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The Planning Inspectorate
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Eich cyfeirnod Your reference	3182282
Ein cyfeirnod Our reference	
Dyddiad Date	22 November 2017
Llinell uniongyrchol Direct line	03000 256007
Ebost Email:	Nichola.davies@gov.wales

Dear Sir/ Madam

REFERENCE NUMBER: 3182282

**APPEAL BY: Welsh Town Planning & Housing Trust and contiguous
Landowners in conjunction with Liberty Properties**

SITE AT: Land East of Tan y Bont, Main Road, Rhosrobin, Wrexham, LL11 2EZ

Thank you for your letter of 13 November 2017 inviting our comments on the appeal against the refusal of planning permission at the above named location. We have considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled ancient monuments, listed buildings, registered historic parks, gardens and landscapes.

The Welsh Government's policies for the protection of designated historic assets are set out in Planning Policy Wales (PPW) and accompanying circular guidance - 61/96 and 1/98 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. It also goes on to explain that the desirability of preserving an ancient monument and its setting is a material consideration when determining a planning application, whether that monument is scheduled or unscheduled. The effect of proposed development on a park or garden contained in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, or on the setting of such a park or garden, may also be a material consideration in the determination of a planning application.

These views are provided without prejudice to the final decision by the Welsh Ministers.

Scheduled Monuments:

Our Inspector of Ancient Monuments has had intensive discussions with the applicants after determining that the proposed development would cause significant

Cadw yw gwasanaeth amgylchedd hanesyddol Llywodraeth Cymru. Ein nod yw hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

Cadw is the Welsh Government's historic environment service. Our aim is to promote 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.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



damage to the setting of scheduled monument DE151 Wats Dyke: Section W of Ty-Gwyn (DE151). Following those discussions the applicants proposed that in the event that the development proceeds they will implement a management plan which will protect and enhance the scheduled monument and its' setting. We agreed this management plan and it is included in the appeal documents under reference APP07.

In our opinion the implementation of this management plan will mitigate and compensate for the damage that will be caused to the setting of the scheduled monument to a level which is acceptable. Consequently subject to a condition being attached to any planning consent granted at the appeal ensuring that the management plan is implemented we have no object to the proposed development.

Yours sincerely

Nichola Davies
Diogelu a Pholisi/ Protection and Policy