
**Proposed Access Road and Lorry Park,
Kronospan, Chirk**



L VIA Addendum

Prepared for: Kronospan Ltd

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3046-01- LVIA Addendum



1.1 Introduction

- 1.1.1 This report provides an Addendum to the Landscape and Visual Impact Assessment (LVIA) set out at Chapter 5.0 of the Environmental Statement (ES) for the Proposed Development, which formed part of the planning submission made to Wrexham County Borough Council (WCBC) in July 2023. This Addendum considers the landscape and visual implications of revisions to the design of the Proposed Development and whether or not this would affect the conclusions made in the ES regarding landscape and visual effects.
- 1.1.2 For a description of the revisions to the Proposed Development design refer to the cover letter (dated September 2023) that accompanies the further Regulation 24 (of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017) submission to WCBC. In summary, the revisions would comprise the removal of the northern part of the previously proposed bund located along the eastern boundary of the Site, adjacent to the B5070 Holyhead Road. This would result in associated revisions to the landscape design for the Proposed Development, allowing the retention of existing woodland and hedgerow vegetation in the affected area. The updated Illustrative Landscape Masterplan is shown on Figure 4.3a_revB. Updated cross-sections reflecting the removal of the previously proposed bund and the retention of existing vegetation are presented on Figures 4.4a_revB and 4.4b_revB.
- 1.1.3 Additionally, following discussion with consultees, the proposed off-site landscape enhancements have been revised to avoid potential harm to the Offa's Dyke Scheduled Monument. An updated figure illustrating proposed off-site landscaping is presented on Figure 4.3b_revB.

1.2 Construction Effects

- 1.2.1 The effects of construction of the Proposed Development would be similar to those described in Chapter 5.0 of the ES. Given that the proposed bund along the eastern perimeter of the Site would be less extensive, the visual effects associated with the construction of this feature would be incrementally less than stated in Chapter 5.0. This would not affect any of the conclusions made regarding construction stage effects, which would remain as stated in Chapter 5.0.



1.3 Operational Landscape Effects

Landscape Fabric

- 1.3.1 The revisions to the design of the Proposed Development would reduce the amount of vegetation that would need to be removed and would also affect the amount of new vegetation included in the landscape proposals.
- 1.3.2 The Proposed Development would result in the loss of existing pasture grassland (approx. 8.44 ha), along with approximately 620m of hedgerow and approximately 13 no individual trees. Following the proposed design changes, all of the existing woodland on site would be retained.
- 1.3.3 The landscape proposals illustrated on Figure 4.3a_revB include approximately 4.19ha of new species-rich grassland (either via new seeding or by changes to current management practices), approximately 2.08ha of new native woodland planting, approximately 1.15km of new native hedgerow, approximately 79 no. new specimen trees (including hedgerow trees), and approximately 0.36ha of new wetland vegetation. New structures and hard surfaces would occupy approximately 4.39ha. The remainder of the Site (approximately 0.8ha) would comprise retained tree and shrub vegetation.
- 1.3.4 Chapter 5.0 of the ES concluded that there would be a short-term moderate to major significant adverse effect upon woodland, due to the removal of existing woodland cover. This would no longer occur, as there would be no loss of woodland under the revised proposals. Initially therefore there would be no effect on woodland, and in the medium to long-term, as new planting establishes, effects would be moderate to major beneficial and significant as set out in Chapter 5.0 of the ES.
- 1.3.5 Other changes to the landscape fabric as a result of the revised proposals would be incremental and would not affect any of the conclusions made in Chapter 5.0 of the ES.

Landscape Character

- 1.3.6 The revisions to the design of the Proposed Development would not materially change the influence that the developed site would have upon the surrounding landscape. Effects on landscape character would remain as described in Chapter 5.0 of the ES and would not be significant.



1.4 Operational Visual Effects

ZTV

- 1.4.1 An updated ZTV has been prepared illustrating the theoretical visibility of lorries on the proposed New Access Road and in the proposed Lorry Park, reflecting the design revisions outlined above. This is presented on Figure 5.1b_revB. The methodology followed in preparing the ZTV remains as set out in Chapter 5.0 of the ES.
- 1.4.2 The revised ZTV shows a marginally greater extent of theoretical visibility from the area east of the Site along the B5070 corridor and at the northern and north-western edge of Chirk.

Viewpoints

- 1.4.3 Chapter 5.0 of the ES (and the associated Appendix 5.6) include an assessment of the visual effects of the Proposed Development from nineteen viewpoints. None of the conclusions made regarding effects at these viewpoints would change materially as a result of the revisions to the design of the Proposed Development.
- 1.4.4 The most obvious visual change resulting from the design revisions would be the retention of existing tree cover on the western side of the B5070, opposite Viewpoint Y. Nevertheless, the realignment of the road and the introduction of the new roundabout would remain a very obvious short-range change in view from this viewpoint. As such, visual effects would remain moderate to major adverse and significant in the short term, reducing to moderate adverse and not significant in the medium and longer-term, as set out in Chapter 5.0 of the ES
- 1.4.5 From other viewpoints appreciable visual change would be very limited. The reduction in the extent of the proposed bund at the eastern edge of the Site, and the associated retention of existing vegetation would be apparent from some locations, but this would not have any influence of note upon the nature of the change in view that would occur. Effects would remain as stated in Chapter 5.0 of the ES.

1.5 Night-time Landscape and Visual Effects

- 1.5.1 The revisions to the design of the Proposed Development would not affect the proposed lighting scheme. Night-time landscape and visual effects would remain as set out in Chapter 5.0 of the ES.



1.6 Landscape Designations

AONB

- 1.6.1 The revisions to the design of the Proposed Development would have no bearing upon any interactions with land within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). The conclusions set out in Chapter 5.0 of the ES remain valid.

SLA

- 1.6.2 The revisions to the design of the Proposed Development would change the way that the developed Site is enclosed (i.e. by retained and proposed vegetation, rather than by an earth bund planting with vegetation), but the level of enclosure set out in Chapter 5.0 of the ES would remain. Wider effects would remain as set out in Chapter 5.0. As such, the conclusion made in Chapter 5.0 of the ES regarding effects on the SLA designation remain valid.

Heritage Assets

- 1.6.3 The revisions to the design of the Proposed Development would not result in any material change to the landscape and visual effects experienced from the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS) or the Chirk Castle Registered Park and Garden (RPG) that are set out in Chapter 5.0 of the ES.

1.7 Further Mitigation, Monitoring and Enhancement

- 1.7.1 No additional mitigation measures are proposed over and above those set out in the ES.
- 1.7.2 As noted above, off-site enhancement planting adjacent to a section of the Offa's Dyke Scheduled Monument (Item 4 of Table 5.5 of Chapter 5.0 of the ES) is no longer proposed. Enhancements are not measures to mitigate against the effects of the Proposed Development, and none of the conclusions set out in Chapter 5.0 are affected by the removal of this off-site enhancement planting.



1.8 Conclusions

- 1.8.1 The proposed revisions to the design of the Proposed Development would result in a single material change to the conclusions set out in Chapter 5.0 of the ES. The short-term significant effect upon woodland identified in the ES would no longer occur, as all existing woodland within the Site would now be retained.
- 1.8.2 All other conclusions set out in Chapter 5.0 of the ES regarding the landscape and visual effects of the Proposed Development would remain valid.

