

Planning
Wrexham County Council

Sent by email

Eich cyfeirnod
Your reference

P/2023/0874

Ein cyfeirnod
Our reference

Dyddiad
Date

17 January 2024

Llinell uniongyrchol
Direct line

0300 025 6007

Ebost
Email:

cadwplanning@gov.wales

Dear Sir / Madam,

**Single storey side and rear extension and extension of existing balcony,
Aqueduct Inn, Gate Road, Froncysyllte, Wrexham, LL20 7PY**

REF: P/2023/0874

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

Advice

Having carefully considered the information provided, we have no objection to the proposed development. Our assessment of the application is below.

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

Assessment

Scheduled Monuments

DE175 Pontcysyllte Aqueduct and Canal

Registered Parks and Gardens

PGW (C) 42 Argoed Hall (grade II)

World Heritage Sites

Pontcysyllte Aqueduct and Canal

The proposed development is located some 60m south of scheduled monument DE175 Pontcysyllte Aqueduct and Canal and some 35m east of the registered Argoed Hall historic park and garden. It is not in the World Heritage Site but is in its identified buffer zone.

The proposed development will see a single storey pitched roof extension added to the eastern end of the existing Aqueduct Inn along with an extension to the existing balcony. It will be visible in views from the designated historic assets although in most cases existing vegetation will screen it. Where it is visible the proposed changes will be seen as part of the existing building and will not alter the way that they are understood, experienced, and appreciated. Consequently, the proposed





development will not have an impact on the settings of scheduled monument Pontcysyllte Aqueduct and Canal; registered Argoed Hall historic parks and garden or the outstanding universal value of the World Heritage Site.

Yours sincerely,

Nichola Smith
Historic Environment
Cadw



Llywodraeth Cymru
Welsh Government

Annex A

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.