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Eich cyfeirnod Your reference	H6955/A/2229845
Ein cyfeirnod Our reference	SW
Dyddiad Date	1 April 2014
Llinell uniongyrchol Direct line	01443 336096
Ebost Email:	Suzanne.whiting@wales.gsi.gov.uk

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 APPEAL
PLANNING APPLICATION NO: P/2014/0458
LOCATION: LAND WEST OF TY COCH FRONTING GATE ROAD, FRONTCYSYLLTE,
LLANGOLLEN, WREXHAM**

Thank you for your letter of 2 March 2015 inviting Cadw's comments on the planning application for the proposed development as described above.

Cadw's role in the planning process is not to oppose or support planning applications but to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled ancient monuments or Registered Historic Parks and Gardens. It is a matter for the local planning authority to then weigh Cadw's assessment against all the other material considerations in determining whether to approve planning permission.

These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

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 parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

Cadw yw gwasanaeth amgylchedd hanesyddol Llywodraeth Cymru. Ein nod yw hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

Cadw is the Welsh Government's historic environment service. Our aim is to promote 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



The proposed development lies within the grade II registered historic park and garden at Argoed Hall PGW(C) 42, the Victorian garden, woodland grounds and walks laid out around Argoed Hall which is included in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales (the 'Register'). As stated in our responses to the previous applications (P/2013/0574 and P/2014/0458), the proposed development is considered unsympathetic to the historic character of the registered garden at Argoed Hall.

The following comments also address issues raised in the supporting document *Grounds of Appeal for the Appellant* by Garner Town Planning (dated December 2014):

Para 3.11 of the document states: *'The Cadw listing for Argoed Hall Historic Park and gardens makes it clear that the focus of the special character of the gardens are primarily concerned with the formal terrace gardens immediately surrounding the Hall and the extensive woodland grounds on the slopes above and below the hall. The garden area subject to the appeal is not identified within the listing description.'* The garden area subject to the appeal forms part of the woodland grounds and also provides the immediate setting for the entrance and drive to Argoed Hall. The appeal area is located within the registered area, indicated by a solid black line on the map of the registered area boundary which should be read in conjunction with the Register description. It should also be noted that although the house and stables are listed buildings (grade II) and therefore the gardens and associated historic features may be considered curtilage, the garden is also registered grade II.

Para 3.12 – Cadw consider that the assessment of impact of the proposed development on the registered garden was not adequately assessed in the supporting documents to the recent planning application.

Para 3.18 - refers to a conversation and email correspondence from Cadw (Liz Whittle) dated 28 June 2008 implying that *'the appeal site had no historic interest.'* Cadw has no record of this correspondence.

At the moment the approach to Argoed Hall is through a gateway off Gate Road, with stone gateposts and stone boundary wall. The drive continues through a broad strip of partially wooded land before reaching separate, secondary entrances to the hall and coach house. A new set of gates has been introduced at the fork into the hall, but these lack authenticity and detract from the original concept. New houses to one side of the proposed development land, and local authority bungalows to the other, do little to enhance the rural approach to the hall. Infilling the remaining frontage to Gate Road will cause further changes as the drive will have to pass between urban developments rather than part of the wooded parkland linking the hall to Gate Road. The status of the approach will inevitably be diminished.

Yours sincerely

A black rectangular box redacting the signature of Suzanne Whiting.

Suzanne Whiting
Diogelu a Pholisi/ Protection and Policy

Cc: Wrexham County Borough Council