings are likely to play a part in the visit; ○ The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively; ○ The adjacent railway embankment and views of Kronospan structures detract from the view locally. 	<p>Value: High</p> <ul style="list-style-type: none"> • No landscape designations; • Within World Heritage Site; • Well-known and well-frequented tourist/ recreation route.
<p>Sensitivity: Medium</p> <p>The viewpoint reflects the view available to walkers on the towpath and to users of the canal (noting that occupants of narrowboats will generally be situated slightly lower). The views available to these leisure users will play an important part in any visit, but it should be recognised that this very short section of canal (less than 1km) from which the Kronospan site is visible is just one part of a long route with numerous and varied points of interest. The presence of a live railway with occasional trains on the embankment adjacent to the viewpoint, and the existing structures at Kronospan at short-range beyond are amongst these points of interest. Notwithstanding this, the industrial elements undoubtedly detract from the view. Susceptibility to change is medium.</p> <p>Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public.</p> <p>Overall, sensitivity is medium</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be visible to the south. ○ The new structures would screen some of the existing structures at the Kronospan site. ○ The extent of the Kronospan site that is visible would not increase, and the view would remain framed by surrounding vegetation cover ○ The influence of the Kronospan site upon the view would not change appreciably • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: View from towpath/ canal which would be experienced at walking pace at the leisure of the viewer, or from a slow moving narrow boat 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Direct • Distance to Proposed Development: c.495m • Extent of area over which changes would be visible: Approx. 100m stretch of canal and towpath

Duration: Long-term (permanent development)	Reversibility: Irreversible (permanent development)
<p>Magnitude: Small to Medium</p> <p>The Proposed Development would be introduced to the south. The new structures would be clearly visible and would screen views of existing structures. The extent of the Kronospan site that is visible from the Viewpoint would not increase, and the views of industrial structures would continue to be framed by vegetation cover on either side.</p>	
<p>Significant Effect: No</p> <p>A minor to moderate effect would occur. The Proposed Development would be clearly visible to the south but would form part of the existing assemblage of industrial structures at Kronospan, rather than appear as a separate and distinct new feature. The influence of the Kronospan site upon the views from the anal corridor would not change appreciably. Effects would not be significant.</p>	
<p>Adverse/ Neutral/ Beneficial:</p> <p>The effects of the Proposed Development would be adverse</p>	

<p>Viewpoint N: Canal towpath north of Site Grid Ref: 328564, 339152</p> <p>View south from the canal towpath at a point where the canal narrows locally, and where it also runs through a vegetated cutting. Tree cover focuses views along the line of the canal. Existing structures at the Kronospan site are visible in the background of a narrow view framed by tree cover.</p>	
<p>Susceptibility to Change: Medium Walkers/ canal users;</p> <ul style="list-style-type: none"> ○ The surroundings are likely to play a part in the visit; ○ The most scenic parts of the canal are at the Llangollen and Chirk Aqueducts further to the north and south respectively; ○ The adjacent railway embankment and views of Kronospan structures detract from the view locally. 	<p>Value: High</p> <ul style="list-style-type: none"> ● No landscape designations; ● Within World Heritage Site; ● Well-known and well-frequented tourist/recreation route.
<p>Sensitivity: Medium</p> <p>The viewpoint reflects the view available to walkers on the towpath and to users of the canal (including the marina). The views available will play an important part in any visit, but it should be recognised that the most scenic parts of the canal route are further to the north and south (Llangollen and Chirk Aqueducts). The presence of the railway embankment adjacent to the viewpoint, and to structures at Kronospan at short-range detract from the view. Susceptibility to change is medium.</p> <p>Value is high. The viewpoint is located within the World Heritage Site and is located on a route that is both well-known to and well-frequented by the public.</p> <p>Overall, sensitivity is medium</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> ● Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be visible in the background of the view. ○ The new structures would screen some of the existing structures from view. ○ The influence of the Kronospan site would not appreciably change ○ Little overall change from baseline ● Degree of contrast/integration: Large scale industry at Kronospan is already visible ● Nature of the View: View from towpath/canal which would be experienced at walking pace at the leisure of the viewer, or from a slow moving narrow boat 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> ● Angle: Direct ● Distance to Proposed Development: c.545m ● Extent of area over which changes would be visible: The immediate vicinity of the Viewpoint
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be introduced to the background of the view. The new structures would screen views of some of the existing structures. The presence of the Proposed Development would not result in any appreciable degree of change in the influence of the Kronospan site upon the views available. Overall, there would be little change in view from baseline.</p>	

Significant Effect: No

A minor level of effect would occur. The Proposed Development would result in the introduction of new structures in the background of the view, and hence the appearance of the Kronospan site as seen from the Viewpoint would undergo some limited change. However, the nature of the views available, looking south along the canal corridor with a backdrop including narrow views of industrial development would not change. Effects would not be significant.

Adverse/ Neutral/ Beneficial:

The effects of the Proposed Development would be adverse

<p>Viewpoint Q: New Hall South Lodge (Chirk Castle entrance) Grid Ref: 327517, 338763</p> <p>View looking eastwards from a location immediately outside the listed lodge building at the visitor entrance to the Chirk Castle estate. Mature tree cover in the foreground interrupts longer views, and woodland planted recently as part of the Kronospan Landscape Strategy is visible beyond the adjacent minor road. Existing structures at the Kronospan site are visible toward the rear of the view, but views are filtered through the trees, and will be better screened during the summer months when deciduous foliage is present.</p>	
<p>Susceptibility to Change: Medium</p> <ul style="list-style-type: none"> • Road users; <ul style="list-style-type: none"> ○ Typically have a medium susceptibility to change; 	<p>Value: High</p> <ul style="list-style-type: none"> • Within AONB (and SLA); • Adjacent to a listed building • Close to Chirk Castle entrance and hence the view is likely to be available to relatively large numbers of people.
<p>Sensitivity: High</p> <p>The viewpoint reflects the views available to road users, who typically have a medium susceptibility to change.</p> <p>Value is high. The viewpoint is located within the AONB boundary and is also close to the main entrance to the Chirk Castle Estate. The viewpoint is adjacent to a listed building. Overall, sensitivity is high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be largely screened by the intervening tree cover close to the Viewpoint. ○ In summer screening is likely to be more effective. ○ The new structures would be indistinct and difficult to make out clearly. • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: Static view, which can be experienced at the leisure of the viewer 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Direct • Distance to Proposed Development: c.975m • Extent of area over which changes would be visible: Viewpoint only
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Negligible</p> <p>The Proposed Development would be very well screened by existing tree cover located along the adjacent minor road and at the edge of the Chirk Castle estate. The effectiveness of this screening is likely to increase in summer. The proposed new structures would be indistinct features located towards the rear of the view and would be difficult to make out clearly.</p>	
<p>Significant Effect: No</p> <p>A negligible level of effect would occur. The Proposed Development would be very well screened by vegetation and would not be clearly visible from the Viewpoint. Effects would not be significant.</p>	
<p>Adverse/ Neutral/ Beneficial:</p> <p>The Proposed Development would neither enhance nor detract from the quality of the views available. As such, effects would be neutral.</p>	

<p>Viewpoint R: Eastern edge of Chirk Castle estate Grid Ref: 327544, 338701</p> <p>An open view looking eastwards towards and beyond Chirk. The dense belt of woodland cover along the corridor of the Llangollen Canal defines the middle ground of the view. Built development at Chirk is visible to the rear of this woodland, with many of the existing large structures at Kronospan clearly visible, and with some of these breaking the skyline. As such, the influence of industry upon the view is well established.</p>	
<p>Susceptibility to Change: High</p> <ul style="list-style-type: none"> • Visitors to the Chirk Castle estate; <ul style="list-style-type: none"> ○ The views available will be a major reason for any visit; 	<p>Value: High</p> <ul style="list-style-type: none"> • Within an AONB (and SLA); • Within a Registered Park and Garden • Within Chirk Castle estate, but not a location where public access is specifically promoted.
<p>Sensitivity: High</p> <p>The Viewpoint is located within the Chirk Castle estate and the views available will be a major reason for any visit.</p> <p>The Viewpoint is located within an AONB, and within a Registered Park and Garden. It forms part of the Chirk Castle estate, which is an important visitor destination, albeit the Viewpoint itself is not a location where access is specifically promoted</p> <p>Overall, sensitivity is high.</p>	
<p>Size/ Scale of Effect:</p> <ul style="list-style-type: none"> • Scale of Change in view: <ul style="list-style-type: none"> ○ The Proposed Development would be visible in the middle ground of the view, partially screened by intervening woodland cover. ○ There would be an incremental increase in the influence of built development upon the view. ○ The horizontal spread of larger structures would increase slightly northwards. ○ The new structures would not break the skyline ○ The influence of the Kronospan site upon the view would not appreciably increase • Degree of contrast/integration: Large scale industry at Kronospan is already visible • Nature of the View: Static view which can be experienced at the leisure of the viewer 	<p>Geographical Extent:</p> <ul style="list-style-type: none"> • Angle: Direct • Distance to Proposed Development: c.925m • Extent of area over which changes would be visible: The open and relatively exposed eastern part of the Chirk Castle estate
<p>Duration: Long-term (permanent development)</p>	<p>Reversibility: Irreversible (permanent development)</p>
<p>Magnitude: Small</p> <p>The Proposed Development would be introduced to the existing assemblage of structures at the Kronospan site, in the middle ground of the view and partially screened by woodland. The horizontal spread of larger structures at Kronospan would extend slightly northwards and there would be an incremental increase in the influence of built development upon the view. The new structures would not break the skyline. The</p>	

presence of the Proposed Development would not appreciably increase the well-established influence of the Kronospan site.
Significant Effect: No
A minor level of effect would occur. The addition of the Proposed Development would not result in any change of note to the nature of the views available from the Viewpoint. The view would continue to be an expansive one where large-scale industry is evident in the middle ground. Effects would not be significant.
Adverse/ Neutral/ Beneficial:
The effects of the Proposed Development would be adverse