

Heritage Impact Assessment

Bodnant Avenue, Prestatyn

March 2026

Ref: ATTAH001-HIA



adapt heritage

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Crynodeb Gweithredol

- Mae'r Asesiad Effaith Treftadaeth hwn wedi'i baratoi gan Adapt Heritage ar ran Adra mewn cysylltiad â chais cynllunio llawn ar gyfer datblygu 62 o anheddau preswyl fforddiadwy gyda mynediad cysylltiedig, tirlunio, manau agored cyhoeddus, draenio a gwaith ategol (y 'Datblygiad Arfaethedig') ar dir oddi ar Rodfa Bodnant / Ffordd Neuadd Nant, Prestatyn (y 'Safle Cais').
- Mae Safle'r Cais o fewn Ardal Gadwraeth Twmpath Castell Prestatyn a Bryn y Nant ac wedi'i leoli ger Castell Prestatyn (Heneb Gofrestredig) a Melin y Nant (Rhestredig Gradd II). Yr asedau treftadaeth dynodedig hyn yw prif ffocws yr asesiad hwn.
- Mae ffocws yr adroddiad hwn ar dreftadaeth adeiledig a lleoliad. Nid yw'n darparu asesiad archaeolegol manwl, er bod ystyriaethau archaeolegol yn cael eu cydnabod lle bo hynny'n berthnasol i ddeall arwyddocâd ehangach y Safle a'i amgylchoedd. Dylid ymdrin ag unrhyw faterion archaeolegol ar wahân, lle bo angen.
- O dan Ddeddf yr Amgylchedd Hanesyddol (Cymru) 2023 ac yn unol â Pholisi Cynllunio Cymru (Argraffiad 12) a Nodyn Cyngor Technegol 24, mae'r Datblygiad Arfaethedig wedi'i asesu gan ystyried arwyddocâd asedau hanesyddol a'r cyfraniad a wneir gan eu lleoliad. Mae'n ofynnol i benderfynwyr roi pwys mawr ar y dymunoldeb o gadw adeiladau rhestredig a'u lleoliad, a chadw neu wella cymeriad neu olwg ardaloedd cadwraeth.
- Mae'r asesiad yn nodi bod arwyddocâd Castell Prestatyn yn deillio'n bennaf o'i waith pridd sydd wedi goroesi a'i potensial archaeolegol, a bod ei leoliad wedi esblygu dros amser i gynnwys cymysgedd o dir agored, seilwaith a datblygiad modern. Ni fydd y Datblygiad Arfaethedig yn arwain at niwed i arwyddocâd yr Heneb Gofrestredig.
- Mae arwyddocâd Melin y Nant yn deillio o'i gwerth pensaernïol, hanesyddol a thystiolaethol fel cyn-gyfadeilad diwydiannol a bwerwyd gan ddŵr, gyda'i lleoliad uniongyrchol a swyddogaethol wedi'i ganolbwyntio ar adeilad y felin, pwll y felin a'r strwythurau cysylltiedig. Bydd y Datblygiad Arfaethedig yn arwain at rywfaint o niwed i'w lleoliad ehangach drwy golli rhai golygfeydd ar draws tir agored cyfagos. Fodd bynnag, bydd ei leoliad uniongyrchol a'r elfennau allweddol sy'n sail i'w arwyddocâd yn parhau'n gyfan.
- Mae arwyddocâd Ardal Gadwraeth Twmpath Castell Prestatyn a Bryn y Nant yn deillio'n bennaf o Gastell Prestatyn, Melin y Nant a'u cyffiniau uniongyrchol, ynghyd ag elfennau o'r dirwedd gyfagos. Mae Safle'r Cais yn cyfrannu at gymeriad yr ardal ddynodedig fel tir agored gyda llystyfiant sefydledig, ond mae'r cyfraniad hwn yn gyfyngedig ac nid yw'n hanfodol i'w arwyddocâd.
- Bydd y Datblygiad Arfaethedig yn arwain at rywfaint o niwed i arwyddocâd yr Ardal Gadwraeth drwy golli tir agored a newid cymeriad o fewn rhan o'r dynodiad. Mae'r niwed hwn yn gyfyngedig ac yn lleol ei natur, ac nid yw'n effeithio ar yr elfennau allweddol sy'n sail i'w harwyddocâd. Mae'r cynllun yn cynnwys mesurau lliniaru, gan gynnwys cadw llystyfiant ffiniol, ardaloedd o ofod agored a dull dylunio dan arweiniad y dirwedd, sy'n lleihau maint y niwed.
- Bydd y Datblygiad Arfaethedig yn darparu nifer o fuddion cyhoeddus sy'n berthnasol i'r cydbwysedd cynllunio, a dylid eu hystyried ochr yn ochr â lefel y niwed wrth benderfynu ar y cais. Yn unol â hynny, mae'r Datblygiad Arfaethedig wedi'i asesu yn erbyn polisi cenedlaethol a'r dyletswyddau statudol perthnasol, ac ar lefel leol yn erbyn Polisiau VOEI ac RDI o Gynllun Datblygu Lleol Sir Ddinbych.



Executive Summary

- This Heritage Impact Assessment has been prepared by Adapt Heritage on behalf of Adra in connection with a full planning application for the development of 62 affordable residential dwellings with associated access, landscaping, public open space, drainage and ancillary works (the 'Proposed Development') at land off Bodnant Avenue / Nant Hall Road, Prestatyn (the 'Application Site').
- The Application Site lies within the Prestatyn Castle Mound and Nant Hill Conservation Area and is located in proximity to Prestatyn Castle (Scheduled Monument) and Nant Mill (Grade II Listed). These designated heritage assets form the primary focus of this assessment.
- The focus of this report is on built heritage and setting. It does not provide a detailed archaeological assessment, although archaeological considerations are acknowledged where relevant to understanding the wider significance of the Site and its surroundings. Any archaeological matters should be addressed separately, where required.
- Under the Historic Environment (Wales) Act 2023 and in accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 24, the Proposed Development has been assessed having regard to the significance of historic assets and the contribution made by their setting. Decision-makers are required to give considerable importance and weight to the desirability of preserving listed buildings and their setting, and to preserving or enhancing the character or appearance of conservation areas.
- The assessment identifies that the significance of Prestatyn Castle is derived principally from its surviving earthworks and archaeological potential, and that its setting has evolved over time to include a mix of open land, infrastructure and modern development. The Proposed Development will not result in harm to the significance of the Scheduled Monument.
- The significance of Nant Mill is derived from its architectural, historical and evidential value as a former water-powered industrial complex, with its immediate and functional setting focused on the mill building, millpond and associated structures. The Proposed Development will result in a degree of harm to its wider setting through the partial loss of views across adjacent open land. However, its immediate setting and the key elements which underpin its significance will remain intact.
- The significance of the Prestatyn Castle Mound and Nant Hill Conservation Area is derived principally from Prestatyn Castle, Nant Mill and their immediate surroundings, together with elements of the surrounding landscape. The Application Site contributes to the character of the designated area as open land with established vegetation, but this contribution is limited and not fundamental to its significance.
- The Proposed Development will result in a degree of harm to the significance of the Conservation Area through the loss of open land and a change in character within part of the designation. This harm is limited and localised in nature and does not affect the key elements which underpin its significance. The scheme incorporates mitigation measures, including the retention of boundary vegetation, areas of open space and a landscape-led design approach, which reduce the extent of harm.
- The Proposed Development will deliver a number of public benefits which are relevant to the planning balance and should be considered alongside the level of harm in the determination of the application. Accordingly, the Proposed Development has been assessed against national policy and the relevant statutory duties, and at a local level against Policies VOE1 and RDI of the Denbighshire Local Development Plan.



1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared by Adapt Heritage on behalf of Adra in connection with a proposed residential development of 62 affordable dwellings with associated access, landscaping, public open space, drainage and other ancillary works (the 'Proposed Development') at land off Bodnant Avenue / Nant Hall Road, Prestatyn (the 'Application Site').
- 1.2 The Application Site is situated within the Prestatyn Castle Mound and Nant Hill Conservation Area and lies in close proximity to Prestatyn Castle (Scheduled Monument) and Nant Mill (Grade II Listed). These historic assets, together with the Conservation Area itself, form the focus of this assessment.
- 1.3 The principal purpose of this report is to assess the impact of the Proposed Development on the significance of those designated historic assets, including the contribution made by their setting and, in the case of the Conservation Area, by the character and appearance of the Application Site itself.
- 1.4 The focus of this report is on built heritage and setting. It does not provide a detailed archaeological assessment, although archaeological considerations are acknowledged where relevant to understanding the wider significance of the Site and its surroundings. Any archaeological matters should be addressed separately, where required.
- 1.5 The legislative framework for the historic environment in Wales is provided by the Historic Environment (Wales) Act 2023, which came fully into force

on 4 November 2024 and replaced the previous Welsh application of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 1.6 In determining applications affecting the historic environment, decision-makers are required to have special regard to the desirability of preserving the significance of listed buildings, including their setting, and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. These statutory duties form a key consideration in the assessment of the Proposed Development.
- 1.7 Planning Policy Wales (Edition 12, February 2024) provides the Welsh Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

"Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place."¹
- 1.8 Technical Advice Note 24: The Historic Environment (TAN 24) provides further detailed guidance on the application of these principles. In particular, TAN 24 confirms that heritage impact assessment is a structured and proportionate process which must provide sufficient information to understand both the significance of historic assets and the impact of proposed change.
- 1.9 Taken together, Planning Policy Wales and TAN 24 require decision-makers to take full account of the impact of development on the significance of historic assets, including the contribution made by their setting, and their role in defining local character and sense of place.

¹ Welsh Government (2024) Planning Policy Wales (Edition 12)



1.10 The report is structured as follows:

- Section 2 identifies nearby historic assets with potential to be affected by the Proposed Development;
- Section 3 provides an overview of the historical development of the Application Site and its surroundings;
- Section 4 assesses the significance of relevant historic assets and the contribution made by their setting (including the Application Site);
- Section 5 assesses the impact of the Proposed Development in the context of the Historic Environment (Wales) Act 2023, national policy and local planning policy (set out in detail at **Appendix I**); and
- Section 6 sets out the summary and conclusions.

1.11 The report has been produced in accordance with the following best practice guidance by Cadw and the Welsh Government:

- Cadw (2011) Conservation Principles for the Sustainable Management of the Historic Environment in Wales
- Cadw (2017) The Setting of Historic Assets in Wales
- Cadw (2017) Heritage Impact Assessment in Wales
- Welsh Government (2017) Technical Advice Note 24: The Historic Environment ('TAN 24'),
- Welsh Government (2019) Understanding Scheduling in Wales

1.12 The assessment has been informed by published information held by Cadw, Denbighshire County Council and Coflein, together with proportionate desk-based research, a review of the pre-application response, and a site inspection of the Application Site and its surroundings undertaken in March 2026. It has also been informed by an initial search of the Clwyd-Powys Historic Environment Record via Archwilio.²

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Welsh Archaeological Trusts (2026) Archwilio [URL: <https://archwilio.org.uk/wp/>]



2. Historic Assets

Context

2.1 Planning Policy Wales (2024) defines the historic environment as:

“The historic environment of Wales is made up of individual historic features, archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as historic assets”³

2.2 TAN 24 describes a historic asset as:

“An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated”⁴

2.3 In line with Planning Policy Wales and TAN 24, this assessment focuses on those designated historic assets with potential to be affected by the Proposed Development and considers both their significance and the contribution made by their setting.

Conservation Areas

2.4 The Application Site is located within, and forms part of, the Prestatyn Castle Mound and Nant Hill Conservation Area, which was designated in January 1992. The boundary of the Conservation Area and the location of the Application Site are illustrated at Figure 2.1. No published Conservation Area Appraisal has been identified for this designation.



Figure 2.1: Map of Historic Assets © Archwilio (2026)

³

Welsh Government (2024) Planning Policy Wales (Edition 12)

⁴

Welsh Government (2017) Technical Advice Note 24: The Historic Environment



Listed Buildings

- 2.5 The Application Site does not contain any listed buildings. A review of Cadw and Denbighshire County Council records confirms that one listed building lies in proximity to the Site, as illustrated at Figure 2.1:

Name	Grade	Designation Date	Ref No
Nant Mill	Grade II	14/10/1992	1525

- 2.6 Nant Hall Hotel (Grade II) is located within the wider vicinity of the Application Site. However, having regard to its significance, its physical and visual relationship with the Site, intervening built form and vegetation, and local topography, it is considered that the Proposed Development does not have the potential to affect its significance or setting. It is therefore scoped out of further detailed assessment.

Scheduled Monuments

- 2.7 A review of Cadw records confirms that the Application Site does not include any Scheduled Monuments but lies in close proximity to the following:

Name	Grade	Designation Date	Ref No
Prestatyn Castle	n/a	n/a	FL024

- 2.8 The boundary of Prestatyn Castle is illustrated at Figure 2.1.



3. The Application Site and the Surrounding Area

Location and Context

3.1 The Application Site is located to the south of Prestatyn town centre, with access taken from Bodnant Avenue and Nant Hall Road (Figure 3.1). The Site itself (Figures 3.2 and 3.3) comprises an area of undeveloped land positioned at the edge of the built-up area. It is defined on three sides by mature trees and hedgerows (to the south, west and north-west), and remains relatively open to the north-east.



Figure 3.1: Satellite View of the Site and Surrounding Area © Google Maps (2026)

3.2 The Site is bounded by established residential development to the north and west. To the south and east, the surrounding area is characterised by open land defined by hedgerows, trees and field boundaries.



Figures 3.2 & 3.3: The Application Site (2026)

3.3 The surrounding area includes a mix of residential development, open land and scattered built form. Prestatyn Castle is located to the north-west of the Site, and Nant Mill lies to the south-west.



Overview of Historic Development

- 3.4 This section provides an overview of the historic development of the Application Site and its surroundings.
- 3.5 Prestatyn has origins in the medieval period, with early settlement likely focused around Prestatyn Castle and the surrounding area, including Nant Hall and Nant Mill. The castle, probably constructed in the mid-12th century, formed part of a small fortified settlement which appears to have been short-lived following its destruction in 1167. Thereafter, the settlement remained limited in scale.
- 3.6 By the post-medieval period, Prestatyn is understood to have developed as a small, linear settlement focused along what is now the High Street, surrounded by an extensive agricultural landscape. The Application Site formed part of this agricultural hinterland, characterised by open fields and dispersed landholdings.
- 3.7 The Tithe Map of 1839 (Figure 3.4) provides the first detailed record of the Application Site, identifying it as an arable field known as 'Hidir Mawr'. The land was owned by Thomas Longueville, Esquire, and occupied by Thomas Wynne, reflecting its agricultural use at that time.
- 3.8 Nant Mill is shown separately on the tithe mapping and associated apportionment and is understood to have origins dating back to at least the 16th century. The mill complex was in distinct ownership and occupation, comprising the mill and millpond (owned and occupied by Richard Dawson), together with associated buildings including a house, garden and malt kiln in related but separate occupation.
- 3.9 This evidence confirms that the Application Site functioned independently as agricultural land, with no direct historic or functional relationship with Nant Mill beyond a shared landscape context.



Figure 3.4: Tithe Map of the Parish of Meliden, 1839 © National Library of Wales



3.10 The Ordnance Survey mapping of 1878 (Figure 3.5) indicates little change to the Application Site, which remained as open agricultural land. The construction of the Chester and Holyhead Railway to the north represents a key change in the wider context. The site of Prestatyn Castle is first clearly identified on this mapping, and Nant Mill is shown as a functioning corn mill.



Figure 3.5: Ordnance Survey of Prestatyn, surveyed in 1871 and published in 1878 © National Library of Scotland



Figure 3.6: Ordnance Survey of Prestatyn, surveyed in 1898 and published in 1900 © National Library of Scotland

3.11 By 1900 (Figure 3.6), Nant Hall Road had been established along the line of an earlier track, forming a more defined route through the area. Early residential development is evident to the south, although the Application Site itself remained undeveloped.



- 3.12 The 1912 Ordnance Survey (Figure 3.7) shows the laying out of Bodnant Avenue, extending northwards from Nant Hall Road towards a crossing over the railway line. Residential development had expanded further to the south of Nant Hall Road, including the construction of Trinity Church, reinforcing the gradual suburban growth of the area.

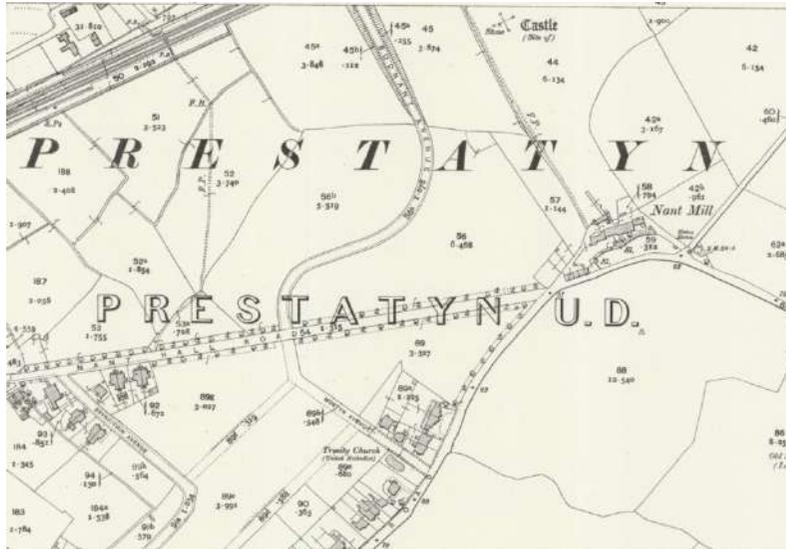


Figure 3.7: Ordnance Survey of Prestatyn, surveyed in 1910 and published in 1912 © National Library of Scotland

- 3.13 Aerial photography from 1934 (Figures 3.8 and 3.9) confirms the continued expansion of residential development to both the south and north of the railway line. The established tree-lined character of Bodnant Avenue is evident by this time. The Application Site is shown as two adjoining agricultural parcels, with boundary patterns and field divisions broadly consistent with those evident today. The site of Prestatyn Castle is also visible to the north.



Figures 3.8 & 3.9: Aerial Photographs of Prestatyn, 1934 © Britain From Above (Ref: WPW045165 & WPW045166)



3.14 Mapping from 1948 (Figure 3.10) indicates no significant change to the Application Site, with the surrounding road network (including Nant Hall Road, Bodnant Avenue and Prestatyn Road) firmly established. Residential development had continued to extend around the Site, particularly to the south and east of Nant Mill.

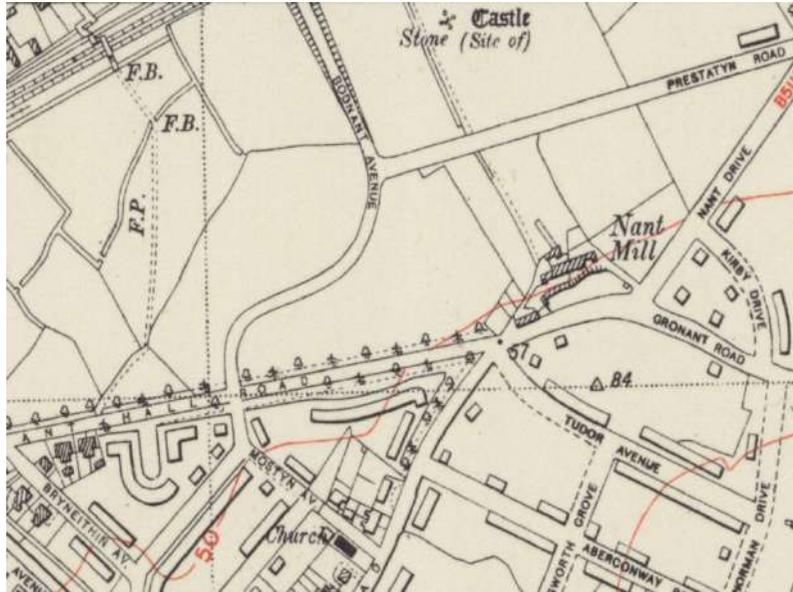


Figure 3.10: Ordnance Survey of Prestatyn, surveyed in 1938 and published in 1948 © National Library of Scotland

3.15 By 1962 (Figure 3.11), the Application Site remained in agricultural use and largely retained its historic form. The Site appears subdivided on mapping, although this likely reflects the presence of a footpath rather than a physical boundary. The mature tree-lined character of Nant Hall Road is clearly defined.



Figure 3.11: Ordnance Survey of Prestatyn, surveyed in 1961 and published in 1962 © National Library of Scotland



- 3.16 From the mid-20th century onwards, the surrounding area underwent sustained suburban expansion. Land to the west of the Application Site was progressively developed for residential use, alongside the introduction of retail provision and community infrastructure, including the establishment of Bodnant Community School. This phase of development reflects a broader pattern of post-war growth, extending the built form of Prestatyn outward and gradually reducing the extent of surrounding agricultural land. As a result, the Application Site became increasingly enclosed by development along its western and northern edges.
- 3.17 In the later 20th century, the Nant Mill Touring Caravan Park was established to the east of the Site within the wider grounds associated with Nant Mill. Although this introduced a recreational land use, the overall landscape structure remained legible, with established field boundaries, mature vegetation and the historic relationship between the mill, millpond and surrounding land largely maintained. Within the mill complex itself, parts of the buildings were adapted to alternative uses, reflecting a typical pattern of change for former industrial sites.
- 3.18 As found today, the Application Site is characterised by open land with defined boundaries. Mature trees and hedgerows along Nant Hall Road and Bodnant Avenue form a strong and consistent edge to the Site, reflecting both historic boundary treatments and later planting. While the Site historically formed part of a wider rural landscape, its context has evolved such that it now sits within a predominantly suburban environment. Residential development to the north and west forms a clear built edge, while more limited areas of open land remain to the north and east, contributing to a transitional edge-of-settlement character.

Summary of Historic Development

- Prestatyn has medieval origins focused around Prestatyn Castle and associated features such as Nant Hall and Nant Mill, although early settlement remained limited in scale.
- By the post-medieval period, the town had developed as a small linear settlement along the High Street, surrounded by an extensive agricultural landscape within which the Application Site formed part.
- The Site is confirmed as arable land ('Hidir Mawr') on the 1839 tithe map and remained in continuous agricultural use, with no direct historic or functional relationship with Nant Mill beyond a shared landscape context.
- From the late 19th century, Prestatyn expanded in response to the railway and growth of seaside tourism, with roads such as Nant Hall Road and Bodnant Avenue established and residential development extending outward.
- This pattern of growth continued throughout the 20th century, with suburban development, retail uses and community infrastructure progressively enclosing the Site to the north and west.
- The Application Site is characterised by open land at the edge of the built-up area, now forming a transitional edge between suburban development and remaining open land.



4. Assessment of Significance

Significance and Special Interest

- 4.1 The Conservation Principles for the Sustainable Management of the Historic Environment in Wales defines the significance of a historic asset:

“The significance of an historic asset embraces all of the cultural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people’s perceptions evolve.”⁵

Conservation Areas

- 4.2 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In Wales, their designation and management is provided for through the historic environment legislative framework and relevant national policy.

Listed Buildings

- 4.3 Listed buildings are nationally important historic assets designated by Cadw for their special architectural or historic interest. They represent a valuable and irreplaceable resource, contributing to the character and quality of Welsh townscapes and landscapes, and providing a physical and tangible record of the past.

Scheduled Monuments

- 4.4 Scheduled Monuments are archaeological sites and structures of national importance designated under the Ancient Monuments and Archaeological Areas Act 1979. These include a wide range of asset types, from prominent sites such as castles and abbeys to less visible remains such as buried settlements, industrial features and prehistoric sites.⁶

Setting

- 4.5 TAN 24 defines the setting of a historic asset as:

“The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve.

Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.”⁷

- 4.6 The Welsh Government and Cadw have published guidance in respect of the setting of historic assets contained in ‘Setting of Historic Assets in Wales’ (2017) which outlines the principles on detail on understanding setting and the associated assessment of the impact of any changes.

⁵ Welsh Government (2011) Conservation Principles for the Sustainable Management of the Historic Environment in Wales

⁶ Welsh Government (2019) Understanding Scheduling in Wales
⁷ Welsh Government (2017) Technical Advice Note 24: The Historic Environment



Assessment

- 4.7 This assessment has been undertaken on the basis of a site visit carried out in March 2026, together with a review of publicly available information from Cadw, Denbighshire County Council and Coflein, supported by historic mapping. It has been prepared in accordance with Technical Advice Note 24: The Historic Environment (2017), Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) and Heritage Impact Assessment in Wales (2017).
- 4.8 The following sections assess the significance of those historic assets identified in Section 2 which have the potential to be affected by the Proposed Development. The assessment considers both the significance of the assets and the contribution made by their setting, including the role of the Application Site within that context.

Prestatyn Castle Mound and Nant Hill Conservation Area Significance

- 4.9 The Prestatyn Castle Mound and Nant Hill Conservation Area extends to approximately 11.4 hectares and derives its significance from a combination of archaeological interest, elements of historic landscape character, and the relationship between surviving historic assets and their surroundings.
- 4.10 There is no adopted Conservation Area Appraisal or published statement of significance for the designation. However, based on available evidence, the Conservation Area can be understood as comprising three principal components:
- the Scheduled Monument of Prestatyn Castle and its immediate surroundings,
 - the Nant Mill complex (Grade II Listed), including the millpond and associated land, and

- areas of intervening and surrounding open land, including the Application Site.

- 4.11 The Scheduled Monument of Prestatyn Castle (Figure 4.1) forms the primary focus of the designation and provides strong evidential and historical value. The surviving earthworks represent the remains of a motte and bailey castle associated with the early medieval development of Prestatyn, contributing to an understanding of the area's strategic importance during the Norman period.



Figure 4.1: Prestatyn Castle (March 2026)

- 4.12 Nant Mill (Figure 4.2) forms a secondary focal point within the Conservation Area and contributes industrial, architectural and historical interest. Its relationship with the millpond, associated buildings and surrounding land provides important evidence of historic land use and small-scale industry within the area.





Figure 4.2: Nant Mill (March 2026)

4.13 Beyond these key assets, the Conservation Area includes areas of open land, mature trees, hedgerows and established tree-lined routes such as Nant Hall Road, which contribute to the wider setting and spatial character of the designation (Figures 4.3 to 4.5). However, it is evident that much of this landscape reflects later evolution, including 19th and 20th century changes to field patterns, boundaries and routes, rather than the survival of an intact or strongly legible historic landscape.



Figures 4.3 & 4.4: Open Land and Trees (2026)



Figure 4.5: Tree Avenue to Nant Hall Road (March 2026)

- 4.14 The character of the Conservation Area is therefore defined in part by the relationship between the historic assets and these surrounding areas, together with later phases of development, particularly 19th and 20th century suburban expansion. This results in a transitional townscape in which historic assets and landscape features are experienced alongside more recent built form.
- 4.15 Whilst the overall significance of the Conservation Area is derived from this combination of elements, the strongest and most clearly defined contributors to its significance are Prestatyn Castle and Nant Mill. Other areas within the designation, including parts of the surrounding open land, make a more limited and less distinct contribution, reflecting the incremental evolution of the area and the extent of later landscape change.

Contribution made by the Application Site to Significance

- 4.16 The Application Site (Figure 4.6) forms part of the wider open land included within the Conservation Area and contributes to its character insofar as it provides an area of undeveloped land within the designated boundary.



Figure 4.6: The Application Site (March 2026)

- 4.17 This contribution is primarily derived from its open and undeveloped nature, together with the presence of mature trees and hedgerows along its boundaries, particularly along Nant Hall Road and Bodnant Avenue. These features contribute to a verdant character and provide some continuity with the area's wider agricultural and semi-rural qualities.
- 4.18 Historic evidence, including the 1839 Tithe Map, confirms that the Application Site functioned as agricultural land (identified as 'Hidir Mawr') and was held in separate ownership and occupation from Nant Mill, which comprised a distinct complex of buildings, millpond and associated uses. This demonstrates that there was no direct historic or functional relationship between the Site and Nant Mill, beyond their shared location within the wider landscape.



4.19 However, the Application Site does not contain or display distinctive historic features or attributes beyond those typically associated with agricultural land of this type. Historic mapping indicates that the existing field pattern and boundaries have been subject to change over time, with much of the present landscape character reflecting later evolution rather than the survival of early or intact historic form.



Figure 4.7: View to Prestatyn Castle from the Application Site (March 2026)

4.20 Whilst the Site lies in relative proximity to Prestatyn Castle, there is no evidence of a direct functional or historical relationship between the two. There are some views of the castle from within the Application Site (Figure 4.7); however, these are generally filtered or screened by mature trees along the northern boundary. Where views are available, they allow for an appreciation of the castle within a semi-rural context, but this relationship is limited and not a defining aspect of its significance.



Figure 4.8: View to Nant Mill from across the Application Site (March 2026)

4.21 There are also views towards Nant Mill from within and across the Application Site (Figure 4.8) in which its elevated and prominent position on Nant Hill can be appreciated. However, the functional aspects of the mill, including its operation and relationship with the millpond, are not readily appreciable in these views, limiting the extent to which the Site contributes to its significance.

4.22 Accordingly, whilst the Application Site contributes to the overall character of the Conservation Area as part of its open landscape, this contribution is relatively limited and is not fundamental to the significance of the designation, which is more strongly derived from the Scheduled Monument, Nant Mill and their immediate surroundings.



Nant Mill (Grade II Listed)



Figure 4.9: Nant Mill (March 2026)

Significance

- 4.23 Nant Mill (Figure 4.9) is a historic asset of industrial and historic interest, designated at Grade II for its special architectural and historic significance. Its origins date to at least the 16th century, with the present form largely reflecting early 19th century enlargement and adaptation.
- 4.24 The significance of Nant Mill lies in its evidential value as a surviving example of a water-powered industrial complex, illustrating historic milling processes and associated activities, including brewing and malting. The retention of internal machinery, including rare 'over-driven' gearing, contributes to its importance and provides insight into historic technological practices.



- 4.25 Architecturally, the building is of interest for its robust stone construction, use of local materials and the legibility of its phased development. The relationship between the mill, millpond and associated structures is also an important component of its significance, illustrating the functional requirements of water-powered industry.
- 4.26 The asset also holds historical value as part of the wider economic history of the area, reflecting the role of small-scale industry within an otherwise predominantly agricultural landscape.

Contribution made by Setting

- 4.27 The setting of Nant Mill is primarily localised and closely defined by its immediate surroundings, including the millpond, adjacent buildings, boundary treatments and mature vegetation. The asset is set into a slight slope, which contributes to its contained and somewhat enclosed character.



Figure 4.10: View to Nant Mill (March 2026)

4.28 This immediate setting is important in understanding the functional operation of the mill, particularly the relationship between the building, the millpond and the water supply (Figure 4.11). These elements make a strong and direct contribution to its significance.



Figure 4.11: Millpond to Nant Mill (March 2026)

4.29 Beyond this, the wider landscape provides contextual understanding of the mill's historic rural and semi-isolated location. Areas of open land within the surrounding landscape contribute to this context by reinforcing the mill's relationship with agricultural land and its historic position outside the core of the settlement.



Figure 4.12: Nant Mill (March 2026)

4.30 There are views of Nant Mill from the surrounding area, including from the east and parts of the Application Site (Figure 4.12), where its elevated and prominent position on Nant Hill can be appreciated. These views allow for an understanding of the building's siting within the landscape; however, they do not readily convey the functional aspects of the mill, including its operation or detailed relationship with the millpond, which are primarily understood at closer range.

4.31 Overall, the wider setting makes a secondary and more generalised contribution to significance, with the primary contribution remaining derived from the immediate and functional setting of the asset.



Contribution made by the Application Site to Significance

- 4.32 The Application Site forms part of the wider open land within the setting of Nant Mill and contributes in a limited way to its significance by reinforcing the perception of the mill within a semi-rural context.



Figure 4.13: View to Nant Mill from across the Application Site (March 2026)

- 4.33 The Site allows for views towards the listed building, in which its position on the rising land of Nant Hill is appreciable (Figures 4.13 and 4.14). This contributes, to a degree, to an understanding of its siting within the landscape and its relationship with surrounding land.



Figure 4.14: View to Nant Mill from across the Application Site (March 2026)

- 4.34 However, the Application Site does not have a direct historic or functional relationship with Nant Mill and does not contribute to the understanding of its industrial operation or immediate setting. Its contribution is therefore limited to a broader contextual role within the surrounding landscape.
- 4.35 Accordingly, whilst the Application Site makes a positive but limited contribution to the setting of Nant Mill, this contribution is not fundamental to the significance of the asset, which is primarily derived from the building itself and its immediate functional context.



Prestatyn Castle Scheduled Monument



Figure 4.15: Prestatyn Castle (2026)

Significance

4.36 Prestatyn Castle (Figures 4.15 and 4.16) is a Scheduled Monument of national importance, comprising the remains of a motte and bailey castle of probable mid-12th century origin. Its significance derives principally from its evidential and historical value.

4.37 The surviving earthworks, including the motte and associated enclosure, provide a tangible and legible representation of a Norman defensive structure. The monument has the potential to yield further archaeological information relating to its construction, use and abandonment, contributing to an understanding of medieval military organisation and settlement patterns.

4.38 The castle is also of historical importance in illustrating the early development of Prestatyn and its role within the wider context of Norman expansion and conflict in North Wales. Although the settlement associated with the castle appears to have been short-lived, the monument remains a key element in understanding this phase of development.



Figure 4.16: Prestatyn Castle (2026)

4.39 As noted by Cadw, the scheduled area comprises the remains described and areas around them within which related archaeological evidence may be expected to survive. This defines the extent of the monument and its most sensitive context.



Contribution made by Setting

- 4.40 The setting of Prestatyn Castle includes the surrounding land within which the monument is experienced and understood. Historically, this would have comprised open land associated with the settlement and its defensive function.



Figure 4.17: Elevated View to Prestatyn Castle (2026)

- 4.41 In the present day, the setting has evolved to include a combination of open land, infrastructure and modern development. While some areas of open land remain, allowing the earthworks to be appreciated within a broader landscape context, the presence of the railway and surrounding residential development forms part of its current setting.
- 4.42 As a result, the monument is experienced within a mixed and layered setting, where both historic and modern elements contribute to how its significance is perceived. The ability to understand its form and function is not reliant on extensive or uninterrupted views across the wider landscape.

Contribution made by the Application Site to Significance

- 4.43 Historic mapping confirms that the Application Site has remained as open agricultural land since at least the 19th century. There is no evidence of any built form, archaeological features or historic associations within the Site that contribute directly to the significance of Prestatyn Castle.
- 4.44 The Application Site forms part of the wider surroundings within which the monument is experienced. However, it lies at a distance from the scheduled area and is physically and visually separated in part by intervening vegetation, topography and existing development.
- 4.45 There are limited views of the castle from within parts of the Site; however, these are generally filtered or screened by mature vegetation. Where views are available, they allow for an appreciation of the monument within a semi-rural context, but this does not represent a key or defining aspect of its significance.
- 4.46 Given the extent of modern development and infrastructure within the surrounding area, the Application Site does not form a sensitive or integral component of the setting of the Scheduled Monument, nor does it contribute to an understanding of its function, operation or archaeological significance.
- 4.47 Accordingly, the role of the Application Site is limited to that of general background or contextual land within the wider setting. It does not make a particular or substantive contribution to the significance of Prestatyn Castle.



5. Impact Assessment

Summary of Legislation and National Planning Policy

- 5.1 Under the Historic Environment (Wales) Act 2023, decision-makers are required to have special regard to the desirability of preserving the significance of listed buildings, including their setting, and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. These statutory duties are a primary consideration in the determination of the Proposed Development.
- 5.2 In respect of Scheduled Monuments, Planning Policy Wales Edition 12 (Paragraph 6.1.24) establishes a strong presumption in favour of their physical preservation in situ. Development which would result in harm to a Scheduled Monument or its setting will only be permitted in exceptional circumstances.
- 5.3 Planning Policy Wales (Edition 12) confirms that the planning system must protect, conserve and enhance the historic environment. Decisions should be based on a clear understanding of the significance of historic assets and the impact of development upon that significance (Paragraphs 6.1.5–6.1.7).
- 5.4 PPW establishes a general presumption in favour of the preservation or enhancement of listed buildings and conservation areas, including their settings (Paragraphs 6.1.10 and 6.1.14). It requires that any change affecting historic assets is managed in a sensitive and sustainable manner.
- 5.5 Technical Advice Note 24: The Historic Environment (TAN 24) reinforces this approach, requiring that the impact of development on the significance of historic assets, including the contribution made by their setting, is fully understood and taken into account in decision-making. Where proposals

would result in harm to significance, this must be clearly identified, with any relevant public benefits then considered as part of the planning balance.

- 5.6 Further details of the relevant heritage legislation, national and local planning policy and guidance are set out at **Appendix I**.

The Proposed Development

- 5.7 The Proposed Development comprises the construction of 62 residential dwellings, together with associated access arrangements, highways infrastructure, landscaping, areas of public open space, sustainable drainage (SuDS) features and other ancillary works.
- 5.8 The scheme incorporates areas of public open space, structural landscaping and boundary planting, and seeks to retain the majority of existing trees and hedgerows within the Site, particularly along Nant Hall Road and Bodnant Avenue. These features form important components of the Site's existing landscape framework.
- 5.9 Further detail on the layout, form and appearance of the Proposed Development is provided within the Design and Access Statement prepared by Ainsley Gommon Architects.

Impact Assessment

- 5.10 This impact assessment employs current advice provided by Cadw and the Welsh Government as an appropriate framework for analysis and assessment of potential impacts to historic assets, including Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011), The Setting of Historic Assets in Wales (2017), TAN24 (2017) and Heritage Impact Assessment in Wales (2017).



Prestatyn Castle Mound and Nant Hill Conservation Area

- 5.11 The Application Site lies within the Prestatyn Castle Mound and Nant Hill Conservation Area and forms part of the open land included within its boundary. The Site contributes to the character of the Conservation Area primarily through its undeveloped and open nature, together with the presence of mature trees, hedgerows and boundary features, particularly along Nant Hall Road and Bodnant Avenue. These elements contribute to the verdant and semi-rural qualities of the area and provide some continuity with its wider landscape context.
- 5.12 However, as identified in Section 4, the contribution of the Application Site to the overall significance of the Conservation Area is limited and not fundamental. The designation derives its principal significance from the Scheduled Monument of Prestatyn Castle and the Nant Mill complex, together with their immediate surroundings. The Application Site does not form a key component of this significance and does not contain distinctive historic features which contribute directly to the heritage interest of the designation.
- 5.13 The Proposed Development will result in the redevelopment of the Site and the introduction of residential built form. This will alter the character of this part of the Conservation Area and reduce the extent of open land within the designated boundary. In principle, this change will give rise to a degree of harm to the significance of the Conservation Area, arising primarily from the loss of openness and change in character.
- 5.14 The form, scale and appearance of the Proposed Development have, however, been carefully considered in response to the character of the surrounding area. The scheme incorporates a range of building types, including single-storey bungalows and two-storey dwellings, which helps to break down the overall massing and reflect the varied residential character of the surrounding townscape. In particular, lower-scale bungalow

development is positioned towards the south-east of the Site, closest to Nant Mill, reducing the perceived scale and visual presence of development in views alongside the listed building and from the adjacent public footpath.

- 5.15 In terms of materials, there is no strong or consistent prevailing palette within the Conservation Area beyond Nant Mill itself, which comprises a mix of stone and render. The Proposed Development instead draws on the established character of surrounding 20th century residential development along Nant Hall Road, incorporating a palette of red brick and render with clay tile roofs. This approach reflects the immediate townscape context and ensures that the development integrates appropriately with its surroundings.
- 5.16 The scheme has also been informed by a landscape-led approach which seeks to respond to the Site's existing characteristics and minimise harm. Embedded mitigation measures include:
- Retention of an area of open space to the north-east of the Site, maintaining elements of openness and allowing for filtered views towards Prestatyn Castle, thereby preserving aspects of the Site's contribution to the wider setting of the monument;
 - The opportunity to incorporate heritage interpretation within this area, which would assist in better revealing and enhancing understanding of the significance of Prestatyn Castle. This could be secured through a planning condition;
 - Retention of mature trees along Nant Hall Road, preserving the established tree-lined character of this route;
 - Retention of trees and mature hedgerows along the Site boundaries, including Bodnant Avenue and Prestatyn Road, maintaining key landscape features and enclosure patterns;



- Retention of the existing public footpath through the Site, preserving established routes and patterns of movement; and
- The use of reduced building heights and varied massing, particularly in proximity to Nant Mill, to limit visual impact and maintain a sense of openness in views.

5.17 These measures ensure that important aspects of the Site's existing verdant character and landscape framework are retained within the scheme, reducing the extent to which the proposals would erode the character of this part of the Conservation Area.

5.18 Notwithstanding this, redevelopment means that a degree of harm to the significance of the Conservation Area will remain. This harm is, however, localised in nature. It does not affect the key elements which underpin the significance of the designation, namely Prestatyn Castle, Nant Mill and their immediate settings, nor does it undermine the ability to understand or appreciate the historic development of the area.

Nant Mill (Grade II Listed)

5.19 As set out in Section 4, Nant Mill does not appear to have had any direct historic or functional connection with the Application Site. The Site contributes in a limited way to the wider setting of the listed building by reinforcing its semi-rural context and allowing some views towards the mill and its elevated position on Nant Hill.

5.20 The Application Site lies within the wider setting of Nant Mill but is physically separate from its immediate and functional setting, which is focused on the mill building, millpond and associated structures. This relationship is reinforced by mature hedgerows and trees, which have defined the Site boundaries since at least the 19th century and provide a degree of visual and physical separation.

5.21 The Proposed Development will introduce residential built form within part of this wider setting. However, the retention of existing boundary vegetation, together with additional structural landscaping, will maintain a clear separation between the Site and the listed building. The immediate and functional setting of Nant Mill, including its relationship with the millpond and associated structures, will remain intact and unaffected.

5.22 The significance of Nant Mill, derived primarily from its architectural, evidential and historical value as a former water-powered mill retaining elements of its machinery and plan form, will therefore be preserved. The Proposed Development will not affect the ability to understand the function, operation or historic development of the asset.

5.23 The proposals will, however, alter certain views of Nant Mill from within and across the Application Site, including from Bodnant Avenue. In some instances, the introduction of built form will partially screen or filter existing views towards the mill, reducing the extent to which it can be appreciated within an open landscape context.

5.24 This will result in a degree of harm to the significance of the listed building, as an aspect of its wider setting, principally its visibility across adjacent open land, will be diminished. However, this effect is partial and localised. Key aspects of the asset's setting will be retained, including its immediate relationship with the millpond, its position within a predominantly open landscape to the north, and views of the complex from other directions, particularly from the east and within its immediate surroundings.

5.25 Overall, whilst the Proposed Development will give rise to an adverse impact on the wider setting of Nant Mill, this does not affect the principal elements which underpin its significance. The level of harm is therefore limited and does not undermine the ability to understand or appreciate the listed building as a historic water-powered mill.



Prestatyn Castle Scheduled Monument

- 5.26 The Application Site lies to the south-east of Prestatyn Castle and does not form part of the scheduled area or its immediate archaeological context, as defined by Cadw. The Proposed Development will not result in any direct or physical impact on the Scheduled Monument or its known archaeological remains.
- 5.27 In terms of setting, the monument is experienced within a mixed and evolving context comprising open land, transport infrastructure and modern residential development. The Application Site forms part of this wider setting; however, as identified in Section 4, it does not make a meaningful contribution to the significance of the monument.
- 5.28 This assessment relates to built heritage and setting considerations. Potential archaeological interest within the Application Site has not been assessed in detail as part of this report and should be considered separately through an appropriate archaeological assessment. On the basis of currently available information, there is no evidence to indicate a direct functional or historical relationship between the Site and the Scheduled Monument.
- 5.29 The Proposed Development will introduce residential development within part of this wider setting. Whilst this will result in a degree of further urbanisation, the monument will continue to be experienced within a varied landscape which includes open land, built form and infrastructure. Importantly, areas of open land will remain around the monument, ensuring that its form, legibility and sense of separation are retained.
- 5.30 There are limited and filtered views of the castle from within the Application Site, largely constrained by intervening vegetation and existing development. Where views are available, these allow an appreciation of the monument within a semi-rural context; however, this is not a defining

aspect of its significance. The introduction of built form will alter some of these views but will not prevent an understanding or appreciation of the monument.

- 5.31 The ability to understand the monument as a motte and bailey castle, and its historical role within the early development of Prestatyn, is not dependent on extensive or uninterrupted views across the wider landscape. Its significance is primarily derived from its surviving earthworks and archaeological potential.
- 5.32 Overall, whilst the Proposed Development will introduce change within part of the wider setting, this will not affect the key attributes which underpin the monument's significance. The significance of Prestatyn Castle will therefore be preserved. There is also an opportunity to incorporate heritage interpretation within the scheme, for example along the Public Footpath, which could assist in enhancing understanding and appreciation of the monument.

Statutory Duty and National Planning Policy

- 5.33 As set out in the assessment above, the Proposed Development will preserve the significance of Prestatyn Castle Scheduled Monument, with no harm arising to its fabric or setting. In relation to Nant Mill (Grade II Listed), the proposals will give rise to a limited degree of harm to its wider setting through the partial loss of views across adjacent open land. However, the immediate and functional setting of the listed building, including its relationship with the millpond and associated structures, will remain intact and unaffected.
- 5.34 In respect of the Prestatyn Castle Mound and Nant Hill Conservation Area, the Proposed Development will result in a degree of harm arising from the loss of open land and change in character within part of the designation. This harm is, however, limited and localised in nature and does not affect



the key elements which underpin the significance of the Conservation Area, namely Prestatyn Castle, Nant Mill and their immediate surroundings.

5.35 Under the Historic Environment (Wales) Act 2023, decision-makers are required to have special regard to the desirability of preserving listed buildings and their setting, and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. These statutory duties carry considerable importance and weight in the decision-making process.

5.36 In accordance with Planning Policy Wales Edition 12 and Technical Advice Note 24, where a proposal results in harm to the significance of a historic asset, this harm must be clearly identified, with any relevant public benefits then considered as part of the planning balance.

5.37 The Proposed Development will deliver a number of public benefits, including:

- the provision of 62 affordable dwellings, contributing to identified housing need;
- the delivery of areas of public open space, including opportunities for recreation and amenity;
- structural landscaping and biodiversity enhancements, including the retention and reinforcement of existing trees and hedgerows; and
- opportunities for heritage interpretation, which have the potential to enhance understanding and appreciation of Prestatyn Castle and the wider historic environment.

5.38 These public benefits are relevant to the planning balance and should be considered alongside the identified level of harm in the determination of

the application. Further information can be found within the supporting Planning Statement prepared by Grimster Planning.

5.39 Accordingly, the Proposed Development has been assessed against the requirements of Planning Policy Wales (Edition 12), including Paragraphs 6.1.5–6.1.7, 6.1.10, 6.1.14 and 6.1.24, and the relevant statutory duties under the Historic Environment (Wales) Act 2023.

Local Planning Policy and Guidance

5.40 At a local level, Policies VOEI (Key Areas of Importance) and RD1 (Sustainable Development and Good Standard Design) of the Denbighshire Local Development Plan (2006–2021) are relevant. These policies seek to protect, conserve and, where appropriate, enhance historic assets and ensure that development responds positively to local character and context.

5.41 The Proposed Development has been informed by an understanding of the significance of the Prestatyn Castle Mound and Nant Hill Conservation Area, Prestatyn Castle Scheduled Monument and Nant Mill (Grade II Listed), and the contribution made by the Application Site to their setting. The scheme adopts a landscape-led approach, retaining key features such as mature trees, hedgerows and areas of open space, and has been designed to integrate with the surrounding residential context.

5.42 As set out above, the Proposed Development will result in localised harm to the significance of the Conservation Area and a limited degree of harm to the wider setting of Nant Mill. This harm has been minimised through embedded mitigation, including the retention of boundary vegetation, the provision of open space and the careful siting and scale of development. No harm has been identified in respect of Prestatyn Castle.



6. Summary and Conclusions

- 6.1 This Heritage Impact Assessment has been prepared by Adapt Heritage on behalf of Adra in connection with a full planning application for the development of 62 affordable residential dwellings with associated access, landscaping, public open space, drainage and ancillary works (the 'Proposed Development') at land off Bodnant Avenue / Nant Hall Road, Prestatyn (the 'Application Site').
- 6.2 The Application Site lies within the Prestatyn Castle Mound and Nant Hill Conservation Area and is located in proximity to Prestatyn Castle (Scheduled Monument) and Nant Mill (Grade II Listed). These designated historic assets form the primary focus of this assessment.
- 6.3 The focus of this report is on built heritage and setting. It does not provide a detailed archaeological assessment, although archaeological considerations are acknowledged where relevant to understanding the wider significance of the Site and its surroundings. Any archaeological matters should be addressed separately, where required.
- 6.4 Under the Historic Environment (Wales) Act 2023, decision-makers are required to have special regard to the desirability of preserving listed buildings and their setting, and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. These statutory duties have been taken into account in the preparation of the Proposed Development.
- 6.5 In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 24, the Proposed Development has been assessed having regard to the significance of historic assets and the contribution made by their setting.
- 6.6 The assessment has identified that the significance of Prestatyn Castle is primarily derived from its surviving earthworks and archaeological potential, and that its setting has evolved over time to include a mix of open land, infrastructure and modern development. The Proposed Development will not result in harm to the significance of the Scheduled Monument.
- 6.7 The significance of Nant Mill is enshrined in its architectural, historical and evidential value as a former water-powered industrial complex, with its immediate and functional setting focused on the mill building, millpond and associated structures. The Proposed Development will result in a limited degree of harm to its wider setting through the partial loss of views across adjacent open land. However, its immediate setting and the key elements which underpin its significance will remain intact.
- 6.8 The Prestatyn Castle Mound and Nant Hill Conservation Area derives its significance principally from Prestatyn Castle, Nant Mill and their immediate surroundings, together with elements of the surrounding landscape. The Application Site contributes to the character of the designated area as open land with established vegetation, but this contribution is limited and not fundamental to its significance.
- 6.9 The Proposed Development will result in a degree of harm to the significance of the Prestatyn Castle Mound and Nant Hill Conservation Area through the loss of open land and a change in character within part of the designation. This harm is localised in nature and does not affect the key elements which underpin its significance. The scheme incorporates mitigation measures, including the retention of boundary vegetation, areas of open space and a landscape-led design approach, which reduce the extent of harm.



- 6.10 The Proposed Development will deliver a number of public benefits which are relevant to the planning balance and should be considered alongside the identified level of harm in the determination of the application.
- 6.11 Accordingly, the Proposed Development has been assessed against the requirements of Planning Policy Wales (Edition 12), including Paragraphs 6.1.5–6.1.7, 6.1.10, 6.1.14 and 6.1.24, and the relevant statutory duties under the Historic Environment (Wales) Act 2023. At a local level, the Proposed Development has also been assessed against Policies VOE1 and RDI of the Denbighshire Local Development Plan (2006–2021).



Appendix I: Heritage Legislation, Planning Policy and Guidance



Heritage Legislation, Planning Policy and Guidance

Below is an overview of the heritage legislation, national and local planning policy and guidance relevant to the Application Site.

Legislation

The Historic Environment (Wales) Act 2023

The Historic Environment (Wales) Act 2023 provides the primary legislative framework for the protection and management of the historic environment in Wales, replacing the previous Welsh application of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Under this framework:

- Decision-makers are required to have special regard to the desirability of preserving the significance of listed buildings, including their setting; and
- To pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

These statutory duties are a fundamental consideration in the determination of applications affecting designated historic assets and carry considerable importance and weight.

Scheduled Monuments are protected under separate legislation, including the Ancient Monuments and Archaeological Areas Act 1979, with additional policy protection provided through national planning policy.

National Planning Policy

Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales (PPW) Edition 12 (February 2024) sets out the Welsh Government's national planning policy for the historic environment.

Chapter 6 (Distinctive and Natural Places) establishes the following key principles:

- Paragraph 6.1.5: The planning system must protect, conserve, promote and enhance the historic environment as a resource for the well-being of present and future generations.
- Paragraph 6.1.6: Planning authorities should safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.
- Paragraph 6.1.7: The significance of historic assets, including the contribution made by their setting, must be taken into account. Change should be managed in a sensitive and sustainable way.
- Paragraph 6.1.10: There is a general presumption in favour of the preservation or enhancement of listed buildings and their setting.
- Paragraph 6.1.14: There is a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas.
- Paragraph 6.1.24: Where nationally important archaeological remains, including Scheduled Monuments, and their settings are likely to be affected, there is a presumption in favour of their physical preservation in situ. Development resulting in adverse impacts will only be permitted in exceptional circumstances.



Local Planning Policy

Denbighshire Local Development Plan (2006–2021, adopted 2013)

The Denbighshire Local Development Plan (2006–2021) was adopted in June 2013. It is a land use document which sets out how the County will be developed over the plan period and includes detailed policies to guide the location, form and design of new development. Denbighshire County Council is currently progressing a replacement Local Development Plan to cover a new plan period.

In relation to Key Areas of Importance, Policy VOE 1 sets out the following:

“The following areas will be protected from development that would adversely affect them. Development proposals should maintain and, wherever possible, enhance these areas for their characteristics, local distinctiveness, and value to local communities in Denbighshire:

- *Statutory designated sites for nature conservation;*
- *Local areas designated or identified because of their natural landscape or biodiversity value;*
- *Sites of built heritage; and*
- *Historic Landscape, Parks and Gardens.”*

For Sustainable Development and Good Standard Design, Policy RDI states:

“Development proposals will be supported within development boundaries provided that all the following criteria are met:

- iii) Protects and where possible enhances the local natural and historic environment;”*

Guidance

Welsh Government (2011) Conservation Principles for the Sustainable Management of the Historic Environment in Wales

The guidance sets out a logical approach for making decisions about all aspects of the historic environment. Conservation Principles help reconcile the protection of the historic environment with the economic and social needs, and aspirations of the people who live in it.

Welsh Government (2017) Technical Advice Note 24: The Historic Environment

This Technical Advice Note (TAN) should be read in conjunction with Planning Policy Wales (PPW) which sets out the land use planning policies of the Welsh Government, including for the Historic Environment. The purpose of the TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) application.

Welsh Government and Cadw (2017) Setting of Historic Assets in Wales

The guidance explains what setting is, how it contributes to the significance of a historic asset and why it is important. It outlines the principles used to assess the potential impact of development or land management proposals within the settings of historic assets. These principles are applicable to all historic assets, irrespective of their designation.

Cadw (2017) Heritage Impact Assessment in Wales

The guidance sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent. This best-practice guide is aimed principally at owners, occupiers and agents of historic assets to help them understand why, when and how to use the heritage impact assessment process and write heritage impact statements.





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