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**Planning Services  
Wrexham County Borough Council**

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Eich cyfeirnod  
Your reference

P/2019/0427

Ein cyfeirnod  
Our reference

Dyddiad  
Date

1 July 2019

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Dear Sir/Madam

**Planning Application – Erection of timber shed, Green Cottage, Wynnstay  
Park, Park Road, Rhosymedre, Wrexham**

Thank you for your letter of 11 June 2019 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.

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.

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



PPW ([Chapter 6 – The Historic Environment](#)) 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.

### Assessment

**DE141 Offa's Dyke: Section SW from Tatham Bridge**

**DE177 Offa's Dyke: Section N of Home Farm**

**DE190 Wynnstay Colliery Winding Engine House**

**DE238 Wynnstay Colliery Walker Fan House**

The above scheduled monuments are located inside 500m of the application area, but apart from scheduled monument DE177 intervening buildings and vegetation will block all views between the development and these scheduled monuments. Consequently the development will have no impact on these setting of these scheduled monuments.

Scheduled monument DE177 Offa's Dyke: Section N of Home Farm consists of the remains of sections of Offa's Dyke, a presumed 8th century AD defensive bank and ditch, consisting of a bank, with a ditch on the western side. Significant views are towards the west looking towards the likely direction of any attack.

The development is located some 200m west of scheduled monument DE177 and is therefore in the significant view from the monument; however, intervening buildings and vegetation will provide substantial screening of the building in this view. It will therefore have a very slight visual impact but this will not alter the way that the monument is understood, experienced and appreciated. Consequently the proposed development will not have any impact on the setting of the scheduled monument DE177.

### **PGW (C) 64 Wynnstay (grade I)**

The application is also located within the grade I registered historic park and garden at Wynnstay, on its northwest boundary, approximately 220m to the west of the

historic entrances to the park at Green Lodge. The registered status of the site is not acknowledged in the supporting documents to the application.

The shed/outbuilding measures 11m long x 3.65m wide x 2.75m high (front) and 2.4m high (back). There is a photograph of the building in the supporting documents to the application. It is a single storey timber structure. In our view, the impact of this proposal on the registered park and garden is only slight and any visual impact may be mitigated through additional tree planting to screen the structure from the rest of the registered park and garden. Historic Ordnance Survey maps show perimeter planting of broadleaf trees around the perimeter of the historic park and any additional planting should be in keeping with this historic character and seek to enhance the registered park and garden rather than detract from it.

Yours sincerely

Nick Segust  
Diogelu a Pholisi/ Protection and Policy