

Cerys Jones

From: Matthew Phillips
Sent: 16 March 2016 08:38
To: planning_admin
Subject: FW: P/2016/0189 - Proposed 189 dwellings, Land east of Tan Y Bont - Rhosrobin

Consultation response – P/2016/0189

From: Mark Walters [mailto:Mark@cpat.org.uk]
Sent: 16 March 2016 08:34
To: Matthew Phillips
Subject: RE: P/2016/0189 - Proposed 189 dwellings, Land east of Tan Y Bont - Rhosrobin

Dear Matthew

Thank you for the consultation on the revised application at this location.

The new layout is a significant improvement on the previous design with all development confined to a smaller area to the south west of the scheduled monument. Offa's Dyke is no longer hemmed in on both sides by housing and there appear to be no new or enhanced pedestrian crossings of the dyke. The principal open views to and from the scheduled monument are largely preserved although there will still be some visual impact to the south west which may be partly alleviated by appropriate natural screening.

There are no impacts to the prehistoric ring ditch burial features located on the eastern margin by the evaluation work.

We note that landscaping is proposed within the permanent green barrier area on the west side of the dyke. There should preferably be no new groundworks here with the area preserved more or less as it is with existing tree cover, pasture and hedgerows. New tree or hedge screening would be approved on the eastern development boundary only.

Overall the Trust finds this proposal to be more sympathetic to the setting of the dyke and it will have no significant impact upon non-designated archaeology. The Trust would therefore support this initial layout design in principle.

The comments of Cadw must be sought with regard to the setting of the dyke and the proposed landscaping on the western side. Cadw's comments will take precedence over ours with regard to the scheduled monument.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swydddog Rheoli Datblygiad

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Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

<http://www.cpat.org.uk>

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 09 March 2016 10:47

To: Mark Walters <Mark@cpat.org.uk>; Ashley.Batten@Wales.GSI.Gov.UK

Subject: P/2016/0189 - Proposed 189 dwellings, Land east of Tan Y Bont - Rhosrobin

Mark/Ashley,

We have received a new application for the above site – you will recall that an application for 300 dwellings (400 initially) was determined last year (reference P/2014/0876). The previous application was refused for the following reasons:

- 1. The site lies outside of a settlement limit and within a Green Barrier. The development will result in the coalescence of Wrexham, Old Rhosrobin and Pandy. It is therefore contrary to policies PS1 and EC1 of the Wrexham Unitary Development Plan.*
- 2. The site will not be provided with adequate means of access to the highway and the development will have a detrimental impact upon the free flow of traffic along the local highway network and upon highway safety. It is therefore contrary to policy GPD1(d) of the Wrexham Unitary Development Plan.*
- 3. The development will have a significant and detrimental impact upon Wat's Dyke, a scheduled ancient monument, and its setting. Accordingly the development does not accord with policy EC11 of the Wrexham Unitary Development Plan.*

The current application proposes fewer dwellings and the indicative plan shows a smaller area subject to development.

I would be grateful for consultation responses from CPAT and Cadw on the current application. If possible, please could these be forwarded to me within 21 days of the date of this letter.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not

lead to any delay.

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