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**Planning Services
Wrexham County Council**

By email

Eich cyfeirnod
Your reference

P/2021/0560

Ein cyfeirnod
Our reference

Dyddiad
Date

2 July 2021

Llinell uniongyrchol
Direct line

0300 0257894

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Redevelopment of canal basin for use as boat hire business including the erection of 2 buildings and storage enclosure at the Trevor Basin, New Road, Trevor.

Thank you for your letter of 14 June 2021 inviting our comments on the information submitted for the above 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.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monuments

DE027 Pont y Cysylltau

DE138 Offa's Dyke: Section N & S of Plas-Offa

DE140 Offa's Dyke: Section N & S of Tan-y-Cut

DE175 Pontcysyllte Aqueduct and Canal

DE231 Pen y Gaer Hillfort

Registered Parks and Gardens

PGW (C) 19 Trevor Hall (grade II*)

PGW (C) 42 Argoed Hall (grade II)

World Heritage Sites

Pontcysyllte Aqueduct and Canal

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



The proposed development is inside the boundaries of the Pontcysyllte Aqueduct and Canal World Heritage site and some parts are inside the boundaries of scheduled monument DE175 Pontcysyllte Aqueduct and Canal.

A Heritage Statement considering the impact of the proposed development on the historic environment has been prepared by Archaeological Research Services Ltd and this work includes the results of an archaeological evaluation of the application area.

The Heritage Statement has considered the direct impact of the proposed development on the designated historic assets identified above and also on their settings and has concluded that, apart from scheduled monument DE175 Pontcysyllte Aqueduct and Canal and the World Heritage Site, intervening topography, building and vegetation will ensure that there will be no impact on them. In regard to the impact on the scheduled monument DE175 Pontcysyllte Aqueduct and Canal and the World Heritage Site it concludes that there will be a slight adverse impact on the fabric of the walls of the canal but this can be mitigated by appropriate archaeological investigation. In regard to the visual impact it is considered that any adverse impact caused by the proposed development will be balanced by the removal of the existing dilapidated buildings. As such, the proposed development will not have any effect on the way that the canal and the Trevor Basin is experienced, understood and appreciated.

We concur with the conclusions of the Heritage Statement that, with appropriate mitigation measures implemented, the impact of the proposed development on scheduled monument DE175 Pontcysyllte Aqueduct and Canal will be acceptable and that there will be no impact on the Outstanding Universal Values of the World Heritage Site.

Yours sincerely

Nick Segust
Case 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.