

**Cerys Jones**

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**From:** Mark Walters <mark.walters@cpat.org.uk>  
**Sent:** 02 November 2020 15:38  
**To:** planning  
**Subject:** [DKIM:INVALID] P/2020/0673 Reserved Matters for Phase 1 residential development, Land at Ruabon Business Park, Ruabon

Dear Simon

Thank you for the consultation on the reserved matters application for Phase 1 of this development.

I can confirm that we have no objection to the proposed Phase 1 layout, which preserves the landscaped Ha-Ha feature in the former Wynnstay parkland and retains the former ornamental pond.

It should be noted that in the Phase 2 plans the exclusion area for Offas Dyke at the south west corner does appear to be encroached upon by the intended layout with new tree planting, a pedestrian footpath and part of a Type A house garden plot and boundary in Plot 7 all lying within the exclusion zone. Cadw would therefore need to be consulted ASAP about the future Phase 2 layout adjacent to the SM De 177 (Offas Dyke) scheduled monument in case they have concerns about direct and visual or setting impacts. The Cadw contact is Mr Neil Maylan via [cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Kind regards

Mark Walters

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Mark Walters  
Development Control Archaeologist / Swyddog Rheoli Datblygiad

Please note that our office is closed due to the coronavirus situation and I am working from home

Ffôn / Tel: 01938 553670/552035 Mobile: 07736 163148

E-bost / E-mail: [mark.walters@cpat.org.uk](mailto:mark.walters@cpat.org.uk)

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP,  
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.  
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

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**From:** Cerys Jones <Cerys.Jones@wrexham.gov.uk>  
**Sent:** 30 October 2020 08:30  
**To:** Mark Walters <mark.walters@cpat.org.uk>  
**Subject:** CONSULTATION - RESERVED MATTERS - App ref P/2020/0673

Please find attached document

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

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.wreccsam.gov.uk%2F&data=04%7C01%7Cmark.walters%40cpat.org.uk%7C93a3db8edc184a6d935608d87cae0c58%7C29d8fb8791d14212bf01b0822b05b618%7C0%7C0%7C637396435284835154%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&data=I40ttVn1DgGPEWRm9PoKIVLV0yBuVBfz4JQIOCw2GgM%3D&reserved=0>. Arbedwch bapur - meddylwch cyn argraffu!

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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at [https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.wreccsam.gov.uk%2Ftop\\_navigation%2Fdisclaimersw.htm&data=04%7C01%7Cmark.walters%40cpat.org.uk%7C93a3db8edc184a6d935608d87cae0c58%7C29d8fb8791d14212bf01b0822b05b618%7C0%7C0%7C637396435284835154%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&data=rZ6qvih2%2Bsdlu3y4sg5kdLGslNODT2fodf9rbVP0OI%3D&reserved=0](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.wreccsam.gov.uk%2Ftop_navigation%2Fdisclaimersw.htm&data=04%7C01%7Cmark.walters%40cpat.org.uk%7C93a3db8edc184a6d935608d87cae0c58%7C29d8fb8791d14212bf01b0822b05b618%7C0%7C0%7C637396435284835154%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&data=rZ6qvih2%2Bsdlu3y4sg5kdLGslNODT2fodf9rbVP0OI%3D&reserved=0)

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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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<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.wrexham.gov.uk%2F&data=04%7C01%7Cmark.walters%40cpat.org.uk%7C93a3db8edc184a6d935608d87cae0c58%7C29d8fb8791d14212bf01b0822b05b618%7C0%7C0%7C637396435284835154%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&data=FmFjthVgZxbQANKD3b%2BWh1caWH834THcmx%2Batk7aEM%3D&reserved=0>. Save paper - think before you print!

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