

Planning Services
Wrexham County Borough Council

By E-Mail

Eich cyfeirnod Your reference	P/2023/0084
Ein cyfeirnod Our reference	
Dyddiad Date	27 April 2023
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Erection of replacement porch and balconies, alterations to windows at 5 Short Lane, Newbridge.

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 regards 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

PGW(C)64(WRE) Wynnstay

The application area is located some 35m southwest of the boundary of the registered Wynnstay historic park and garden.

Wynnstay is an outstanding eighteenth-century landscape park surrounding the French Renaissance chateau style house. Although now cut in two by the A483 trunk road the park still retains many of its historic features, some of which are attributed to Lancelot 'Capability' Brown, Richard Woods and James Wyatt. Although Brown's lake has gone half of a large rockwork cascade remains at its lower end. An exceptional and rare survival is the pleasure ground or shrubbery designed by Brown. It stands on a plateau to the north of the Dee valley, south-east of Ruabon, and from it there are fine views to the Ruabon Mountains to the west and the Vale of Llangollen and Berwyn mountains to the south.

The park has survived in its entirety except in the north-west corner where roads and housing estates have encroached upon it, and the A483 trunk road which effectively cuts the park in two. The first park that is recorded at Wynnstay is the deer park

enclosed in 1678AD by Sir John Wynn. Of this there is no trace. As well as building a new house it appears that Sir Watkin Williams Wynn, 3rd bt., made improvements to the park. The map evidence shows that the park had already been given a formal layout by 1740AD, and that much of this was retained or only modified in later landscaping. The chief features were the diagonal avenue running south-east across the park from the Ruabon gate, the double avenue flanking the entrance drive north of the house (both retained by later landscapers), and a long formal canal (already in existence in 1693/94AD) on the site of the present lake west of the house.

Major alterations were undertaken by Sir Watkin Williams Wynn, 4th bt. to the park and garden between 1768AD and 1789AD, including with the building of a road and park wall (still largely intact) and the canal was given a more naturalistic form.

In 1777AD Sir Watkin commissioned Lancelot 'Capability' Brown to make further improvements. Brown visited at least five times, and produced designs for the house and offices (unexecuted), a dairy (1782AD), pleasure grounds, and the park, including a new lake in the valley to the north-west of the house. On Brown's death in 1783AD the work was continued by an assistant, Midgley, and then by a local cartographer, John Evans, who finished a lake, the Belan Water, in the valley to the north-west of the house, with large rockwork cascade at the foot of the lake). Although the lake itself has gone most of the features associated with it have survived in Bathground Wood.

The park was embellished with numerous lodges and commemorative structures in a wide variety of architectural styles, most of which survive. There were ten lodges in all (including Waterloo Tower); one has now gone, with the most prominent monument being a tall Doric fluted column, erected in 1789AD in memory of Sir Watkin Williams Wynn, fourth baronet.

Planting in the park includes some clumps, plantations, and perimeter belts, mainly of deciduous trees, around the north, east and south sides of the central core of the park. An estate map of 1800-20AD shows the main areas of woodland more or less as they are now, plus narrow perimeter belts along the boundaries most of which have gone. A great straight avenue, now including fine mature limes, sweet chestnuts, horse chestnuts, and sycamores was planted before 1740AD and much survives. It runs from the Ruabon entrance at the north end of the park (where an entrance arch replaced earlier lodges in 1783) to School Lodge on the south-east side of the park.

The identified significant views are from the mansion across the park and to the Ruabon Mountains to the west and the Vale of Llangollen and Berwyn mountains to the south and southward from the garden terrace over the park to the hills beyond. The views in all directions from the top of Wynnstay Column are also significant and the column is also a prominent feature in the parkland and wider landscape.

The proposed development will see the existing porch attached to the front of the split-level dwelling demolished and replaced by a slightly larger one and balconies added to the rear. The changes to the porch will be visible from the boundary of the historic park but the balconies at the rear are unlikely to be seen. In this view, the changes will be seen along with the other building along Short Street and as part of the existing building. As such whilst there may be a very slight visual change in the view from the historic park this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will have no impact on the setting of the registered Wynnstay historic park and garden.

Yours sincerely

Nick Segust
Diogelu a Pholisi/ Protection and Policy

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.