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Planning Services
Wrexham County Borough Council

By E-Mail

Eich cyfeirnod Your reference	P/2024/1466
Ein cyfeirnod Our reference	
Dyddiad Date	21 October 2024
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	cadwplanning@gov.wales

Dear Sir/Madam

Planning Application - Outline planning application for the erection of 1450 dwellings (appearance, landscaping and scale reserved) at, Land at, Lower Berse Farm, Ruthin Road, Wrexham, LL14 4HP

Thank you for your letter 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 regard to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

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

Assessment

Scheduled Monuments

Within a 3km developer ZTV:

DE047 Hadfod-y-Bwlch Round Barrow
DE048 Croes-Foel Round Barrow
DE113 Offa's Dyke: Vron Farm Section
DE131 Cadwgan Hall Mound
DE132 Offa's Dyke: Cadwgan Hall Section, extending from River Clywedog to the Railway
DE137 Offa's Dyke: Pentre-Bychan Hall Section, extending 540m S from Bron-Wylfa
DE139 Offa's Dyke: Plas Power Section
DE152 Wat's Dyke: Section extending from Erddig Park to Middle Sontley
DE153 Wat's Dyke: Section extending from Middle Sontley to Black Brook Bridge
DE174 Offa's Dyke: Section S of Bryn yr Owen Farm

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DE179 Offa's Dyke: Sections N & S of Bryn yr Owen Colliery
DE180 Offa's Dyke: Section in Plas Power Park
DE181 Offa's Dyke: South Section at Coedpoeth
DE182 Offa's Dyke: North Section at Coedpoeth
DE189 Bersham Ironworks

Registered Parks and Gardens

Within a 3km developer ZTV:

PGW (C) 62 Wrexham: Erddig
PGW (C) 67 Wrexham: Wrexham Cemetery

The above designated historic assets are located within a 3km developer ZTV of the proposed development.

The application is accompanied by an Environmental Statement which at Chapter 9 Archaeology and Heritage includes a discussion of the effect of the proposed development on the settings of the above designated historic assets.

A stage one settings assessment undertaken as part of a Historic Environment Baseline Conditions Report (at Appendix 9a of the Environmental Statement) considered the degree to which setting contributed to the significance of the above designated historic assets. This then scoped out of further assessment all assets where setting did not make a positive contribution to significance or where setting included, at least in part, the proposed development site.

In this context of the designated historic assets above, those with the potentially affected by the proposed development, and taken forward for analysis in the Environmental Statement were:

DE181 Offa's Dyke: South Section at Coedpoeth
DE182 Offa's Dyke: North Section at Coedpoeth
DE189 Bersham Ironworks

With reference to Offa's Dyke this report concludes that the above monuments relationship to the surrounding landscape and related significant views would be unaltered by the proposed development resulting in a neutral effect on their settings.

In relation to DE189 Bersham ironworks the site of the proposed development is identified as lying within the periphery the monument's setting. However, as this peripheral area would see no new urbanising elements the report concludes the effect on the monument's setting will be neutral.

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We concur with the above conclusions; the proposed development will not have an unacceptably damaging effect upon the settings of scheduled monuments DE181, DE182 & DE189 or on any of the other above designated historic assets.

Yours sincerely

Nick Segust
Case Officer
Historic Environment Services

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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-11.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.