



Llywodraeth Cymru
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Gemma James
Case Officer
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod Your reference	H6955/A/16/3156312
Ein cyfeirnod Our reference	qA1214978
Dyddiad Date	14 September 2016
Llinell uniongyrchol Direct line	01443 336017
Ebost Email:	hobsonp@wales.gsi.gov.uk

Dear Ms James

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78

APPEAL BY: D.GRIFFITHS

**SITE AT: LAND ADJOINING AND SOUTH OF RAILWAY BRIDGE, HIGHFIELD ROAD,
HIGHFIELD, WREXHAM**

Thank you for your letter of 22 August 2016, giving notice of an appeal against the refusal of planning permission for a new house at the above site which is adjacent to listed building – a railway bridge over a disused line.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 23 August 2016. 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 accompanying circular guidance - 61/96 and 1/98 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.

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

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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INVESTOR IN PEOPLE
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INVESTOR IN PEOPLE



The grade II listed bridge, which carries Highfield Road over the disused railway track, is considered a good example of a late cast-iron bridge, the best in the area. The proposal to build a detached dwelling on the small piece of land immediately adjacent and to the south of the bridge raises concerns as it is likely to crowd the listed structure and compromise its setting to some extent. Although only outline permission is sought at this stage, the site appears too small to provide much flexibility over the exact positioning of the house on the plot. It doesn't seem possible, therefore, to move the new house to a comfortable distance away from the bridge. Access to the site is also very tight and altering the bridge stonework to improve visibility has also been mooted. This would be an unwelcome alteration and potentially damaging to the character of the listed structure.

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

A black rectangular box redacting the signature of P R Hobson.

P R Hobson
Protection & Policy

Adeilad y Goron
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Mr Rhodri Kelly
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Plas Nantgarw
Cardiff
CF15 7QQ

Eich Cyf / Your
Ref:

H6955/A/16/3156312

Ein Cyf / Our
Ref:

22.08.2016

Dyddiad / Date:

Dear Mr Kelly,

I am writing to inform you that we have received the above appeal against the refusal of planning permission by **Wrexham County Council**. I enclose the appeal form, LPA decision notice and site location plan.

Please note that there are a number of documents which have been submitted and can be found by using the Appeals Casework Portal to aid you in your assessment. Please use the link below and enter the 7 digit case reference number as shown above.

<https://acp.planninginspectorate.gov.uk/>

I should be grateful if you would complete the enclosed form and return it to me by **19.09.2016**.

Please Note:

Any observations made in relation to this appeal, which will be copied by the Inspectorate to the appeal parties, could result in a request being made for your attendance at any public local inquiry that is held into the appeals.

Any comments you make which refer to the information already in published form should be given the appropriate source references or, you should provide a copy of the documents.

Yours sincerely

Gemma James
Case Officer
Planning Inspectorate

Rydym yn Croesawu Gohebiaeth yn Gymraeg a Saesneg

We Welcome Communications in Welsh and English

CADW QUESTIONNAIRE

REFERENCE NUMBERS: **H6955/A/16/3156312**

APPEALS BY: **D Griffiths**

SITE AT: **Land Adjoining and South of Railway Bridge, Highfield Road, Highfield, Wrexham**

PLEASE TICK (4) THE APPROPRIATE BOXES BELOW.

1. Does the appeal relate to or involve the demolition or works to a listed building?

--	--

If **Yes** would you please provide an Architectural Assessment of the site by **19.09.2016**, in a form suitable for publication to the appeal parties invariably as typed documents and not minutes.

2(a) Does the appeal site fall within a Conservation Area?

--	--

2(b) If **Yes** is Conservation Area Consent required for the proposed development?

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2(c) If **No** to 2(b) should consideration be given to Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990?

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3. Do you intend to submit any further information with regard to this appeal (other than an architectural assessment as at 1. above)? This should be submitted by **19.09.2016**.

--	--

Signed Date

Name (in BLOCK letters)

CADW QUESTIONNAIRE

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Yes	
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Signed [REDACTED] Date 23.8.16

Name Philip Hobson (in BLOCK letters)