



Llywodraeth Cymru
Welsh Government

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Phillip Forster
Planning Officer
Wrexham County Borough Council

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Eich cyfeirnod
Your reference

P/2018/0423

Ein cyfeirnod
Our reference

Dyddiad
Date

23 July 2018

Llinell uniongyrchol
Direct line

0300 0256007

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Email:

amadminplanning@gov.wales

Dear Mr Forster,

**APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE
PLANNING PERMISSION P/2018/0053 - APPEARANCE, LANDSCAPING, LAYOUT,
SCALE FOR MIXED USE DEVELOPMENT COMPRISING CLASS A1 FOODSTORE,
PETROL FILLING STATION AND A3 DRIVE-THRU CAFE**

RUABON BUSINESS PARK SITE ADJACENT TO A483 RUABON WREXHAM

Thank you for your email of 29 June 2018 inviting our comments on the additional information submitted for the above.

Advice

Having carefully considered the information provided with this planning application, we have no objections to the impact of the proposed development on the scheduled monuments assessed in our response letter dated 13 June 2018 or the registered historic parks and garden PGW (C) 64 Wynnstay (grade I). We would however suggest mitigation through screening. Our assessment of the application is given below.

Assessment

In our previous response letter dated 13 June 2018 we requested an impact assessment of this reserved matters application on the setting of the grade I registered park and garden. The Heritage Statement provided makes an assessment of the visual impact of the development on the registered park from two locations within the registered park; viewpoint 1 is from the western side of Wynnstay Hall and viewpoint 2 is taken from the park to the west of the lake. The photomontage visualisations show that the development will be largely obscured from these areas of the registered park. However, during the winter months when

Mae 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.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



trees are not in leaf and at times when lighting is required, it seems likely that the development would be more apparent, although the impact would not be considered significant. The report does not assess the impacts from the areas of the registered historic park and garden which are closer to the development ie. Those areas to the west of the A483 although again it seems likely that existing trees will help to screen the development from these areas. The perimeter planting along the northern edge of the development area as depicted on the 1st edition Ordnance Survey (1879) should be retained and where necessary enhanced as a planted feature of the historic estate and to further aid in screening the development. We note that a 2.4m high close boarded fence is proposed to enclose the site however, a softer landscaping option, such as trees and hedging around the perimeter, is likely to be a more sympathetic approach.

Yours sincerely

Nichola Davies
Diogelu a Pholisi/ Protection and Policy