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Wrexham CBC Planning

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Eich cyfeirnod
Your reference

P/2022/1080

Ein cyfeirnod
Our reference

Dyddiad
Date

27 Feb. 24

Llinell uniongyrchol
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Dear Gwyn

Construction of new access road, lorry park, weighbridge and building, car park - Kronospan Ltd, Holyhead Road, Chirk, Wrexham

Thank you for your letter of 6 February inviting our comments on the additional information submitted for the above planning application.

Advice

Having carefully considered the information provided, we have no objection to the proposed development regarding the designated assets listed in Annex A, subject to the attachment of a condition set out below.

The national policy and Cadw's role in planning are set out in Annex B.

Assessment

New plans and documents, including a Conservation Management Plan have been submitted in support of this application.

The Conservation Management Plan provides an outline of the measures that could be carried out on the Kronospan estate inside the boundaries of the World Heritage Site to offset the impact of the development on it and along with financial support for other heritage initiatives in the surrounding area. It demonstrates that offsetting measures can be included in the proposed development that will compensate for the scale of impact on the setting of the World Heritage Site, but some measures still require to be considered and others need to be finalised. As such the submitted Conservation Management Plan will need to be completed, but as it demonstrates that appropriate compensatory measures can be produced, it is recommended that the final document and the implementation of the measures contained in it can be secured by a condition attached to any planning consent that is granted to the current application.

We suggest that the condition worded in a manner similar to the one below.

No development shall take place until there has been submitted to and approved in writing by the local planning authority a Conservation Management Plan. The Plan shall include measures that will be carried out on the Kronospan estate inside the boundaries of the World Heritage Site along with financial support for other heritage initiatives in the surrounding area to offset the impact of the development on the World Heritage Site. Thereafter, the measures included in the Plan will be fully carried out in accordance with the requirements and standards set out in it.

Yours sincerely,

Jenna Arnold

Historic Environment Branch

Annex A

Scheduled Monuments

DE117 Castell y Waun Castle Mound

DE133 Offa's Dyke: Caeau-Gwynion Section

DE134 Offa's Dyke: Chirk Castle Section extending NE from Castle Mill

DE135 Offa's Dyke: Chirk Park Section extending NE from the Lake

DE138 Offa's Dyke: Section N & S of Plas-Offa

DE140 Offa's Dyke: Section N & S of Tan-y-Cut

DE175 Pontcysyllte Aqueduct and Canal

DE198 Offa's Dyke: Chirk Park Section extending 340m NE of Home Farm

DE223 Darland Wood Round Barrows

DE288 The Holyhead Road: the Chirk Embankment and earlier trackways

Listed Buildings

Chirk Castle Grade 1

Registered Parks and Gardens:

PGW(C)11(WRE) Whitehurst

PGW(C)15(WRE) Brynkinalt

PGW(C)42(WRE) Argoed Hall

PGW(C)63(WRE) Chirk Castle

PGW(C)64(WRE) Wynnstay

World Heritage Sites:

Pontcysyllte Aqueduct and Canal

Annex B

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of

historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.