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Eich cyfeirnod
Your reference

P/2017/0258

Ein cyfeirnod
Our reference

Dyddiad
Date

25 April 2017

Llinell uniongyrchol
Direct line

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Dear Sir / Madam,

Demolition of buildings and new dwelling, Wolvesacre Hall, Wolvesacre Lane, Iscoyd, Wrexham

Thank you for your letter inviting our comments on the planning application for the proposed development as described above.

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. It is a matter for the local planning authority to then weigh our assessment against all the other material considerations in determining whether to approve planning permission, including any issues concerned with listed buildings and conservation areas.

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 circular guidance. PPW explains that the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application whether that monument is scheduled or not. Furthermore, it explains that where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. Paragraph 17 of Circular 60/96, *Planning and the Historic Environment: Archaeology*, elaborates by explaining that this means a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. PPW also explains that local authorities should protect and conserve parks and gardens and their settings included in the register of historic parks and gardens in Wales.

The proposed development is located immediately adjacent to the scheduled area of the earthworks of the scheduled monument known as Wolvesacre Hall Moated Site (FL178). These comprise a moated platform, its ditches now largely dry, on which stood

Mae'r 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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INVESTOR IN PEOPLE



a manor house dating back at least to the 15th century and demolished in the 19th century. The platform is now a grassed lawn but the remains of the house and associated buildings are likely to survive as buried archaeological features. The northern corner and north-east arm of the moat now lie under the present farm buildings and yard and are located outside of the scheduled area. A later agricultural building (Barn B in the Design and Access Statement) projects into the scheduled area but is excluded from it. Slight earthworks to the south-west of the moat may represent the remains of related garden earthworks.

The proposed demolition and construction works are to be located almost entirely outside of the scheduled area of the monument. The applicants email dated 24 April 2017 in response to Clwyd Powys Archaeological Trust, outlines a methodology for the fencing of the scheduled area during construction, the inward dismantling of 'Barn B' to avoid incidental damage to the monument and confirms that no new ground works are intended. We are therefore satisfied that there will be no fresh disturbance to the scheduled area and our representatives will arrange to meet the owners on site to discuss the subsequent management of the scheduled area.

Potential impacts on the setting of the monument also need to be taken onto consideration. Whilst of a similar elevation to the existing house, the proposed new building is markedly larger and of a relatively restrained neo-classical design. Whilst the new house will clearly affect a change to the immediate setting of the monument it will be replacing another set of structures on a similar footprint which also have no functional relationship to the former moated manor. This does not represent a like-for-like replacement but the impact of this change will in our view be a neutral one as the monument will retain its integrity and distance from the dwelling on the site, and any sense of place or understanding of the earthworks is unlikely to be affected.

In our opinion the proposed development will therefore have no significant adverse impact on the monument or its setting.

Yours sincerely

Nichola Davies
Diogelu a Pholisi/ Protection and Policy