

18.10.2022

Community Consultation and Pre-application Report

Outline Planning Application

Tyn Y Coed

Chester Road,

Rossett.

LL12 0DE

Outline Application for the removal and replacement of one existing dwelling and addition of nine new dwellings



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Introduction

This Community Consultation Report is to supplement the outline planning application for the removal and replacement of the existing property and the construction of nine new dwellings at Tyn Y Coed, Chester Road Wrexham.

Community Consultation

Whilst the additional 9 dwellings fall technically under the threshold for community consultation, we were advised that this proposal would be defined as a major development, therefore requiring a pre-application process. We were more than happy to carry out this process.

Process and findings

We used the advice in “Pre-application Community Consultation: Best Practice Guidance for Developers” guidance document.



The process requires us to:

- 1 Make draft planning application documents available to view
- 2 Notify the right consultees of the consultation
- 3 Provide a 28 day consultation period
- 4 Report how the pre-application consultation was undertaken and how people's views were considered in a 'Pre-Application Consultation Report' submitted as part of the application.

This process was followed as described below.



1 Make draft planning application documents available to view

Drawings and information on website. We uploaded a full suite of information to our website on Friday 10 June 2022. A screengrab of the web links, plus all the attendant documents are contained in **Appendix 1**. Although we asked for comments by 11 July, the website link remains live to date.

There have been 968 visits to the site over the period, with over 500 unique views (See Website Statistics: Appendix 16)

2 Notify the right consultees of the consultation, 3 Provide a 28 day consultation period

We officially commenced the 28-day consultation period on Monday 13 June, to end on Monday 11 July 2022.

As required by Welsh Statutory Instruments 2016 No 59 (W.29) Town and Country Planning Order 2016, we completed Schedules 1B and 1C in both Welsh and English. (Appendices 3,4,5 and 6).

During the weekend prior to the start of the consultation period, we posted these schedules through neighbouring letterboxes, and on a prominent signpost adjacent to the site. (See appendix 7: Letter drop Plan, and Appendix 8: Photos of Signs on Signpost.)

We sent emails to the Statutory Consultees on Friday 10 June (See email: Appendix 9).

4 Report how the pre-application consultation was undertaken and how people's views were considered in a 'Pre-Application Consultation Report' submitted as part of the application.

This report has described above, and in the appendices, how the consultation was undertaken. Below we summarise the views received, while more details are contained in the relevant appendices.

Highways Communications (Appendix 10)

The Environment & Technical Chief Officer's full response can be read in the appendix. His summary states:

"I have no objections in principle to the proposed development on highway grounds. The developer will need to enter into a s.38 / 278 agreement with the Council in order to construct the proposed development site."



Fire and Rescue Response (Appendix 11)

The Business Fire Safety Officer stated “*the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.*”

Environmental Health Response (Appendix 12)

Paul Campini, the Enforcement Officer for Environmental Health and Housing Standards requested the following be considered: Dust Management Scheme, no burning of waste, deliveries within reasonable hours, and consideration of neighbours with regard to noise.

Natural Resources Wales Response (Appendix 13)

Rhys Jones, the Advisor for Development Planning at Natural Resources Wales requested “*further information in your planning application regarding protected species, foul drainage and flood risk.*” We have now undertaken all of these surveys, and they form part of the planning application.

Resident responses (Appendix 14)

Despite over 500 unique visits to the website, we have received only 2 resident responses. One was an enquiry about buying one of the new houses, and the other was from the adjacent Residents of the Limes Management Company Limited, who were concerned about the highways issues. We have taken advice from the Highways department, as outlined above, and can hopefully allay this legitimate concern.

Consultee Letter Councillors Hugh Jones, and Hugh Shepherd (Appendix 15)

Both councillors acknowledged the notifications, which were also sent to Rossett Community Council. No further comments received.

Conclusion

We have followed all due pre-application procedures and found no reasons why this development should not be approved. We are therefore proceeding with the planning application.

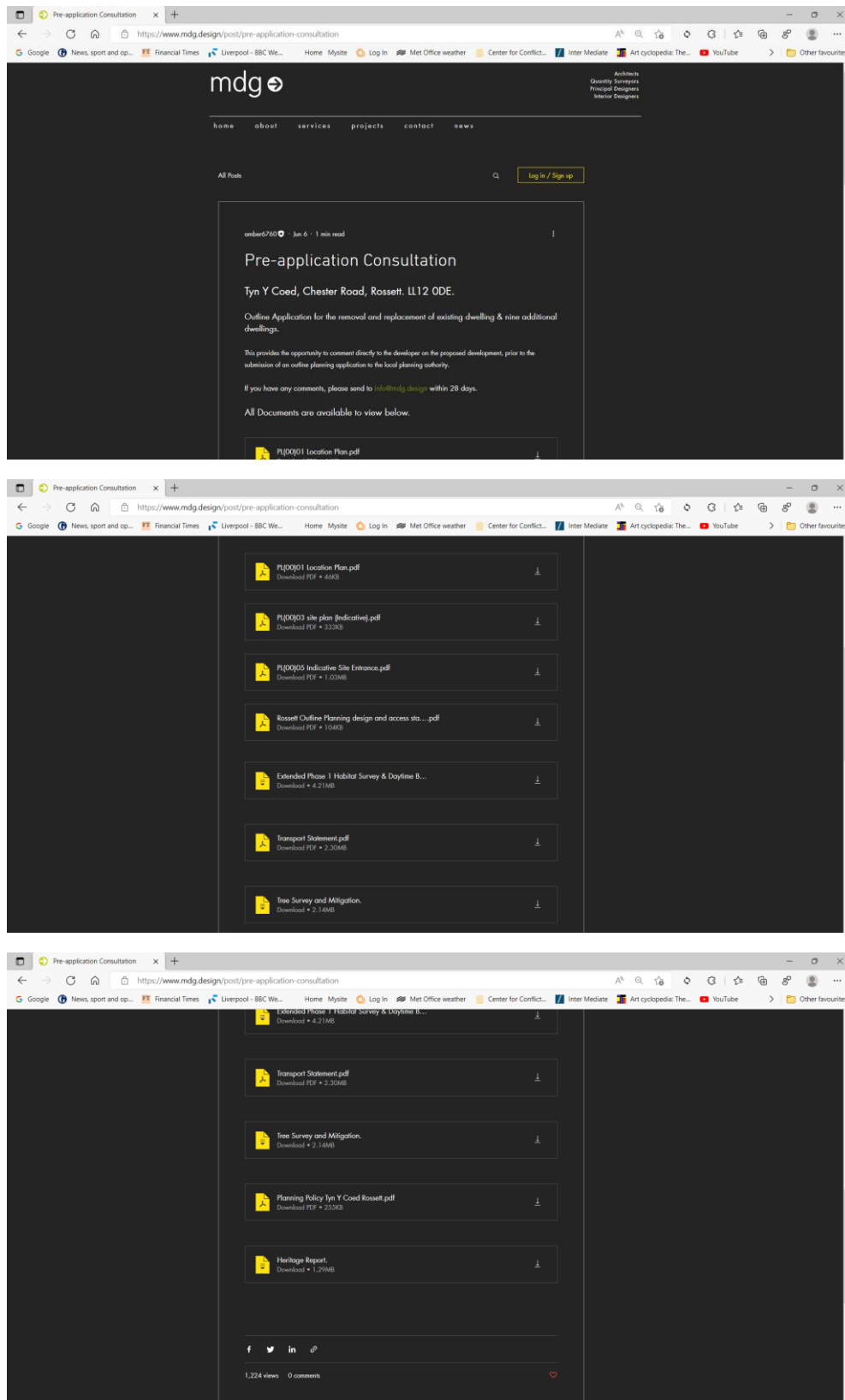
Michael Cunningham BA(Hons) Dip Arch MA ARB



Tyn y Coed

Rossett MDG Website .

This information went live on 10 June 2022 and is still available as of 17 October 2022



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05.05.22

Design and Access statement

Outline Planning Application

Tyn Y Coed

Chester Road,

Rossett.

LL12 0DE

Outline Application for the removal and replacement of existing dwelling & nine additional dwellings.



Introduction

This design and access statement is to supplement the outline planning application for the removal and replacement of the existing property and the construction of nine new dwellings at Tyn Y Coed, Chester Road Wrexham.

Site Location

The site is positioned within the settlement boundary of Rossett.

Rossett is a sustainable location. A large village located approximately 6.5 miles to the north of Wrexham and close to the Cheshire and English border. The village is bounded to the west by the A483 dual carriageway and the Wrexham to Chester railway line. To the south flows the river Allyn which loops round to the northeast where it joins the River Dee,

The Site sits directly next to a bus stop, serving Wrexham and Chester. These busses run every half hour and between approximately 6 am to midnight.

There is a local primary school; St Peters and a local secondary school; Darland High School, both within walking distance of the site.

Rossett is also served by a wide range of amenities including a local shop, post office, doctors, a pharmacy and local pubs.

Existing Site.

The site currently has one house set in a large garden, with outbuilding and a tennis court.

There is currently one vehicular access to the site, opposite a busy junction.

The existing site is approx. 7,227 sqm or .72Ha.

The site is bounded by a 1.5m brick wall adjacent to Chester Road and a variety of brick, timber and mesh fencing to the other surrounding boundaries.

Relevant planning policy

We have consulted the following Policy and guidance

Wrexham Unitary Development Plan.

Town and Country Planning Act, 1990.

Local planning guidance notes.

Indicative site layout

Whilst the application is for outline approval only; with all matters reserved, we have included an indicative layout.

This layout illustrates the site is suitable for ten detached houses.

These would have rear and, in some cases, additional private front gardens, to optimise the sun position.

Each property would also include in curtilage parking, to current Wrexham MBC standards,

The current indicative layout shows a density of approx.14 units per hectare.

The building footprints total approx. 800sqm overall, this will be around 11% of the site.



Site strategy.

Trees.

There are a number of trees on the site. The indicative layout has been positioned to avoid the Root protection areas and avoid any negative impact.

The garden positions ensure that there will not be pressure on the trees to be removed / cut back.

Further details are included in the full Tree survey submitted with the application.

Ecology.

An ecology survey has been undertaken on the site. This has shown the site to have moderate bat roost suitability in the existing house and negligible suitability within the outbuilding. No badgers were evident on site and there isn't suitable habitat for great crested newt within 250sqm.

A further night-time emergence survey will be undertaken.

Further details are included in the Ecology Survey submitted with the application.

Highways.

We initially discussed the site with Phil Palmer at Wrexham council highways department. (PRE/2021/004).

Following his initial comments, we have amended the site access position away from the busy junction.

An area of the front wall will be removed to facilitate the entrance and visibility splay. The wall will be set back and built to complement the existing.

Further details are included in the highways report submitted with this application.

Heritage

Whilst the site sits outside the Rossett conservation area, we

Further details are included in the heritage report submitted with this application.

Scale, appearance and massing.

These elements of the design will fall under a further reserved matters application.

Community Consultation

TBC

Further details are included in the community consultation report.

Conclusion

The site sits in a sustainable location and is capable of housing 9 new properties and one replacement dwelling.

The indicative proposals included in the application evidence this.

All final building positions, appearance and scale will be covered by reserved matters.

We believe that this is an attractive proposition for the site, in line with current policy.

We look forwards to a successful outcome of this application.



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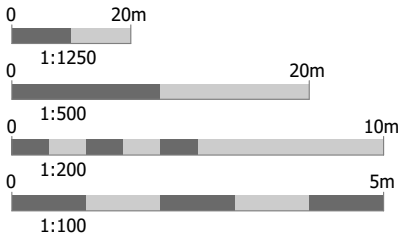
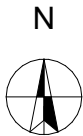
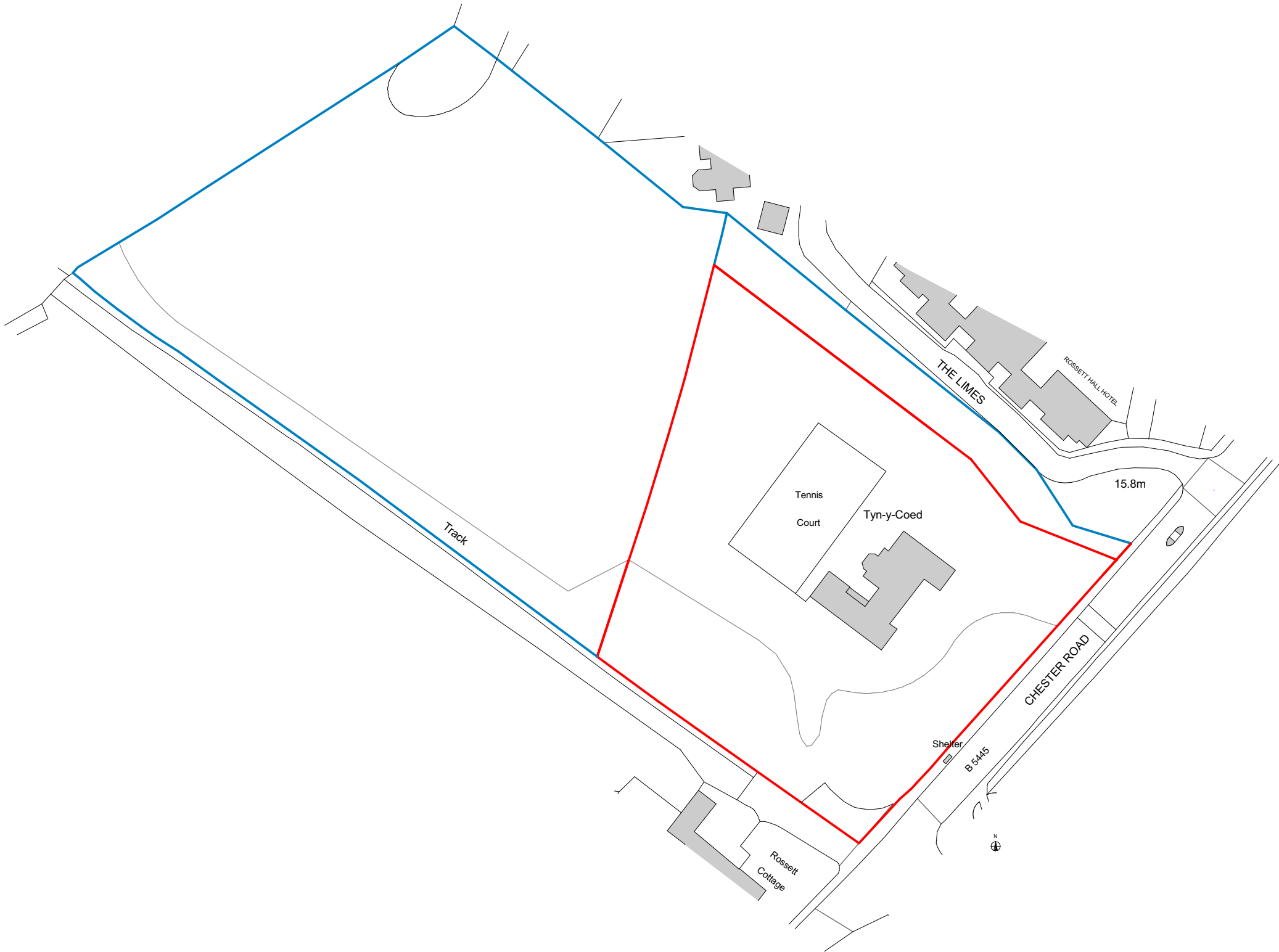


Submission Documents

Dwgs	
PL(00)01	Location Plan
PL(00)02	Existing Site Plan
PL(00)03	Proposed Site Layout (Indicative)
PL(00)05	Indicative Entrance to Site
	Design and Access Statement
	Ecology Survey
	Tree Survey
	Highways statement
	Heritage statement.
	Community consultation report.



Do not scale from drawing, use
figured dimensions & levels only.
All dimensions & levels to be
checked on site before commencing
work and any discrepancies to be
notified to C.A. immediately. If in
doubt ask ?



rev	comments	initials	date
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client

project
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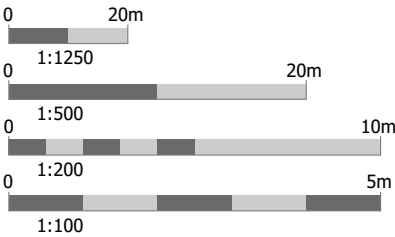
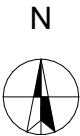
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LOCATION PLAN

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purpose of issue				

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All dimensions & levels to be
checked on site before commencing
work and any discrepancies to be
notified to C.A. immediately. If in
doubt ask ?



ALL LAYOUTS INDICATIVE
AND SUBJECT TO
RESERVED MATTERS /
FULL APPLICATION.



A GENERAL AMENDMENTS			
rev	comments	initials	date

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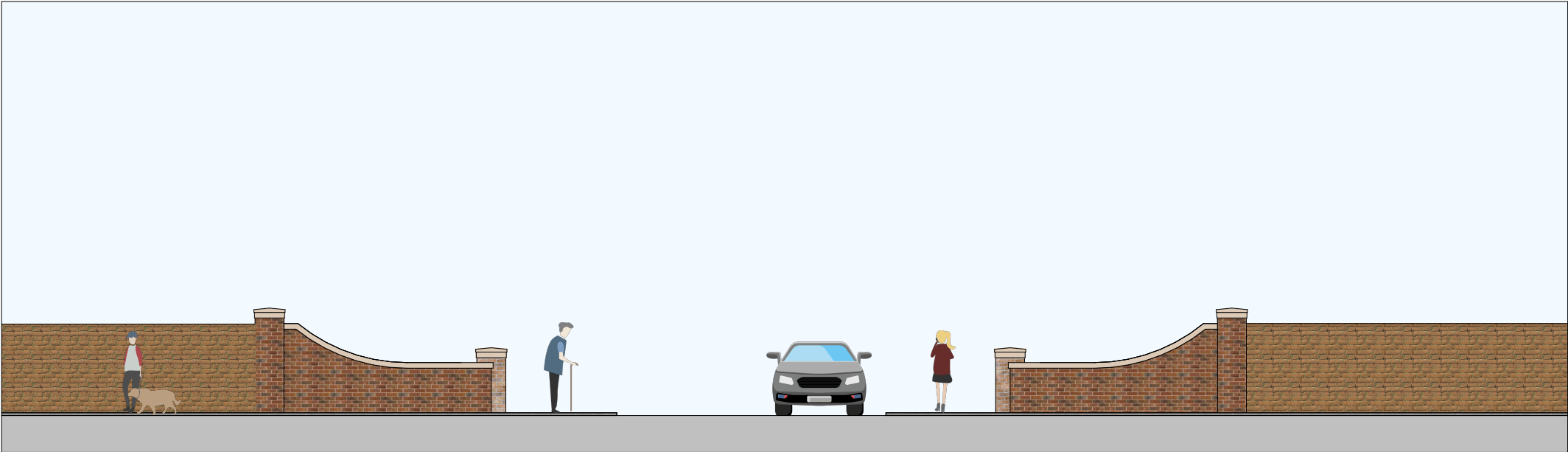
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client

project
Tyn Y Coed Chester Road Rossett WREXHAM LL12 0DE

content
PROPOSED SITE PLAN
(INDICATIVE)

scale	sheet	date	drawn by	checked
1:500	A3			
project number	drawing number	rev		
248-07	PL(00)03			
purpose of issue				



CAREFULLY REMOVE EXISTING WALL

ALLOW FOR OPENING WIDTH TO INCORPORATE VISIBILITY SPLAY IN
ACCORDANCE WITH WREXHAM HIGHWAYS DEPARTMENTS REQUIREMENTS.

RE-USE EXISTING BRICK WHERE POSSIBLE TO CREATE NEW ENTRANCE WALL.

NEW BRICK PIERS

FINAL DETAILS TBC.

ALL LAYOUTS
INDICATIVE AND
SUBJECT TO RESERVED
MATTERS / FULL
APPLICATION.

rev	comments	initials	date
mdg			
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Mersey Design Group Ltd Cleveland House 41 Shaw Street Liverpool L6 1HL			
client			
project Tyn Y Coed Chester Road Rossett WREXHAM LL12 0DE			
content INDICATIVE ENTRANCE TO SITE			
scale 1:100	sheet A3	date	drawn by checked
project number 248-07	drawing number PL(00)05	rev	
purpose of issue			

Tyn Y Coed

Chester Road,

Rossett.

LL12 0DE

Planning Policy

Outline Application for the removal and replacement of existing dwelling & nine additional dwellings.

Tyn Y Coed, Chester Road, Wrexham - Planning Policy

Introduction

This report considers the planning policy issues associated the outline planning application for the removal and replacement of one existing property, and the construction of a nine new dwellings, (resulting in a net gain of 9 units in total) at Tyn Y Coed, Chester Road, Wrexham.

Site and Context

The proposed development site currently comprises a detached dwelling, with a disused tennis court and mature gardens, most of which have been recently cleared. To the north and south lie commercial properties and residential dwellings. Chester Road borders the site to the east and to the west lies disused land.

National Planning Policy:

Future Wales the National Plan 2040 - Policy 20 identifies Wrexham and Deeside as a National Growth Area

Planning Policy Wales (Edition 11) February 2021 at paragraph 1.22 states that:

“Up-to-date development plans are the basis of the planning system and set the context for rational and consistent decision making ... Planning applications must be determined in accordance with the adopted plan, unless material considerations indicate otherwise” .

Technical Advice Notes (TANs):

- TAN 5 Nature Conservation and Planning
- TAN12 Design
- TAN18 Transport

The Adopted Development Plan

Despite being time expired the development plan for the area is the **Wrexham Unitary Development Plan 1996 – 2011 (UDP)** which was adopted in February 2005 .

The site lies within the existing settlement limit of Rosset (Inset Map 3)¹ and partly abuts the designated Rossett Conservation Area. The UDP shows the whole of the application site situated within the settlement limits Rossett. It is not subject to of any designation or allocation and therefore would contribute as a windfall contribution to the housing supply under both the adopted and emerging development plans.

The following policies are relevant:

Strategic Policy

PS1 Directs development for housing to within defined settlement limits.

Specific Policies

¹ <https://www.wrexham.gov.uk/service/development-plans-and-other-planning-policy/wrexham-unitary-development-plan>

GDP1, General Development Principles –

GDP2 , Contributions to Schools

HOU2, Residential Development (of Unannotated Land) within Settlements will be permitted subject to compliance with Policy GDP1 above .

EC2, Policy EC2 Development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of that land.

EC4, Hedgerows, Trees and Woodland

EC6, Biodiversity Conservation

EC11, Archaeology

EC12, Development in Flood Risk *The application must be considered in light of the extant version of Technical Advice Note (TAN) 15: Development and Flood and the associated Development Advice Maps. Whilst a new version of TAN15 accompanied by new Flood Maps for Planning have been prepared by Welsh Government they will not now come into force until 1 June 2023, as confirmed by the Minister for Climate Change on 23 November 2021. Paragraph 6.2 of TAN 15 advises that new development should be directed away from Zone C (which is subdivided into Zones C1 and C2) and towards suitable land in Zone A or otherwise Zone B. It also goes on to advise that highly vulnerable development should not be permitted in zone C2.*

EC13, Surface Water Run Off = As part of any formal application there is a need to demonstrate a scheme of drainage can be achieved

H10 Replacement Dwellings in the Countryside ,

CLF5 Open Space Requirements on New Development

T8 Policy Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards.

Local Planning Guidance Notes (LPG) are also relevant

- LPG 10 Public Open Space on New Developments (POS)
- LPG 16 Parking
- LPG 17 Trees and Development
- LPG 21 Space around Dwellings
- LPG 27 Developer Contributions to Schools
- LPG 30 Design
- LPG 32 Ecology

Emerging Local Development Plan 2013-2028 (LDP2)

The Wrexham Local Development Plan 2013-2029 LDP2 was submitted to the Welsh Government and PINS on 30th November 2018 and the Examination took place in 2019 - 2021. The LDP2 post examination process is ongoing, with the latest delay due to the 'Natural Resources Wales' recently published interim planning advice on the potential increase of phosphate levels in river Special Areas of Conservation (SACs).

The LDP Inspectors has recently confirmed to the Council that they can proceed with the Matters Arising Changes Public Consultation which starts on 23 May 2022², therefore the Plan is now at an advanced stage.

The proposed site is not allocated within 'Policy H1: Housing Allocations' of the emerging Plan. however, the settlement hierarchy identifies Rosset as **Tier 3: Local Service Centre** (*Settlements which have relatively good accessibility by non-car modes*)³ where in rural areas of the County Borough suitable development would be limited small scale infill and **windfall development**. The proposal fits within the sustainable principles, preferred strategy and the wider policies of LDP2.

Other Material Considerations

Phosphorous: The implications for the River Dee and Bala Lake Special Area of Conservation (SAC) that may arise if this application is submitted and needs to be considered. Foul water from the site will be disposed of via the mains sewerage system which connects to the Lavister wastewater treatment works (WwTW). This has provision to remove a percentage of phosphorous from wastewater and consents to discharge treated water into adjacent watercourses (and therefore directly or indirectly into the River Dee), subject to specific limits on the amount of phosphorous within the treated water. Whilst the WwTW is currently operating within its consented limits, the existing discharge consent is around 10 years old and pre-date recent case law, and as such need to be reviewed using new data and specially developed models. Whilst the existing provisions in place at the WwTW remove the vast majority of phosphorous from waste water, a residual amount remains. Development which increases foul water flows to the WwTW will therefore also result in an increase of phosphorous discharges into the SAC.

In light of the above, development cannot start until sufficient information has been submitted to demonstrate to the Local Authority, that the proposed foul water drainage scheme will not give rise to an increase in phosphorous entering the SAC. Sites affected by phosphates will need to be subject to a Habitat Regulations Assessment and, in all likelihood, a mitigation scheme.

Due to the application for this site being outline, with all matters reserved and finer details of the scheme to be resolved, We anticipate that the solution and proposals for Phosphorus mitigation (if required) will be covered in the Reserved matters / detailed stage of the application.

Housing Supply

The emerging Local Plan requirement is to deliver 7750 homes which equates to 517 per annum. The actual rate of completions over the period 2013 and 2021 has only been 254 units per annum⁴. This amounts to a considerable under supply of housing land in every one of the last 8 years. In addition to dwellings delivered through proposed housing allocations, the LDP is expected to be delivered by other components including windfall sites. This site presents such an opportunity. The acknowledged housing requirements of the County Borough is therefore also relevant and important consideration.

Conservation

The north east of the proposed site boundary, together with the south east boundary abuts the boundary of the designated Conservation Area of Rossett.

² https://wrexham-consult.objective.co.uk/portal/matters_arising_changes_consultation,

³ <https://wrexham-consult.objective.co.uk/file/3821856>

⁴ <https://wrexham-consult.objective.co.uk/file/5946895> - Table 2

Rossett Hall marks the northern entrance to the Conservation Area, its scale and design making it a distinctive building. The grade II listed building dates from the mid 18th Century⁵.

Local Service Centre

Rossett is identified as one of the Tier 3 Settlements/Local Service Centres in the emerging plan, which are described as having relatively good accessibility by non-car modes. This is an acknowledgement of the fact that the village has a wide range of services including a primary and a secondary school, convenience shops and a regular bus service to Wrexham and Chester. Rossett is therefore a sustainable settlement. The application site itself lies within easy walking distance of the centre of the village, the primary and secondary schools and bus stops served by the Wrexham to Chester service and is therefore in a sustainable location.

Local Plan Position

It is clear that the existing **Wrexham Unitary Development Plan 1996 – 2011** is not up to date, and there are also significant material considerations which weigh in favour of granting planning permission which can be listed as:

- the need to increase housing supply due to a shortage of land genuinely available for housing
- the presumption in favour of sustainable development
- the land does not project into wider countryside, but lies within the defined settlement boundary
- the land is divorced from useable agricultural land
- The nearby services and facilities ensure that the site is in a highly sustainable location
- If the emerging LDP housing requirements are to be achieved there will need to be a significant increase in the number of completions over the remaining plan period. That can only be achieved if more land is brought forward for development
- Given that the LDP2 has been through the Examination process and is now at Matters Arising Changes Public Consultation, the LDP2 should be attached significant weight.

20 May 2022

⁵ [Rossett Conservation Area Assessment and Management Plan \(wrexham.gov.uk\)](http://wrexham.gov.uk/Rossett%20Conservation%20Area%20Assessment%20and%20Management%20Plan)



Heritage Impact Assessment

Land at Tyn-y-Coed,

Chester Road, Rossett

Fiona McClements

May 2022

hendersonheritage.co.uk

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Executive Summary

This report relates to an outline application for the demolition of a single dwelling house and the construction of nine new dwellings, with all matters reserved apart from access, at Land at Tyn-y-Coed, Chester Road, Rossett. It is located on the northwest side of Chester Road. The site lies outside Rossett conservation area, but its boundary wall to Chester Road lies within it. It is in the wider vicinity of several heritage assets, including listed buildings and other buildings that are considered non-designated heritage assets. Collectively these have group value that contribute to the conservation area's special architectural and historic character and interest.

This Heritage Impact Assessment has been written to identify the significance of the heritage assets and the impact of development upon them. This is in accordance with national planning guidance contained in the National Planning Policy Framework on the historic environment.

Rossett conservation area has high evidential, historic, aesthetic and community significance. Rossett mill, the River Alyn, Christ Church, and Victorian and Edwardian houses and terraces contribute to the character of the area. There is a strong and generally consistent built form, a traditional street pattern, with boundary walls demarking public and private space, and a strong townscape rhythm, and variety of density, created by buildings, interspersed in areas with trees. These features, with the river and historic street pattern, forms a fundamental part of its special interest.

The application site is on an historic main thoroughfare through the village. The setting of the site and its location means that it has a relationship with both modern and historic buildings, with its access from Chester Road. There is a continuity of built form along Chester Road, and this takes many forms and tenures with several historic buildings with an architectural appearance that contributes to the character of the conservation area. The spatial aspects and grain of plots, and building lines are also varied, but boundary detailing is consistent, retaining a clear demarcation between the street line and building plot.

The brick boundary wall with flat yellow coping stones contributes to the consistent plot boundary and street enclosure, contributing to Rossett's unique character and significance. Selective trees have been retained close to the street boundary in order to provide some relief and amenity value to the application site and to Chester Road.

Whilst the scheme is indicative; the site currently lies outside the conservation area, and trees and the wall within it have been retained. Some of the site will be more visible than the present building on the site. The most significant change is a 17 m visibility splay in the middle of the wall to facilitate the development. The scale of change is appropriate to the plot and the wider street scene and is not considered to adversely impact on the character and appearance of the conservation area thus preserving the area's special architectural and historic interest and significance. The proposals will maintain a boundary to the wider street scene. The principal of development has been established elsewhere, both historically and in modern times, and the setting of heritage assets and key views will not be compromised by the development proposal. The application should respectfully be supported.

1. Introduction

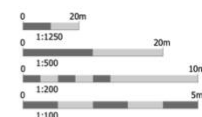
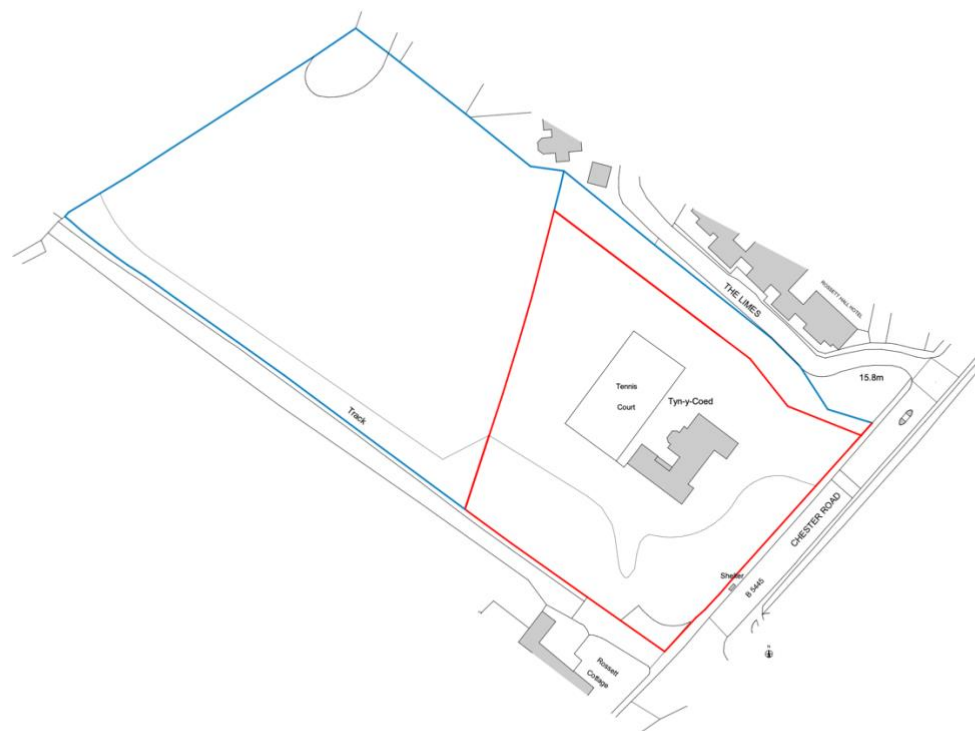
- 1.1 This heritage impact assessment has been prepared on behalf of Fiona McClements to accompany an outline planning application with all matters at land at Tyn-y-Coed, Chester Road, Rossett, Wrexham.
- 1.2 The purpose of the assessment is to describe the significance of nearby heritage assets and their setting. This information will subsequently highlight any impact of the proposal on the significance of the assets. It will identify mitigating measures, where necessary, to address this impact.
- 1.3 Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, conservation areas are “areas of special architectural and historic interest the character and appearance of which it is desirable to preserve or enhance”. Section 72 of the same Act states, in the exercising of planning functions in conservation areas special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, when assessing planning applications. Under Section 66 there is a statutory duty to have special regard to the desirability of preserving the listed buildings or their settings.
- 1.4 Policies in the **Planning Policy Wales Edition 11 (PPW), Technical Advice Note 24: The Historic Environment and local development plans**, set out national and local planning policy in respect to the conservation of the historic environment and local development plans, set out national and local planning policy in respect to the conservation of the historic environment.
- 1.5 The **historic environment** is described in Wales Technical Advice Note 24: Historic Environment, (October 2017) as “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”

- 1.6 **Setting** is not a heritage designation. However, “the setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset”. TAN 24 (paragraph 1.25)
- 1.7 The definition of **significance** in relation to heritage policy is defined in Conservation Principles for the sustainable management of the historic environment in Wales (Cadw, 2011). “To identify the heritage values of an asset, its history, fabric and character must first be understood. The relative significance of the different values then needs to be considered. It will be necessary to compare the values of the asset under consideration with others in the locality, region or even nationally, depending on its importance.”
- 1.8 The application site, with the exception of the boundary wall fronting Chester Street, is located outside the Rossett Conservation Area, which was designated in 2011. It has a comprehensive adopted Conservation Area Appraisal and Management Plan. A blanket Article 4(2) Direction, which restricts permitted development to protect the special architectural and historic interest of the buildings within the conservation area was designated in 2012.
- 1.9 This document has been prepared following a site visit in May 2022. It is to be read in conjunction with other associated plans and documents in relation to this planning application.

2.0 The application site and identified heritage assets

- 2.1 The application site is in Rossett, which is 6.5 miles north of Wrexham and 8 miles south of Chester. It is located close to the Welsh / English border on the banks of the River Alyn.
- 2.2 The application site is located on the northwest side of Chester Road and close to the junction of the B5102 Holt Road. It is located in front of a large, extended modern detached property, set in extensive grounds, built in the 1970's or 1980's. The character of the site is domestic and its roof height and building form reflects the scale of neighbouring properties. The site lies outside the conservation area; the boundary wall to Chester Road within it.
- 2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:
- Conservation Area: Rossett
 - Listed building: Rossett Hall Hotel
- 2.4 Non-designated heritage assets that are relevant in considering the proposed development are identified below:
- Golden Lion Hotel
 - Rossett Cottage

Do not scale from drawing, use
figured dimensions & levels only.
All dimensions & levels to be
checked on site before commencing
work, and any discrepancies to be
notified to C.A. immediately if in
doubt see 7



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project
Tyn Y Coed Chester Road Russett WREXHAM LL12 1DE

location
LOCATION PLAN

scale	date	drawn by	checked
1:1000	14/01	MDG	MDG
project number	drawing number	date	
248-07	PL2/00211		
project name			

Fig 1. Location plan.



Fig 2. Street scene



Fig 3. Conservation area boundary and location of heritage assets (Copyright: Wrexham County Borough Council) – site arrowed red, yellow dots locally important buildings, orange listed building; and proposed site plan (indicative) (Copyright: mdg)

3.0 Historical context and heritage assets

- 3.1. Rossett is a rural village with archaeological, aesthetic, and historical significance, with features of interest that dates from the 16th century onwards. 'Rosset' lay in the township of Allington in the Parish of Gresford. On 30 June 1840, the townships of Allington, Burton, Marford and Hoseley (a total of 6780 acres) became the new parish of Rossett.
- 3.2 At the time of the tithe map in 1843, the village was very small, with development largely concentrated along Chapel Lane and in a small linear corridor north of the River Alyn along Gun Street. The area was predominantly rural, dominated by the estates of Rossett Hall to the north, Trevalyn Hall, and Trevalyn House to the south. Buildings of note at that time was the short-lived Gothic church of 1841, Higher Mill, built in 1588, Lower Mill on the banks of the River Alyn, the Golden Lion of the early 19th century and Rossett Hall to the east near Chapel Street. To the south of the village lay Trevalyn Hall, built in 1576 for John Trevor of Brynkinalt, in Chirk; and Trevalyn House. Trevalyn Hall is seen as part of the village approach from the south.
- 3.3 The village developed further as a consequence of the railway, with a station built in 1846 to serve trains to Wrexham, Chester, and Liverpool. The village and immediate surrounding area grew into a commuter village, with most development at the turn of the 20th century focused along Chester Road. The village continued to expand most significantly during the latter part of the 20th century, when Council and privately owned housing was built to the north of the village.
- 3.4 The application site has a boundary to the north with Rossett Hall Hotel (Grade II). Rossett Hall Hotel was described on Ordnance Survey maps of the 19th century as The Rossett, and in the tithe apportionment as Hall, offices, outbuildings, yard, and pleasure grounds. Rossett Hall was built for James Boydell (1778 – 1844), a land surveyor from London appointed as Estate Manager of the Trevalyn Estate.

- 3.5 The application site did not form part of the Rossett Hall historic park and garden. It is described in the tithe apportionment as Field No. 243, Part of Kiln Croft, cultivated as grass, occupied by Thomas Evans, and owned by the Trustees of the Poor of Gresford. The Trustees of the Poor of Gresford appeared to have been created by local landed gentry in the mid 18th century, their money invested in and laid out in lands for the use of the poor of the parish, with rent paid annually to the churchwardens at Easter.
- 3.6 The 1899 1911 and c1950 Ordnance survey maps of Rossett shows that the field remains undeveloped. It is assumed that this remained the case until Tyn-y-Coed was built. A new access to the south of the plot was approved. Part of the wall along Chester Road was increased in height by 1.5m following the granting of planning permission in 2009.



Fig 4. Looking north along Chester Road to The Forks Road c1950. Note the stone boundary to the Golden Lion, which continues along the back of pavement line to meet the brick wall fronting the site at Tyn-y-Coed (arrowed red). (Copyright: Francis Frith).

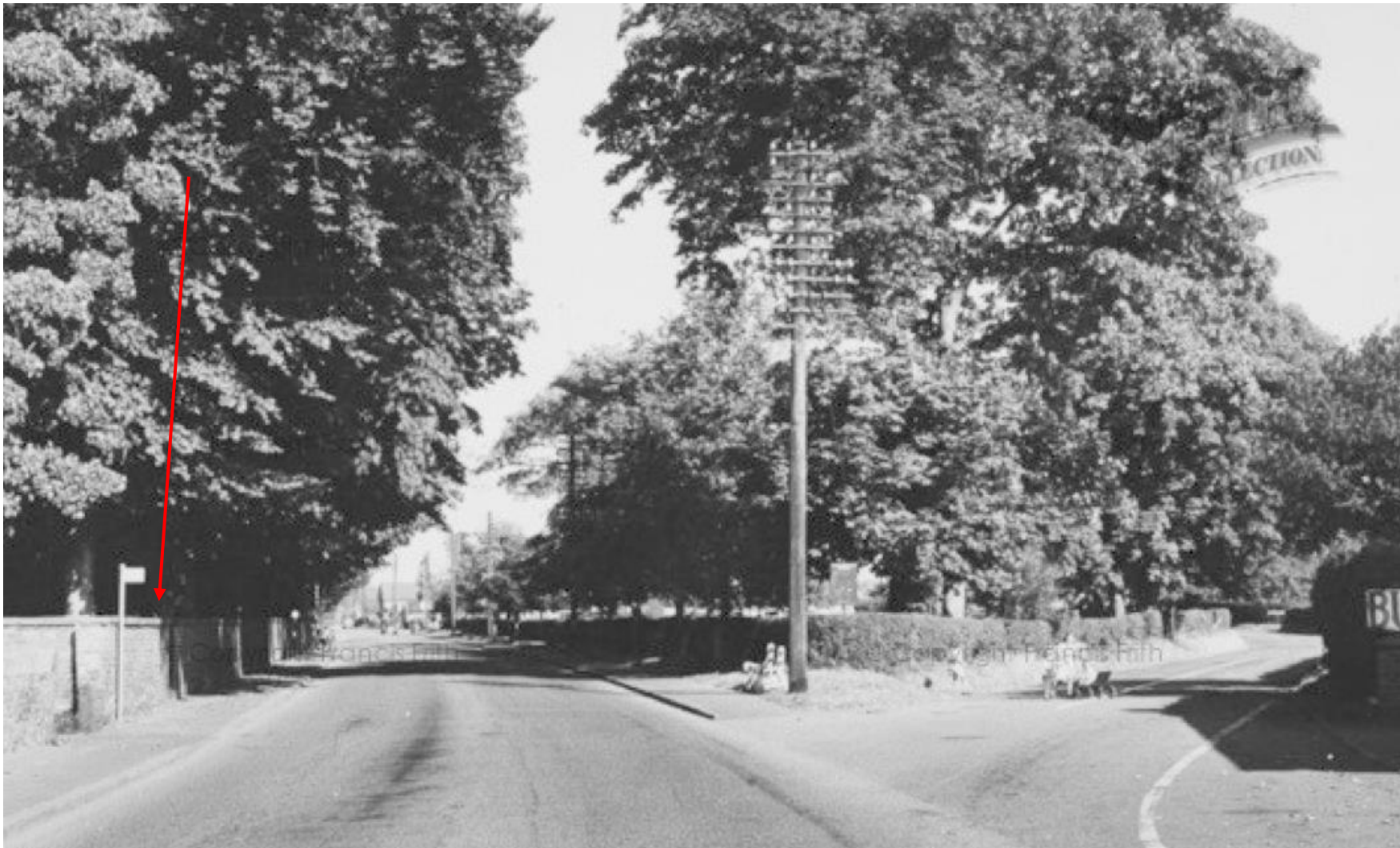


Fig 5. The Forks Road 1960 – the site and boundary wall is on the left (Copyright: Francis Frith).



Fig 6. Planning application photographs of 2009 showing the wall had been reduced in height since the 1960's, and permission granted in 2009 to rebuilt up at the corner (arrowed red).

4.0 The significance of the heritage assets

4.1 **Assessing significance** is embedded in national planning policy. Heritage values that contribute to a greater understanding of significance are identified by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) as being: -

- Evidential
- Historical
- Aesthetic
- Communal

4.2 There are six commonly accepted levels of significance. These are as follows: -

- | | |
|----------------------|---|
| • Outstanding | Highest level of importance, SAMs, WHS, Grade I and II* listed buildings and Historic Parks and Gardens |
| • High (significant) | Grade II listed buildings, Historic Parks and Gardens and conservation areas |
| • Medium (moderate) | Locally listed buildings, and those buildings that contribute to a listed building's setting |
| • Low (limited) | Limited heritage value |
| • Neutral | Neither positive nor negative features |
| • No significance | Features that detract from the heritage values |

4.3 Rossett conservation area has been divided in to 3 sub areas. They vary somewhat in terms of significance, depending on the level of surviving historic and architectural interest. Chester Road sub area, to which this application relates is an historic thoroughfare and whilst the site boundary lies within the conservation area, the plot lies outside, and as such has been assessed as having no special architectural or historic interest. The wall has been altered several times, and whilst important as a boundary, its significance has been diminished over time by several alterations.

4.4 Heritage Values – Rossett Conservation Area

Evidential Value – High	The village has a history of use that has evolved over time, as evidenced in archival and archaeological records. This includes historic use, including the shape and boundaries, which are well preserved. It is a village close to the northern boundary of the Welsh / English border. The River Alyn banks, mills and bridge have an important spatial and geological relationship and focal point to the south of the village that is fundamental to its special character.	Overall significance High 
Historical Value – High <i>(Special Historic Interest)</i>	Rossett's historic settlement pattern has not changed much, the road and landscape features play an important role in the character of the village. Trevalyn Hall, the mills, church and other buildings lining the streets contributing to its sense of place. The conservation area retains many authentic structures that contribute to its wider setting in the landscape, including the church designed by Douglas and Fordham in 1891 – 2 – one of many commissions in the wider region by these notable regional Cheshire architects, who helped to create the distinctive townscape identity of Chester.	
Aesthetic Value – High <i>(Special Architectural Interest)</i>	The townscape and urban form are quite dense along Chester Road and Station Road and Gun Street and contrasts with the looser pattern of development around the River Alyn and mill vary somewhat in the conservation area, reflecting the different age and style of properties within it. The area has developed greatly in the 20th century, with strong plot boundaries with varying spatial characteristics and grain. The built-up area has a strong and varied architectural palate. Its townscape quality is collectively moderate to high. Georgian buildings are evident, but it is Victorian and Edwardian development fronting pre-existing streets, and modern infill developments within the historic area, and in close proximity to listed buildings, such as that around Rossett Hall. Development is for the main, domestic in scale and generally two storeys. The historic tower of Chris Church is a dominant feature within the village, seen from the south in the backdrop of the mill and river. Architectural detailing to houses is generally restrained. despite its height but has several important views to it. Architectural embellishment is generally restrained. Private gardens are a very important feature of the conservation area in terms of the area's spatial quality. The interrelationship and quality with the public realm are more pronounced where there are gardens with red sandstone or brick boundaries that continue a building or street line. High hedgerows and trees lining boundaries also contribute to the sense of place.	
Communal Value - medium	It has local interest for the wider community in which it serves.	

4.5 Heritage Values – Chester Road sub area, including the Golden Lion, Rossett Cottage, Rossett Hall

Evidential Value – High	The street pattern is historic, as evidenced in historic cartographic mapping sources. Natural landscaping is also important, with the river, trees, hedgerows, and open space contributing to a sense of place.	Overall significance Medium 
Historical Value – medium <i>(Special Historic Interest)</i>	The layout of the street is historic and development patterns originated around the mill, and the former estates of Rossett Hall to the north and Trevalyn Hall and House to the south. The density of development is most pronounced in the middle of Chester Road, including the tableaux of buildings surrounding and including the church, Halkyn Terrace and The Golden Lion and Rossett Cottage. Late 20 th century buildings are of little significance. Rossett Hall to the north is of high significance, set within its own grounds. Its setting has had significant changes following an approved extension to the south of the building in 2005, and new development in the former grounds approved in 1996.	
Aesthetic Value – medium <i>(Special Architectural Interest)</i>	The architecture on the street is moderate to good examples of the late 19 th and early 20 th century, that collectively contribute to the character of the conservation area. The plot boundaries are well established, and the back of pavement line is generally consistent. The built form, massing, and projections, are varied, adding to an interesting and varied building line. Trees add to the special interest.	
Communal Value - medium	It has local interest for the wider community in which it serves.	

4.6 Heritage Values – Tyn-y-Coed

Evidential Value - medium	The application site is evidenced via planning records and historic and modern mapping sources.	Overall significance - House – none Boundary wall - medium 
Historical Value – low	Built in the last quarter of the 20 th century as a large private house with tennis court, with access off Chester Road. The historic boundary wall remains following the construction of the house.	
Aesthetic Value - low <i>(Special Architectural Interest)</i>	The house is modern with no special interest. The wall and the trees are important to this stretch of the road and contribute to the character of the conservation area. Brick boundary wall with yellow sandstone coping and strong enclosure of the boundary by trees, which are subject to a separate report.	
Communal Value - low	The site is in private ownership and the site largely hidden from Chester Road.	

4.7 Key Points of Significance relevant to the site:

- The relationship and context of the boundary wall to the street,
- Its strong plot boundary and trees that contributes to the street scene and creates enclosure to the plot.
- Its fundamental relationship to the street and nearby buildings of interest

5.0 Relevant Conservation Planning Policy and Guidance

- 5.1 Section 72 of the **Planning (Listed Buildings and Conservation Areas) Act 1990** states, in the exercising of planning functions in conservation areas special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, when assessing planning applications.
- 5.2 The Historic Environment (Wales) Act 2016 enables Welsh authorities to give more effective protection to the historic environment by further improve procedures for its sustainable management and to provide further transparency on decision making. This is read in conjunction with Planning Policy Wales and Technical Advice Note 24: The Historic Environment.
- 5.3 National guidance is within Planning Policy Wales (edition 10, 2018): Chapter 6: The Historic Environment. The introduction states in 6.1.5 “The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.” Chapter 2 has further information on placemaking and character.
- 5.4 Under 6.1.6 “The Welsh Government’s specific objectives for the historic environment relevant to this context is to seek to conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy; safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved; preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.
- 5.5 Wales Technical Advice Note 24: Historic Environment, (October 2017), Section 7 states in 1.7 that “In policy terms, the historic environment is defined as 6: “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”
- 5.6 Setting is quantified in 1.25 which states that “The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. 24 Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset”. Other relevant guidance is contained in the ‘Setting of Historic Assets in Wales, Cadw (May 2017) and ‘Heritage Impact Assessment in Wales, Cadw (May 2017).
- 5.7 Relevant local plan policies are in the Wrexham Unitary Development Plan 1996 - 2011 (adopted 2005). Policy EC7 is relevant. Rossett Conservation Area Appraisal and Management Plan are also relevant.

6.0 Impact of The Development Proposal on The Heritage Assets

- 6.1 The proposals pertinent to the conservation area and this report relates to an outline planning application with all matters at land at Tyn-y-Coed, Chester Road, Rossett, Wrexham.
- 6.2 The proposal includes the follows: -
- An outline application with all matters reserved for nine houses.
 - An indicative access to the existing wall to facilitate the visibility splay of 17m.
- 6.3 The policy to which this relates – EC7 states that “within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.”
- 6.4 It has been demonstrated that Rossett Conservation Area has high significance. Chester Road has medium significance, there is a variety of built form and development, and Rossett Cottage and The Golden Lion, to the south of the site are of local interest. Rossett Hall to the north has significance as a Grade II listed building.
- 6.5 The plot at Tyn y Coed has no significance and does not contribute to the character of the conservation area. The rear of the site is to open fields. The backdrop of the site is seen within the village heart, which is tightly grained further south on Chester Road, and of a slightly looser density to the west side of Chester Road. Mature trees form a canopy to the application site. The plot frontage has been altered but nonetheless forms an almost continuous boundary line to Chester Road with other properties in the local brick with yellow sandstone, also local to the area, and it is this that is considered important to the character of the conservation area.

- 6.6 The site comprises previously developed land consisting of a single detached house with tennis court and associated hardstanding for carparking. The land is flat and is largely hidden from Chester Road by a moderate sized, altered brick boundary wall with flat yellow coping stones. Until recently the site was hidden from the street by substantial tree cover to the eastern boundary. The trees amenity value and their health form part of a separate report. The site is in the middle of the village, served by an access drive to the south of the site, which may have been constructed as part of the house development.
- 6.7 The village of Rossett is a relatively tightly developed in terms of urban grain and it has grown from the 19th century from a settlement that is of primarily rural roadside with small historic estates to north and south to a much more urban and densely developed context. The conservation area's predominant spatial characteristics are formed by the river and Mill at the south end, and the roads, with a strong back of pavement line created by solid boundary walls and associated trees to the north that define the conservation area entrance at this point. The built-up area begins at the Rossett Hotel on the west side of the road, with the playing field to the east offering an essential undeveloped setting, enhanced by rural hedgerow. The location of buildings, including Rossett Hall, is generally set quite close to the boundary facing Chester Road, with the space between building and boundary diminishing in depth from Rossett Hotel to the village heart. The exception to this is the modern building, Tyn-y-Coed, which is a reasonably sized house in an unusually large plot, outside the conservation area.
- 6.8 **Design** – All matters are reserved. The key considerations will be the impact on the setting of Rossett Hall, the impact on the conservation area, and the impact on the buildings of local interest. The proposed houses will be nine detached dwellings, each with their own plot. The principle of distinctive identity and character, responding to the local context will be of fundamental importance, as will natural landscaping of the site.
- 6.9 Impact on the setting of Rossett Hall – there will be very little impact on the setting of Rossett Hall. The site is separated from Rossett Hall by trees and an access drive to The Limes, a residential development built in 1996, and beyond that, a large modern extension to the hotel, built in 2005. The south side of the hotel as a consequence is of lesser sensitivity than the front of the building, and its setting, already substantially altered, will not be adversely impacted by the development proposals. Rossett Hall is still seen as the principal building in this part of the conservation area.

- 6.10 The principle of the development impact on the conservation area – the site has been deliberately excluded from the conservation area, and it is assumed that the spatial characteristics of the site and the associated trees close to the boundary were not considered important at the time of designation. The house similarly has no special architectural or historic interest that contributes to the conservation area's character or appearance. Its association with the street scene is limited because of the boundary and as its name implies - house in the woods – the trees create a green verdant sylvan appearance to the site. Several of the trees are being retained as part of the new development. The boundary appearance is domestic in character and scale and the character is created by tall trees and solid walls at back of pavement in the local building materials. This boundary is being largely retained as part of the development.
- 6.11 Impact on the setting of Rossett Cottage and the Golden Lion. The Golden Lion is a prominent building in the street scene. Rossett Cottage set a little further back. The retention of the boundary wall with development behind will not create significant change to the domestic urban village setting.
- 6.12 Although the application is outline, an indicative access has been considered. The access is proposed relatively centrally to the site off Chester Road, away from the junction of Chester Road and the B5102 Holt Road. The access visibility splay, whilst large, must be looked at in the historical context of the wall, which has been altered a number of times in height and appearance since it was constructed. It would not introduce a form that is inappropriate to the urban village context, and a similar type of boundary is seen elsewhere in the conservation area, off Station Road and Chester Road. It would not disrupt the understanding of Rossett's development pattern along Chester Road, which is an important feature of the conservation area. The site is relatively self-contained and will continue to be so. It does not perform a transitional setting or "element of separation between the main village and the former Rossett Hall estate" (Rossett Conservation Area Appraisal pg. 11). The boundary wall performs an important function in the physical and visual continuation of the built-up area, as the site has been built on before the conservation area was designated, and although set back, is visible from Chester Road.
- 6.13 The site will not result in overdevelopment given the density of development in the character area of Chester Road and existing plot ratios. However, what will be of key importance is that the plots to the front of the site do not turn in their back onto Chester Road and should maintain also a relationship with plots inside the site. This can be achieved by detailed design considerations and hard and soft landscaping.

- 6.14 The setting of this part of Rossett is mainly experienced by those using the road and the public open space across the road from the site. There are only a few locations within the conservation area where the development would be readily visible and views into the site would be of a glimpsed nature. None of the important views identified in the conservation area appraisal are near the site. The scale of this is seen in the context of Chester Road and will not be over dominant or prominent in this setting.

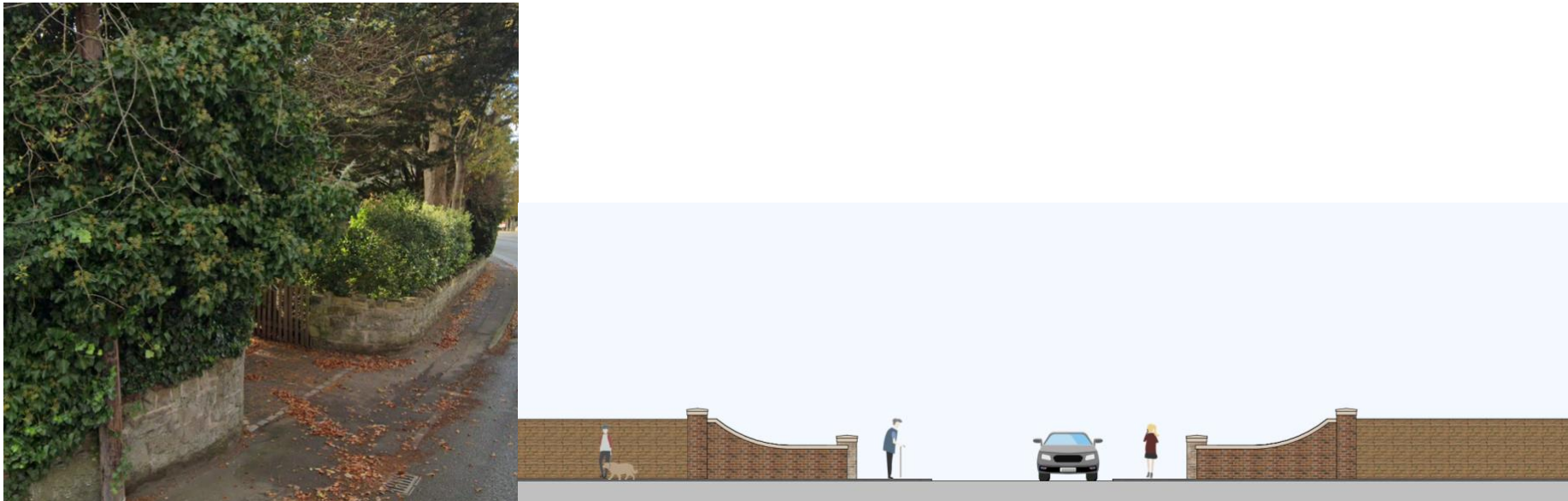


Fig 7. Site boundary to a plot in Chester Road, indicative access to the plot.

7.0 Conclusion

- 7.1 The application site comprises a modern house in large grounds, outside the conservation area of Rossett, with a boundary to Chester Road within it. The plot does not contribute to the character or significance of Rossett conservation area. It fronts Chester Road, which has medium significance within the context as part of the wider conservation area.
- 7.2 The proposed development overall will retain its strong plot boundary to Chester Road, along with some trees along the plot boundary, which are outside the conservation area boundary. This boundary has been altered over the years, and much of the wall will be retained. The proposed change to the create a new access is not, on balance, considered to detract from the wider village character or that of this character sub area.
- 7.3 The proposed development would preserve the character and appearance of conservation area, and its special architectural and historic interest. The impact of the proposed development, outside the conservation area, on the character and appearance of the conservation area is neutral and in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.4 The proposed development would be visible to some degree in sequential views along Chester Road Its impact would be minor in terms of the ability to appreciate the character and appearance of Chester Road and nearby buildings of importance.
- 7.5 The proposed development is not prominent or intrusive, and the effect on the wider setting is limited to the immediate surroundings. The scale of development is in context to adjacent buildings and the density and grain of this part of the conservation area's character and appearance. The development is in accordance with Policy EC7 –Conservation Areas. It would not cause harm to the significance of the non-designated heritage assets.

- 7.6** The proposals have been assessed in the context of the five principles outlined for 'new work or alteration to a significant place' in Section 28 of Cadw's 'Conservation Principles for the sustainable management of the Historic Environment in Wales', March 2011. These are:
- The need for the work is fully justified - The works are justified in terms of allowing development on to the site, which lies outside the conservation area, whilst respecting the site boundary context within the conservation area.
 - There is sufficient information to understand the significance of this part of the conservation area and the proposals upon it.
 - The proposals would not materially harm the values of the conservation area, the setting of listed buildings and locally important buildings.
 - The proposals overall are indicative of the impact on the value of the heritage assets.
 - The quality of the design and execution must add value to the existing asset. The designs and materials are all outline at this stage, but should the principle be established, more detailed design consideration will be an important part of the development.
 - The long-term consequences of the proposals are positive, and the special interest of the conservation area is preserved.
- 7.7** The proposed development would therefore be in accordance with the statutory duties of legislation, and local and national relevant plan policies. The application should respectfully be supported.
- 7.6** The application should respectfully be supported.