

Planning Services
Wrexham County Borough Council

By E-mail

Eich cyfeirnod Your reference	P/2022/0580
Ein cyfeirnod Our reference	
Dyddiad Date	11 July 2022
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Change of use of agricultural land to residential and the erection of a swimming pool, fencing and tennis court at Wolvesacre Hall, Iscoyd.

Thank you for your letter of 23 June 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

FL178 Wolvesacre Hall Moated Site

The application area is immediately adjacent to scheduled monument FL178 Wolvesacre Hall Moated Site. This comprises the remains of a well-preserved medieval moated homestead. It consists of a rectangular moated site, some 45m by 40m internally (surviving dimensions); the east side has been destroyed by farm buildings and the interior is used for horticulture. On the three remaining sides the moat is well defined, and water filled. Traditionally there was a building on the platform until the 19th century, though no traces survive now. The entrance was probably located in the southeast corner.

It is assumed that the moat would have been the centre of a manor and would not have had a strategic role. As such the significant views would have been across the surrounding fields which were farmed from it.

The proposed development consists of the change of use of agriculture land to garden along with the installation of a swimming pool and a tennis court. The pool

and tennis court will be blocked or screened in views from the moated site and it should be noted that the majority of the land was previously used to form part of the farmyard to Wolvesacre Hall. As such the proposed changes will have at worst a neutral impact on the setting of the scheduled monument when compared to the previous position and is more likely to be positive.

Iscoyd Park

The application area is located some 55m north of the boundary of the registered Iscoyd Park historic park and garden a small but intact eighteenth-century park with its fine specimen trees surrounding the Grade II* Listed hall, Iscoyd Park.

The park lies mainly to the south-east of the house with a small section to the north-east. Although ostensibly of eighteenth-century date it may have much earlier origins. It lies between the steep wooded slopes of Red Brook valley on the east, minor roads and tracks on the west and south, and by woodland on the north. The boundary was changed, and the park enlarged, in the early nineteenth century following the re-routing of public roads. The park contains some fine specimen deciduous trees, though the planting is now more concentrated in the south end of the park and the perimeters due to the construction of a camp south-east of the house during the Second World War.

The pleasure garden lies on the north-western side of the house with a terrace immediately around the house on the north-western and southern sides. A small enclosure was built at the same time as the house, incorporating the Grade II Listed dovecote now part of the pleasure garden layout. Today the pleasure garden is roughly circular in shape, with a circuit path and tree and shrub planting at its western end, and a sundial. The boundary to the west is a brick wall with a door on to the adjacent road. The terrace and forecourt walls were added in the nineteenth century. These are low brick walls, in part topped by railings. The terraces are laid out to lawn with flowerbeds. The north-west side of the garden is planted informally with mixed deciduous and coniferous trees.

The significant views in and from the registered park and garden are from the south-east and south-west sides of the house where there are views across the park and the countryside beyond.

The proposed development consists of the change of use of agriculture land to garden along with the installation of a swimming pool and a tennis court. It will only be visible from the boundary of the registered park as dense woodland forms the northern part of the historic park. As such whilst there may be a very slight visual change in the view from a very limited part of 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 Iscoyd Park historic park and garden.



Yours sincerely

Nick Segust
Casework Officer
Diogelu a Pholisi/ Protection and Policy



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.