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Kelly Maskell
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod Your reference	APP/H6955/A/18/3219039
Ein cyfeirnod Our reference	qA1377680
Dyddiad Date	11 February 2019
Llinell uniongyrchol Direct line	03000 259017
Ebost Email:	philip.hobson@gov.wales

Dear Ms Maskell

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: HALLS HOLDINGS
SITE AT: LAND OPPOSITE MADRAS PRIMARY SCHOOL, CORNER OF OVERTON
ROAD & HOLLY BUSH LANE, PENLEY, WREXHAM**

Thank you for your letter of 24 January 2019, giving notice of an appeal against the refusal of planning permission for new housing at the above site. The building opposite the site known as the Madras Primary School is listed grade II.

The enclosed Cadw questionnaire related 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) 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.

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

Understandably, the planning authority's main concern about this development is that the site is outside the settlement boundary. It is also within a special landscape area, within the

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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Registered Historic Landscape of Maelor Saesneg and directly opposite the grade II listed Madras primary school. Although the listed building would not be physically altered by the proposed development, views towards and from the school would radically change. The setting of the listed school would inevitably be compromised by the positioning of a suburban development in this rural situation, at odds with the occasional scattered dwelling, and more suited to a site within the existing settlement.

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
Protection & Policy

CADW QUESTIONNAIRE

REFERENCE NUMBERS: APP/H6955/A/18/3219039

APPEALS BY: Halls Holdings

SITE AT: Land Opposite Madras Primary School,, Corner of Overton Road and Holly Bush Lane, Penley.

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~~
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If **Yes** would you please provide an Architectural Assessment of the site by **11/02/19**, in a form suitable for publication to the appeal parties invariably as typed documents and not minutes.

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

	No
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2(b) If **Yes** is Conservation Area Consent required for the proposed development?

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

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3. Do you intend to submit any further information with regard to this appeal (other than an architectural assessment as at 1. above)? This should be submitted by **11/02/19**.

Yes	
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Signature ... Date 11.2.19

Name ... (in BLOCK letters)