



Llywodraeth Cymru
Welsh Government

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff, CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@gov.wales
cadw.gov.wales

**Planning Services
Wrexham County Council**

planning@wrexham.gov.uk

Eich cyfeirnod
Your reference

P/2020/0673

Ein cyfeirnod
Our reference

Dyddiad
Date

18 November 2020

Llinell uniongyrchol
Direct line

0300 0257894

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Determine reserved matters, pursuant to outline planning permission P/2018/0053 in regard to appearance, landscaping, layout and scale on land at Ruabon Business Park, Ruabon, Wrexham.

Thank you for your letter of 30 October inviting our comments on the information submitted for the above planning application.

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application below.

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

Assessment

DE027 Pont y Cysylltau

DE129 Gardden Camp

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

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

DE141 Offa's Dyke: Section SW from Tatham Bridge

DE142 Offa's Dyke: Y Gardden Camp Section

DE154 Wat's Dyke: Section extending from Black Brook Bridge to Pentre-Clawdd

DE155 Wat's Dyke: Section extending from Pentre-Clawdd to Wynnstey Park

DE175 Pontcysyllte Aqueduct and Canal

DE177 Offa's Dyke: Section N of Home Farm

DE190 Wynnstey Colliery Winding Engine House

DE223 Darland Wood Round Barrows

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



DE238 Wynnstay Colliery Walker Fan House

The impact of the proposed development on the setting of the scheduled monument was previously considered when outline consent was granted and a buffer zone identified around scheduled monument DE177.

The submitted reserved matters details principally apply to phase 1 of the proposed development. The information provided indicates that whilst there may be some visual impacts from the scheduled monuments this will not alter the way that they are experienced, appreciated and understood so we have no objection to their approval.

We are concerned that a Masterplan that was approved in 2018, without Cadw being consulted, includes gardens encroaching onto the agreed buffer zone surrounding scheduled monument DE177. These would be inappropriate in this area and we would expect that when reserved matters are submitted for this area these gardens will be omitted from the design.

PGW (C) 64 Wynnstay (grade I)

The pond and ha-ha, landscape features of the grade I registered park and garden are to be incorporated into the scheme. It is proposed to remove some of the existing vegetation around the pond to open it up to form part of the public open space within the residential site. The veteran oak will be retained within the scheme, as will other mature trees on site. It is also proposed to clear vegetation from the ha-ha, which runs along the southern and eastern boundary of the site, and repair this historic structure. We advise that repair work should be carried out in accordance with Cadw's *Conservation Principles*. A natural green buffer is also proposed along the southern and eastern boundary of the development, providing a softer edge and offering some screening.

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-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.