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Eich cyfeirnod
Your reference

P/2018/0423

Ein cyfeirnod
Our reference

Dyddiad
Date

13 June 2018

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Dear Sir / Madam.

**APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE
PLANNING PERMISSION P/2018/0053 - APPEARANCE, LANDSCAPING, LAYOUT,
SCALE FOR MIXED USE DEVELOPMENT COMPRISING CLASS A1 FOODSTORE,
PETROL FILLING STATION AND A3 DRIVE-THRU CAFE**

RUABON BUSINESS PARK SITE ADJACENT TO A483 RUABON WREXHAM

Thank you for your letter inviting our comments on the information submitted for the
above planning application.

Advice

Having carefully considered the information provided with this planning application,
we consider that it is inadequately documented. Our assessment of the application is
given below.

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

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo
gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation
and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



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 guidance.

PPW ([Chapter 6 – The Historic Environment](#)) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings 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 an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. [Technical Advice Note 24 The Historic Environment](#) elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

Assessment

This advice is given in response to a planning application for approval of reserved matters P/2018/0053 (granted in May 2018; appearance, landscaping, layout, scale and on which Cadw was not consulted) for a mixed use development comprising foodstore, petrol filling station and drive-thru café at Ruabon Business Park Site, Adjacent to A483, Ruabon, Wrexham. Outline planning permission (application P/2014/0021) was granted in October 2015. The application area is c 2.42 hectares

Located within 3km of the application area are:

World heritage sites:

Pontcysyllte Aqueduct and Canal

Scheduled monuments:

DE190 Wynnstay Colliery Winding Engine House
DE141 Offa's Dyke: Section SW from Tatham Bridge
DE223 Darland Wood Round Barrows
DE155 Wat's Dyke: Section extending from Pentre-Clawdd to Wynnstay Park
DE142 Offa's Dyke: Y Gardden Camp Section
DE177 Offa's Dyke: Section N of Home Farm
DE140 Offa's Dyke: Section N & S of Tan-y-Cut
DE138 Offa's Dyke: Section N & S of Plas-Offa
DE175 Pontcysyllte Aqueduct and Canal
DE154 Wat's Dyke: Section extending from Black Brook Bridge to Pentre-Clawdd
DE129 Gardden Camp
DE238 Wynnstay Colliery Walker Fan House

Intervening topography and vegetation mean the majority of the above scheduled monuments are not inter-visible with the application area. The application area is also to the west of the World Heritage Site buffer zone and the effect on approaches

to the World heritage Site is likely to be neutral. Potentially inter-visible with the application area is DE177 Offa's Dyke: Section N of Home Farm.

DE177 Offa's Dyke: Section N of Home Farm consists of the remains of a length of Offa's Dyke, a boundary earthwork, believed to be of Early Medieval date running, with some gaps, for roughly 120km through the border area between modern Wales and England from Sedbury near Chepstow to Treuddyn in Flintshire.

The application area west boundary is located c 405m to the North West of the scheduled monument. In response to the outline planning application, which covered a much larger development area of c 24.90 hectares, and which the current reserved matters application forms a part, Cadw commented that the settings of scheduled monument DE177 Offa's Dyke: Section N of Home Farm would be negatively affected by the urbanising effect of the development through the proximity of buildings, roads, traffic noise and lighting in contrast to its current more open rural setting. The topography of the ground between the application area and the scheduled monument is mostly flat; inter-linking views are over agricultural fields. The effects noted above remain a consequence of this development; however the impact on the scheduled monument will be significantly reduced with regard to the current application area. This is as a result of an increased distance between the application area and the scheduled monument, previously considered immediately adjacent to the scheduled monument and because the visual impact of both built structures and of lighting would at least in part be mitigated by the screening effect of an area of trees to the west of and intended plantings south of the application area.

We therefore consider that the damage to the setting of the scheduled monument as a result of the development is considered moderate but not significant.

Registered Park and Garden

PGW (C) 64 Wynnstay (grade I)

The application is located adjacent to the boundary of the grade I registered historic park and garden at Wynnstay (PGW(C)64). Grade I represents parks and gardens which by reason of their historic layout, features and architectural ornaments considered together make them of exceptional interest. Wynnstay is an outstanding eighteenth-century landscape park, one of the largest and most important in Wales. The park retains many of its historic features, some of which are attributed to eminent eighteenth century landscape designers Lancelot 'Capability' Brown and Richard Woods and the architect James Wyatt.

This reserved matters application does not consider the impact of the proposals on the setting of the grade I registered historic park and garden at Wynnstay. The proposed layout differs from the layout submitted with the original outline application (P/2014/0021). The Landscape & Visual Impact Assessment submitted with the original application includes photomontage visualisations to show how the proposed development would be visible in views looking west from elevated areas of the grade

I registered historic park, including from the track within the park leading to Bathground Wood, and also in views looking into the park from the B5605 with the park wall in the foreground. The LVIA states *'In reality the mix of materials and forms of buildings will help the scheme blend in better than the photomontage would suggest and it is not intended to demonstrate anything other than the massing of the buildings and their surroundings.'*

In our view, the reserved matters application needs to demonstrate how the setting of the grade I registered historic park and garden has been considered during the design process. The impact of this element of the overall development on the setting of the registered park and garden should be assessed as part of this reserved matters application and appropriate mitigation proposed as required.

Yours sincerely,

Nichola Davies
Diogelu a Pholisi/ Protection and Policy