

Rhys Rigby
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod
Your reference

APP/H6955/A/21

Ein cyfeirnod
Our reference

qA1481506

Dyddiad
Date

16 July 2021

Llinell uniongyrchol
Direct line

03000 259017

Ebost
Email:

Dear Mr Rigby

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: LINGAR HOLDINGS (CHESTER) LTD
SITE AT: CENTRAL BUILDINGS & ADJACENT LAND, BROOK STREET, WREXHAM
LL13 7LH

Thank you for your letter of 28 June 2021, giving notice of an appeal against the refusal of planning permission for development at the above site. There are no listed buildings on the site and it is not within a building conservation area. There is however a listed building and a conservation area nearby.

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.

Furthermore, it explains that if any proposed development would conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission. By virtue of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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

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

The proposals involve the conversion of the upper floors of the commercial premises, known as Central Buildings, to apartments, and the development of the site to the rear, fronting Bridge Street, to form further residential accommodation. Concerns were raised about the initial scheme due to the likely negative impact on the neighbouring listed building, Burton Buildings, just uphill from the development site. The scale, design and materials of the new build apartments made no effort to relate to this 1896 shop and apartment building with its unspoilt frontage, built of local Ruabon brick and retaining its original shop front. Negotiations between the developer and the local authority resulted in an amended scheme and, although of no particular architectural merit, the new building would sit more comfortably next to its listed neighbour.

However, it is understood that the planning authority was minded to grant consent until Natural Resources Wales indicated an unacceptable flood risk. Further, it is noted that this is the sole reason for the refusal of permission. As this is outside Cadw's remit we have no comments to offer.

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