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Welsh Government

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Julian Nichols
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod
Your reference

APP/H6955/H/21/3281942

Ein cyfeirnod
Our reference

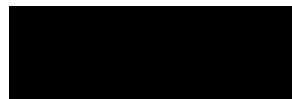
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Dyddiad
Date

10 November 2021

Llinell uniongyrchol
Direct line

Ebost
Email:



Dear Mr Nichols

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: ALIGHT MEDIA LTD
SITE AT: LAND AT BROOK STREET, WREXHAM LL13 7LH
REF: APP/H6955/H/21/3281942

Thank you for your letter of 7 September, giving notice of an appeal against the refusal of planning permission for a digital advertising sign at the above site, and your subsequent e-mail and letter of 29 October with a revised deadline.

The Cadw questionnaire, which was returned to you on 10 September, related specifically to listed building and conservation area matters. This letter is intended to supplement that questionnaire.

The Welsh Government's policies for the protection of designated historic assets are set out in Planning Policy Wales (PPW) and TAN 24 and this appeal should be considered in the context of those documents. PPW explains that where development proposals affect a listed building or its setting, the primary consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

I can confirm that there are no listed buildings on the site of the proposed sign and that it is not within a building conservation area. There is however a grade II listed public house opposite to the site called the Old Three Tuns, now used as a sports and social club for railway employees.

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



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Cadw's Inspector of Historic Buildings has considered the information available and, on this basis, has offered the following comments:

"The site is located just outside the centre of the town within a mix of commercial and residential properties, directly opposite a grade II listed building, the Old Three Tuns Public House, listed as a striking example of local Arts & Crafts architecture. The site appears to have development potential but the current proposals appear to offer little to raise the quality of the street and is likely to have a negative impact on the setting of the listed building, compromising both the views towards and from the building. An illuminated LED screen on such a scale would seem an incongruous intrusion in to the surroundings."

This advice is provided without prejudice to consideration of the appeal, or any associated matter, by officials of the Welsh Government or the Welsh Ministers.

If you require any further information, please contact me.

Yours sincerely

P R Hobson
Casework Manager
Designations and Consents