

Planning
Wrexham County Council

Sent by email

Eich cyfeirnod
Your reference

P/2023/0476

Ein cyfeirnod
Our reference

Dyddiad
Date

20 October 2023

Llinell uniongyrchol
Direct line

0300 025 6007

Ebost
Email:

cadwplanning@gov.wales

Dear Sir / Madam,

Variation of conditions 2 and 9 of planning permission P/2019/0913 to amend approved plans, Land At, Walled Garden, Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LD

Thank you for 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 regards to the registered historic park and garden listed in our assessment of the application below.

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

Assessment

The application is located within the walled garden of the grade I registered historic park and garden at Wynnstay PGW(C)64(WRE). Our response to the original planning consultation raised concerns about the impact of the development on the registered park and garden. However, we have no objection to the proposed variation of conditions 2 and 9, as long as conditions regarding the restoration of the garden, the production of a management plan for the garden, and its long-term maintenance, are adhered to.

Yours sincerely,

Nichola Smith
Casework Manager

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.