



Llywodraeth Cymru
Welsh Government

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Simon Greenland
Wrexham County Borough Council

Eich cyfeirnod
Your reference

P/2020/0562

Ein cyfeirnod
Our reference

Dyddiad
Date

12th November 2020

Llinell uniongyrchol
Direct line

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Email:

Cadwplanning@gov.wales

Dear Mr Greenland

Planning Application – Erection of Replacement Dwelling at 2A Llwyn Y Cil, Chirk.

Thank you for your letter of 30th September 2020 inviting our comments on the [additional] information submitted for the above planning application. Please accept our apologies for this late response caused in part by the current Coronavirus problem.

Advice

We have significant concerns that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

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

Assessment

The proposed development is located some 150m west of scheduled monument DE175 - Pontcysyllte Aqueduct and Canal, immediately adjacent to the boundary of the registered Chirk Castle historic park and garden and in the buffer zone for the Pontcysyllte Aqueduct and Canal World Heritage Site. The impact of the proposed development on the settings of these designated historic assets is a material consideration in the determination of this application (see Planning Policy Wales 2018 sections 6.1.19, 6.1.22 and 6.1.23) particularly as the proposed replacement building is larger than the current one and is located in one of the identified significant views from the registered historic park and garden. No information on these issues has been submitted with the application and therefore we are currently not in a position to provide the LPA with advice. The LPA should therefore request the applicant to produce more information on the proposed development in the form

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.



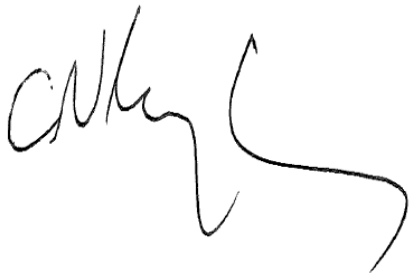
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of an assessment of the impact of the proposed development on the setting of the scheduled monument prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017). This assessment should take into account the information provided in the full statement of Outstanding Universal Value for the Pontcysyllte Aqueduct and Canal World Heritage Site along with guidance given in the Welsh Government documents "Managing Change in World Heritage Sites in Wales" and Managing Change to Registered Historic Parks & Gardens in Wales as well as that provided in Local Planning Guidance Note 33 Pontcysyllte Aqueduct and Canal World Heritage Site.

Once this information has been submitted to the LPA Cadw should be reconsulted on this application

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Diogelu a Pholisi', with a long, sweeping horizontal stroke extending to the right.

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-10.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.