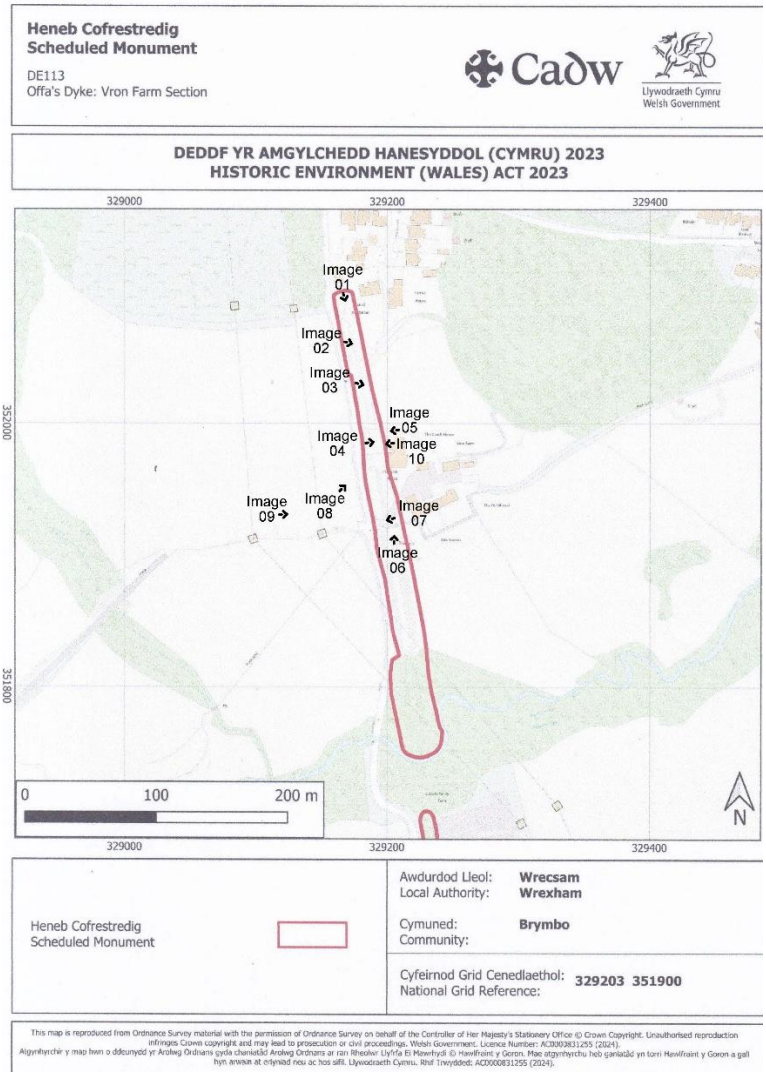
To: - Planning Services Wrexham County Borough Council

Re: - P/2025/0916 – Planning Application for Change of Use & Erection of 4 Stables at Llewelyn Road Vron Tanyfron Wrexham

Please consider this as the applicant's response to CADW's Consultation letter of 9th February regarding the above application.

Setting of the Historic Asset and its relationship to the proposed application

DE113 Offa's Dyke: Vron Farm Section, runs from the entrance to Peniel Bungalow on the east side of Llewelyn Road down to the north side of the River Gwenfro in land previously comprising part of Liddiat Fanny Farm.



Travelling south on Llewelyn Road from Peniel Bungalow, the earthwork comprising Offa's Dyke is largely obscured from clear view by trees and vegetation.



Image 1 The start of section DE113 at Peniel Bungalow Llewelyn Road.





Images 2 & 3 Trees and vegetation on the east side of Llewelyn Road obscuring a clear view of the Offa's Dyke earthwork.

For the visitor to Llewellyn Road, not only is Offa's Dyke largely concealed from the roadside but were they to gain access to the private lands through which Offa's Dyke runs, they would be similarly unlikely to appreciate the Monument for the same reasons of historical lack of care and vegetation.



Image 4 Roadside image of The Coach House Vron Farm section of Offa's Dyke

The most / only visible part of Offa's Dyke, in this section, is that which runs through the garden of The Coach House, Llewelyn Road, coincidentally the primary residence of the planning applicant.

Here, the planning applicant in conjunction with CADW and the Offa's Dyke Projects Officer from Shropshire County Council, are carefully restoring Offa's Dyke to its natural look and rewilding this 18.5 metre section, (almost entirely at the planning applicant's expense).



Image 5 Restoration project of Offa's Dyke in the grounds of The Coach House Vron Farm.

It is imagined that Llewelyn Road was originally the ditch in front of the earthwork, serving to act as a further defence from lands to the west of Offa's Dyke.

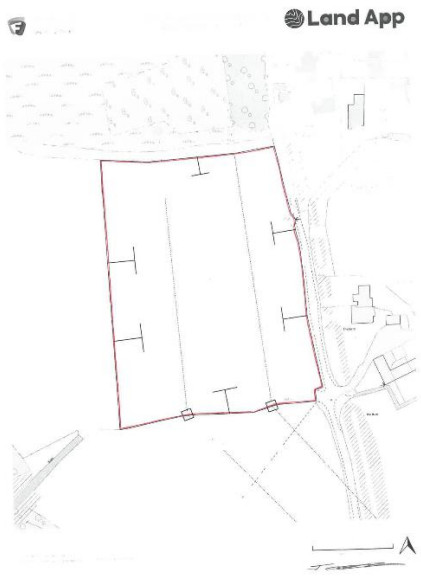
Today, to the west is extensive agricultural land and within a field, bordering Llewelyn Road and running parallel to Offa's Dyke Section DE113 lies the proposed site of the stable block, which is the subject of this planning application.

Access to the field is opposite the entrance to the Vron Farm complex. These entrances – Vron Farm to the east and the field to the west are the only significant breaks in vegetation on either side of Llewelyn Road.





Images 6 & 7 Gaps in vegetation allowing entrance to Vron Farm complex to the east (6) and the field containing the proposed site for the stables to the west (7).



The field concerned contains two electricity pylons and a series of telegraph poles, which have long been a local eyesore. They are entirely out of keeping with the rural / agricultural ambiance of the area.

Looking out from the field where the stable block is proposed, Llewelyn Road is only visible where these two gaps exist and Offa's Dyke is not visible at all from the spot where these equestrian facilities would be located.

Similarly, there is little or no visibility of the field and the specific location of the stable block under application, from the apex of Offa's Dyke, in the only area where such access is afforded, i.e. the garden of the applicants' property, The Coach House.



Image 8 Looking east from the planning site towards Llewelyn Road and Offa's Dyke.



Image 9 Looking east from the planning site through the gap created by the entrances to the Vron Farm complex and the field



Image 10 Looking west from the apex of Offa's Dyke within the grounds of The Coach House Vron Farm

Interestingly, the designated Offa's Dyke Path runs many miles to the west of this location.

Because the proposed design will have minimal visibility within the public experience of the Monument, it is not considered to have any impact on its setting. Likewise, there will be no impact on individuals travelling along Llewelyn Road who may be attempting to view Offa's Dyke.

The proposal is proportionate in scale and appropriate to its rural location. It is intended for personal use only and is therefore unlikely to generate any noticeable increase in traffic. Any activity associated with the proposal would be less than that historically experienced when the site was used for grazing sheep and cattle under previous ownership, and when it formed part of the open-cast mining operations in Vron / Tanyfron prior to that.