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Eich cyfeirnod
Your reference

P/2018 /0131

Ein cyfeirnod
Our reference

NS

Dyddiad
Date

7 March 2018

Llinell uniongyrchol
Direct line

03000 257894

Ebost
Email:

Amadminplanning@gov.wales

Dear Sir/Madam

Planning Application – CONVERSION OF DWELLING TO HOUSE IN MULTIPLE OCCUPATION (HMO) 5 NO. ROOMS WITH COMMUNAL FACILITIES, 137 RUABON ROAD, WREXHAM LL13 7RB

Thank you for your letter of 7 March 2018 inviting our comments on the above mentioned planning application.

Advice

Having carefully considered the information provided with this planning application, we have no objections to the proposed development. 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

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 circular guidance.

Mae'r 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



PPW 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.

Paragraph 17 of Circular 60/96, Planning and the Historic Environment: Archaeology, 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 visible remains. PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest 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.

Assessment

Wrexham Cemetery

The house which is the subject of this application is located some 15m south of the Registered Wrexham Cemetery Historic Park and Garden and faces towards it. However the only external changes will be the replacement of the front door and the windows in UPVC. In our opinion these changes will not have any impact on the setting of the Registered Historic Park and Garden CM67 Wrexham Cemetery.

Yours faithfully

Nick Segust
Diogelu a Pholisi/ Protection and Policy