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Eich cyfeirnod
Your reference

P/2016/0837

Ein cyfeirnod
Our reference

WD

Dyddiad
Date

21 September 2016

Llinell uniongyrchol
Direct line

01443 336007

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amadminplanning@wales.gsi.gov.uk

Dear Sir / Madam,

**DEMOLITION OF REDUNDANT METAL SILO AND ERECTION OF NEW SECURE
AGRICULTURAL IMPLEMENT / TOOL STORE - CADWGAN HALL CADWGAN ROAD BERSHAM
WREXHAM**

Thank you for your email of 19 September 2016 inviting our comments on the planning application for the proposed development as described above.

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. It is a matter for the local planning authority to then weigh our assessment against all the other material considerations in determining whether to approve planning permission, including any issues concerned with listed buildings and conservation areas.

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. PPW explains that the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application whether that monument is scheduled or not. Furthermore, it explains that 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 preservation in situ. Paragraph 17 of Circular 60/96, *Planning and the Historic Environment: Archaeology*, elaborates by explaining that this means 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.

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



The proposed development is located within the vicinity of the scheduled monuments known as:

DE131: Cadwgan Hall Mound

DE132: Offa's Dyke: Cadwgan Hall Section, extending from River Clywedog to the Railway

The proposed structure is to be located immediately adjacent to and at the foot of DE131, a large, flat-topped artificial mound with traces of a possible silted ditch to the west and north, interpreted as either the remains of a medieval motte castle or a garden / viewing mount associated with the now demolished Cadwgan Hall, a former Grade I listed late medieval and Tudor mansion which stood under the present house and farm buildings to the east. It could conceivably have been a later adaptation of an earlier motte; any earthworks or features associated with the mound, whether of a castle bailey, motte ditch or garden features are likely to have lain to the south and west under the present farm buildings. A 20th century air raid shelter or store is dug into the summit. The western side of the mound abuts against DE132, a North-South section of the early medieval boundary earthwork Offa's Dyke, the reduced and eroded bank of which is preserved as a field boundary the is high potential for the buried archaeological remains of its substantial western ditch to survive under the farm track and field beyond. Farm buildings and access to the fields West of the Dyke have cut both the line of DE132 and removed the southern edge of the mound, the present silo being cut from its south-eastern base and excluded from the scheduled area.

Whilst the development is to fall outside of the scheduled area the immediate proximity of the proposed structure to the above listed scheduled monuments dictates that there is likely to be some degree of impact on their settings.

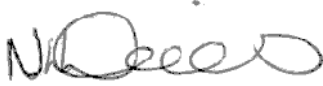
The accompanying design and access statement does not refer to or consider potential impacts on the above scheduled monuments. Having carefully considered the information provided with the planning application, we consider that the documentation inadequately analyses the impact of the proposal on the aforementioned designated historic assets. We therefore consider that the following information is critical to the determination of the application so that the suitability of the proposed development can be properly assessed against national planning policy and that the final decision is in line with administrative law:

- A heritage impact assessment completed by a suitably qualified and experienced archaeological contractor. This should take into account the present setting of the monuments and significant views of and from them and the potential change the proposed development will affect. Any images produced in association with this study should be taken from viewpoints where the juxtaposition of monument and development are clearly illustrated.

We, therefore, advise that your authority should request that the applicant obtain the necessary information and re-consult us accordingly. These views have been expressed without prejudice to the Welsh Ministers' consideration of the planning application, should it come before them formally for determination.

There is also potential for the new shed to impact upon associated undesignated buried archaeology under the present footing of the silo; to this end the development control archaeologist at the Clwyd-Powys Archaeological Trust should be closely consulted.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nichola Davies', with a stylized, cursive script.

Nichola Davies
Diogelu a Pholisi/ Protection and Policy