



Llywodraeth Cymru  
Welsh Government

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**Planning Services**  
**Wrexham County Borough Council**

Eich cyfeirnod  
Your reference

P/2021/0269

**By email**

Ein cyfeirnod  
Our reference

Dyddiad  
Date

22 April 2021

Llinell uniongyrchol  
Direct line

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[cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Dear Sir/Madam

**Planning Application – Side garage extension at Sycamore Cottage, The Slip, Trevor.**

Thank you for your letter of 9 April 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 consider that it is inadequately documented. 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**

**DE175 Pontcysyllte Aqueduct and Canal**

#### World Heritage Sites

**Pontcysyllte Aqueduct and Canal**

The application area is inside the boundary of the Pontcysyllte Aqueduct and Canal World Heritage Site and less than 100m from the boundary of scheduled monument DE175 Pontcysyllte Aqueduct and Canal and scheduled monument DE027 Pont y Cysylltau. The direct impact of the proposed development on the World Heritage Site (Planning Policy Wales 6.1.22) and on the settings of the scheduled monuments Planning Policy Wales 6.1.23) are therefore material considerations in the

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



determination of the application. However, the application contains no information on these matters. It is therefore strongly recommended that the applicant should provide information on these matters and given that the application is located inside a Conservation Area this should be contained in a document prepared in accordance with the Welsh Governments' document "Heritage Impact Assessment in Wales" and considering the guidance given in Welsh Government documents "Setting of Historic Assets in Wales" and "Managing Change in World Heritage Sites in Wales".

When the required information has been submitted, we should be reconsulted on this application.

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.