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Julian Nicholas
Case Officer
The Planning Inspectorate
Crown Buildings
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Eich cyfeirnod
Your reference
Ein cyfeirnod
Our reference
Dyddiad
Date
Llinell
uniongyrchol
Ebost
Email:

APP/H6955/H/21/3269996

qA1466250

22 March 2021

[REDACTED]

[REDACTED]

Dear Mr Nicholas,

**TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS)
REGULATIONS 1992 APPEAL BY: VIVID OUTDOOR MEDIA LTD
SITE ADDRESS: LAND AT PENTRE FELIN, C/O LEA ROAD, WREXHAM**

Thank you for your letter of 15 March 2021, giving notice of an appeal against the failure of Wrexham County Borough Council to determine an application for consent to display an advertisement at the above site. The site is located close to a number of listed buildings.

The enclosed Cadw questionnaire relates specifically to listed building and conservation area matters. 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), Technical Advice Note 24: The Historic Environment, Conservation Principles for the Sustainable Management of the Historic Environment in Wales and accompanying best practice guidance. This appeal should be considered in the context of those documents, which are available here.

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.

The role of Cadw in the appeal process is to advise the Planning Inspector about the effect of proposals on any designated historic assets.

Gwasanaeth amgylchedd hanesyddol Llywodraeth Cymru yw Cadw, sy'n gweithio i sicrhau bod amgylchedd hanesyddol Cymru yn hygyrch ac yn cael ei ddiogelu'n dda.

Cadw is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Cadw's Inspector of Historic Buildings, Anna Irwin, has looked at the appeal documentation provided with this case, and has made the following assessment on this basis.

INSPECTOR'S ASSESSMENT:

The appeal does not relate to or involve the demolition or works to a listed building, however the appeal site is within close proximity to designated heritage assets and therefore consideration must be given to the impact of the proposed development upon the setting of these assets.

The former Old Three Tuns public house is a grade II listed building located to the north east of the appeal site. The principle elevation of the building which has an advanced pedimented gable enriched with elaborate pargetting can be seen within the context of the appeal site on the approach from the east. To the north west of the appeal site is the grade II listed, former Island Green Brewery including former Malthouse which is listed as Wrexham's most complete surviving examples of one of the towns principal 19th century industries.

The planning statement submitted with the application incorrectly states that 'there are no heritage assets located in proximity to the application site which could be detrimentally affected by the proposed development.' As such an assessment of the impact of the proposed development within the setting of these historic assets, in accordance with the principles as set out in Cadw guidance 'Managing Setting of Historic Assets in Wales' (May 2017), has not been carried out.

Whilst the appeal has been submitted for non-determination and I am aware of the Planning Inspectors comments as set out in appeal decision 3249418 dated 3rd June 2020, in my opinion, the application fails to properly consider the impact of the proposals upon the setting of heritage assets in accordance with Planning Policy Wales TAN24 and Cadw guidance 'Managing Setting of Historic Assets in Wales' (May 2017).

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



Rhodri Kelly
Designations and Building Consents



The Planning Inspectorate Yr Arolygiaeth Gynllunio

CADW QUESTIONNAIRE

REFERENCE NUMBER: 3269996

APPEAL BY: VIVID OUTDOOR MEDIA LTD

SITE AT: Land at Pentre Felin, c/o Lea Road, LL13 7NB

PLEASE TICK (4) THE APPROPRIATE BOXES BELOW.

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

Yes

No ☒

However, setting of listed buildings should be considered

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

Yes

No ☒

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

Yes

No

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

Yes

No

3. Do you intend to submit any further information with regard to this appeal (other than an architectural assessment as at 1. above)?

Yes ☒

No

Signed 

Date: 22/03/2021

Name: RHODRI KELLY (in BLOCK letters)