Final conservation comments are as follows.

The above application has been assessed, and it is not considered to result in harm to the setting of the Tattenhall Conservation area.

The application is supported by a detailed heritage impact assessment which describes the significance of the conservation area and assesses the potential impact on their setting including key views and inter-visibility.

Design is a reserved matter but the principle of housing on the site reads as legible as an extension to the existing modern housing to the immediate south of the site. There would be limited inter and co-visibility between the site and conservation area. The most northern point of the conservation area, an outcrop covering part of Chester Road, would have some long-range views of the site across open fields as it does with existing parts of Greenlands. These views are not harmful and would likely read (subject to appropriate design) as an extension to the existing housing.

The proposal would result in a change to the setting of the conservation area but would not harm its significance.

Greaves Farm has been identified by the Team as a potential Non-designated heritage asset. No further information has been received to address this. As such, the Team highlight this point for consideration at the design stage.

**Kind regards,**

**Lauren Butterworth-Taylor MSc MRTPI (She/Her)**
*Built Environment Officer (Conservation and Design)*
**Cheshire West and Chester Council**

*Working pattern: Tuesday - Friday.*