

Cerys Jones

From: planning
Sent: 18 September 2018 11:40
To: planning_admin
Subject: FW: P/2018/0718 Land at Penybont Landfill, Pentre, Chirk - More Information Required

From: Mark Walters [<mailto:mark.walters@cpat.org.uk>]
Sent: 18 September 2018 11:30
To: planning
Subject: P/2018/0718 Land at Penybont Landfill, Pentre, Chirk - More Information Required

Dear Sir or Madam

Thank you for the consultation on this application.

We note the content of the Heritage Impact Assessment included with the application which mentions that a consultant archaeologist completed a walkover survey at this site.

It is clear that a number of substantial industrial buildings survive on the fringe of the development area in woodland, but they have not been accurately mapped, described in detail or interpreted and we basically only know that there are some buildings somewhere on this site. It is not clear whether these buildings can be successfully excluded from the development area, or will be impacted by the landscaping around the boundary. It is therefore impossible to estimate how important these buildings are and the appropriate course of mitigation. More information is required on these buildings so that we can comment further.

The assessment of the visual impact of the development on the buffer zone of the Pontcysyllte and Llangollen Canal World Heritage Site has not been completed despite an indicative masterplan being supplied. We would predict that the visual impact will be minimal and from one direction only and the HIA suggests this, but does not formally state the impact. The HIA needs to properly address the visual impact based on the indicative masterplan and state the likely impact.

The assessment of the visual impact of the development on the setting of the Grade II Penybont Brick and Tile Company former office building has not been completed. The visual impact should be assessed using the indicative masterplan and the Cadw Best Practice Guidance – Managing the Setting of Historic Assets in Wales (May 2017). The predicted impact should be clearly stated in the HIA.

Kind regards

Mark Walters

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Please note that I do not work Fridays

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