

15 July 2020
Our ref: BRE/BO/TJC/1744/01

S Greenland
Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

BY EMAIL ONLY

Dear Simon

Borras Quarry – Planning application reference P/2020/0153

Further to your email dated 9 April 2020 we are pleased to provide a response to the comments on cultural heritage (listed buildings) made by the Conservation Officer at Wrexham County Borough Council in respect of planning application reference P/2020/0153.

We have reviewed the Cadw website and there are a number of listed buildings within the vicinity of the boundary of planning permission reference P/2003/0579 for Borras Quarry as shown on Figure 1. The majority of the listed buildings identified on Figure 1 are 1km or more from the proposed development area located within Borras Quarry which is the subject of planning application reference P/2020/0153. The listed buildings and the distances of the listed buildings from the development area and the boundary of the quarry are provided on Schedule 1 enclosed. It is considered that the proposed development will not result in any significant impact on the historical setting of listed buildings located 1km or further from the proposed development due to the distance of the listed buildings from the development area boundary, existing development, existing vegetation and the presence of the A534 and A5156.

There are two listed buildings within 1km of the proposed development area which are Borras Hall and Borras Head. The potential impact of the proposed temporary development on the setting of Borras Hall and Borras Head are considered below with reference to the reports submitted as part of the amendments and supplementary planning submission that was made in August 2005 during the determination of the planning application for the extension to Borras Quarry (Planning permission reference P/2003/0579 granted on 18 January 2007).

Borras Hall

Borras Hall is a Grade II* listed building located at National Grid Reference (NGR) SJ 37121 52590 approximately 90m east north east of the boundary of planning permission reference P/2003/0579 and approximately 115m east north east of the proposed development area. In the Landscape and Visual Assessment which formed part of the amendments and supplementary planning submission (August 2005) it was stated that the existing view from Borras Hall includes views across to the eastern side of Borras Airfield and views of the concrete plant towers and the existing sand and gravel processing plant.



FS 23915

The proposed development is no closer to Borrás Hall than the consented mineral extraction and processing operations and the setting of the listed building will already be influenced by the operations at Borrás Quarry. The proposed road planings storage and processing plant are small scale and will be no taller than the current mineral processing plant. The proposed Nissen hut or similar structure for storage of material will be approximately 10m tall. There is limited intervisibility between Borrás Hall and the proposed development area as there is an established belt of trees to the north east of the proposed development area which will screen the views of the proposed operations. There may be the potential for glimpses of the roof line of the Nissen hut from Borrás Hall. The existing vegetation is shown on Figure 3 drawing reference BRE/BO/11-19/21513 presented in planning application reference P/2020/0153. The noise assessment (report reference R20.10608/2/JM) dated 14 February 2020 included in planning application reference P/2020/0153 concluded that noise associated with operations at the proposed development will not exceed the noise level limits stipulated on the extant planning permission for mineral extraction and processing operations at Borrás Quarry. The proposed development is unlikely to further affect the setting of Borrás Hall.

Borrás Head

Borrás Head is a Grade II* listed building located at National Grid Reference (NGR) SJ 36709 53256 approximately 240m north east of the boundary of planning permission reference P/2003/0579 and approximately 695m north north west of the proposed development area. In the Landscape and Visual Assessment which formed part of the amendments and supplementary planning submission (August 2005) it was stated that from Borrás Head there were clear views of the airfield, views of the existing sand and gravel processing plant and upper storey views of the Holt Estate. The proposed development, which has historically been undertaken on a similar scale in another area of the quarry, is an ancillary operation within the working sand and gravel quarry and any views of the proposed development from Borrás Head will be long distance views within the wider context of the existing Borrás Quarry. There is established vegetation located south east and adjacent to Borrás Head between the listed building and the proposed development area. It is considered unlikely that the proposed development will result in an impact on the setting of Borrás Head due to the distance of the listed building from the proposed operations, the existing vegetation and the context of the current mineral site.

We trust this information is helpful. Should you need further information please do not hesitate to contact us.

Yours sincerely



Guy Titman

cc M Young, Breedon
J Davies, Breedon

Encs Schedule 1 – Listed buildings in the vicinity of Borrás Quarry as shown on drawing reference BRE/BO/04-20/21725
Figure 1 (drawing reference BRE/BO/04-20/21725)

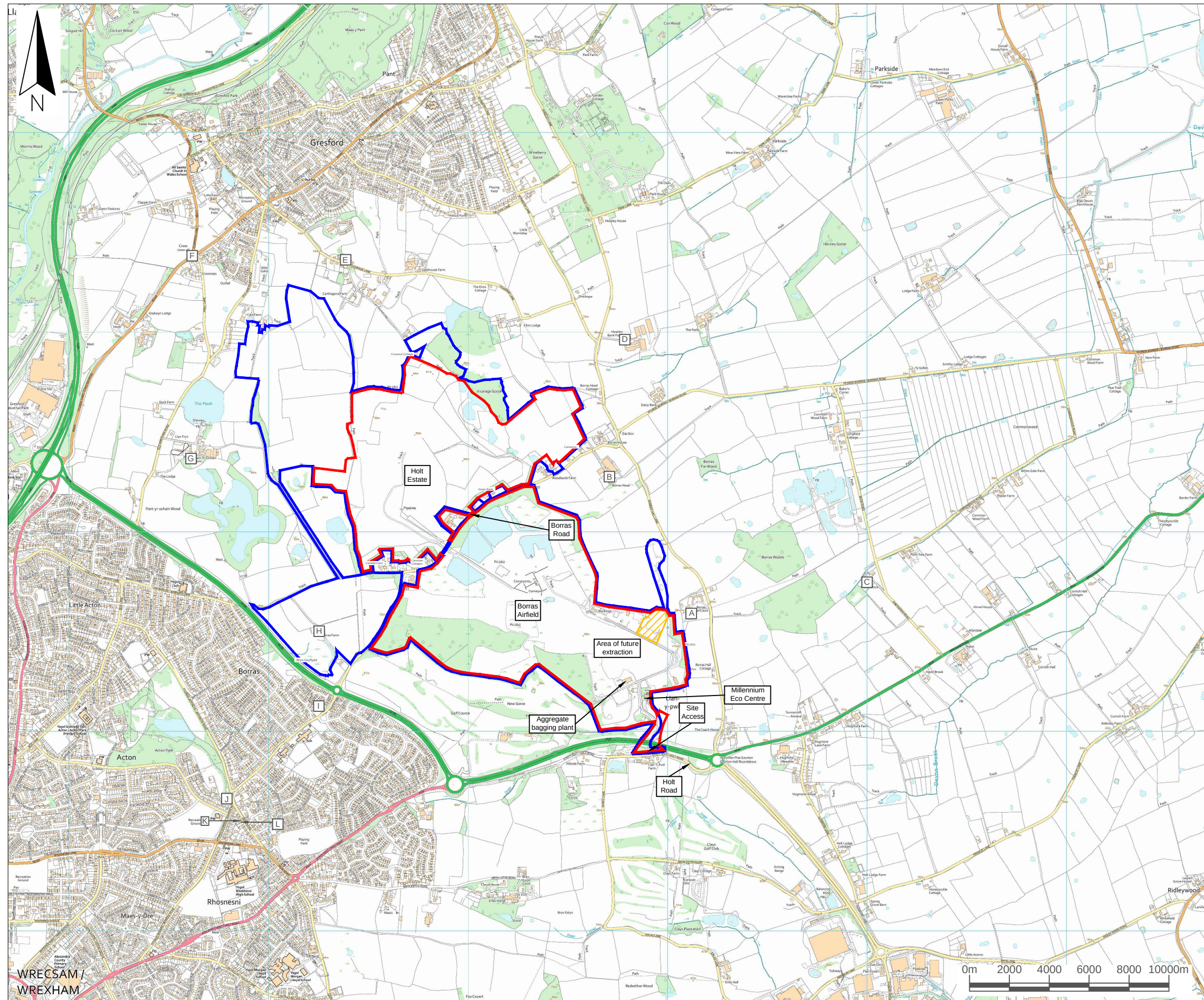


FS 23915

Schedule 1 to the letter to Simon Greenland dated 15 July 2020

Listed buildings in the vicinity of Borrás Quarry as shown on drawing reference BRE/BO/04-20/21725

Ref	Name	Grade	National Grid Reference	Approximate distance from the application boundary at the closest point	Approximate distance from the proposed development area
A	Borrás Hall	II*	SJ 37121 52590	90m ENE	115m ENE
B	Borrás Head	II*	SJ 36709 53256	240m NE	695m NNW
C	Plas Bostock	II	SJ 38003 52747	975m ENE	1000m ENE
D	Hoseley Bank Farmhouse	II	SJ 36788 53963	300m NNE	1245m N
E	Greenbank	II	SJ 35389 54363	530m NNW	2220m NNW
F	Base of Cross	II	SJ 34619 54388	1030m NW	2850m NW
G	Pant-yr-ochain Hotel	II	SJ 34613 53371	500m WNW	2220m WNW
H	Borrás Farm	II	SJ 35256 52506	285m WNW	1515m W
I	Cherry Hill	II	SJ 35254 52131	380m SW	1485m WSW
J	The Lodge	II	SJ 34811 51654	1000m SW	2140m WSW
K	95 Dean Road, Wrexham, LL13 9EG	II	SJ 34860 51550	1020m SW	2120m WSW
L	93 Dean Road, Wrexham, LL13 9EG	II	SJ 34864 51544	1020m SW	2120m WSW



Key / Notes



Approximate area of land under the control of the applicant



Approximate boundary of planning permission reference P/2003/0579 and the boundary the subject of this application



Proposed development area for the asphalt planing storage and processing and the pre-coat chippings storage bay

Listed buildings

A

Borrás Hall

B

Borrás Head

C

Plas Bostock

D

Hoseley Bank Farmhouse

E

Greenbank

F

Base of Cross

G

Pant-yr-ochain Hotel

H

Borrás Farm

I

Cherry Hill

J

The Lodge

K

95 Dean Road, Wrexham, LL13 9EG

L

93 Dean Road, Wrexham, LL13 9EG

Note:

Since planning permission reference P/2003/0579 was approved there have been changes to the road network (A534) hence the application boundary now crosses the dual carriageway
*Based on information from the CADW website

	Final	SRW	TJC	GT	15/07/20
Rev	Status	Drn	App	Chk	Date

Site
BORRÁS QUARRY
Client



Title
The location of listed buildings in the vicinity of Borrás Quarry

Figure 1

Scale
1:20,000@A3

Drawing Ref
BRE/BO/04-20/21725

Reproduced scale mapping by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2017. All rights reserved
Licence number 100017818.

MJCA
Technical advisers on environmental issues Fax : 01827 718507
Baddeley Colliery Offices,
Main Road, Baxterley, Atherstone
Warwickshire, CV9 2LE
Telephone : 01827 717891