

Planning Services
Wrexham CBC

By E-Mail

Eich cyfeirnod
Your reference

P/2023/0535

Ein cyfeirnod
Our reference

Dyddiad
Date

4 October 2023

Llinell uniongyrchol
Direct line

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Ebost
Email:

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Dear Sir/Madam

Planning Application – Installation of replacement doors and windows at 2 Firbank, Whitehurst, Chirk.

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, in regard to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

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

Assessment

Scheduled Monuments

DE175 Pontcysyllte Aqueduct and Canal

The application area is located some 100m east of scheduled monument DE175 Pontcysyllte Aqueduct and Canal and is in the identified buffer zone of the Pontcysyllte Aqueduct and Canal World Heritage Site. However, intervening topography and vegetations block all views of the proposed development from the scheduled monument. Consequently, the proposed development will not have any impact on the setting of scheduled monument DE175.

PGW(C)11(WRE) Whitehurst

The application area is inside the boundaries of the registered Whitehurst historic park and garden. This is a seventeenth-century walled garden associated with Chirk Castle, incorporating tiered curving fruit walls, a banqueting house and mount. The garden was laid out by Sir Thomas Myddleton II (1586-1666) of Chirk Castle as a pleasure garden in about 1651.

The garden is located adjacent to the A5 on sloping ground facing south, in a roughly rectangular area enclosed variously by stone and brick walls. The north half of the interior is laid out in a series of terraces divided by four curving brick walls which were originally used for fruit growing. The walls survive, except for part of the second wall, only the west end of which is extant. Subsequent to their building a gateway and steps were inserted in the wall between the first and second terraces. A banqueting house is built into the lowest wall on the west end. This is a late seventeenth-century or early eighteenth-century square brick building with a pyramidal slate roof. Near the boundary on the south side of the garden is a conical, flat-topped mount which would have afforded views of the garden and the surrounding landscape.

The proposed development will see an extension the installation of replacement doors and windows to No.2 Firbank a brick semi-detached residence constructed between AD 1912 and AD 1949. The house is not mentioned in the citation for Whitehurst Gardens included in the Register, but it is a prominent building at, what is now, the main entrance to the Garden. The proposed works will see the current windows, which are not the original ones, replaced with double-glazed units. It is noted that the Conservation Officer has recommended changes to the design of the windows and if these changes are made the new doors and windows will not affect the way that the historic garden is experienced, understood and appreciated. Consequently, assuming the Conservation Officers recommendations are accepted the proposed development will have no impact on the setting of the registered Whitehurst historic park and garden.

Yours sincerely

Nick Segust

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.