

Planning Services
Wrexham County Borough Council

By E-mail

Eich cyfeirnod
Your reference P/2022/0480

Ein cyfeirnod
Our reference

Dyddiad
Date 14 June 2022

Llinell uniongyrchol
Direct line 0300 0257894

Ebost
Email: cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Construction of a swimming pool at Erbistock Hall, Erbistock, Wrexham

Thank you for your letter of 25 May 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

PGW(C)73(WRE) Erbistock Hall

The application area is located within the grade II registered historic park and garden at Erbistock Hall PGW(C)73(WRE). The garden is registered for its historic interest as a partly terraced garden probably dating to the early eighteenth century, contemporary with the house. The garden is separated from the park by a ha-ha and is divided into several compartments by tall yew hedging and yew topiary.

The application is supported by the document *Design & Access Statement – Historical Analysis and Justification for Alteration*, which states at the outset that 'The pool must be sited sensitively and this must be seen as an opportunity to repair and reinstate key elements of the garden before they disappear.' The report demonstrates that an alternative site within the walled garden was considered but having assessed the site, the proposed location on the lower terrace was considered more suitable and would have minimal impact on the registered park and garden.

The proposed pool is of a simple design with a dark lining and a simple line of stone around the pool to match the existing path. The machinery required for the pool will

be located inside the existing potting shed, which will also be restored as part of the development. We welcome the additional proposed enhancements, which include new box hedging and topiary, opening up the principal views through the garden, repairs to the stone steps, reintroducing the gated access to the park, and improvements in the orchard. Such works should conform to Cadw's *Conservation Principles*.

The application seeks to minimise the impact on the historic setting and provide enhancements to the registered garden. We have no objection to this application.

Yours sincerely

Nick Segust
Casework Officer
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.