

Planning Services
Wrexham CBC

By E-Mail

Eich cyfeirnod
Your reference

P/2024/0065

Ein cyfeirnod
Our reference

Dyddiad
Date

9 April 2024

Llinell uniongyrchol
Direct line

0300 0257894

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Single storey rear extension at 16 Buckingham Road, Wrexham.

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 in Annex A.

Assessment

DE221 Wat's Dyke: Garden Village Section

The application area includes part of scheduled monument DE221 Wat's Dyke: Garden Village Section, which is a section of the longer Wat's Dyke that consists of the remains of a length of the early medieval boundary earthwork, assumed to have defined a border zone between Saxon Mercia and Welsh Kingdoms to the west, running from modern Basingwerk in the north to the valley of the Morda near Oswestry in the south. Fieldwork has identified 62 km (38.6 miles) of earthworks set out in a series of straight lines broken by watercourses, the earthwork surviving intermittently and in varying degrees of preservation. The extant sections comprise a large linear bank between 0.5 and 2.5m high and 5-8m wide at its base, and a substantial V-shaped western ditch between 2-4 m deep and 4-8 m wide. After nearby Offa's Dyke it is one of the largest earthworks in Britain and is of national importance as one of the largest upstanding relics of the early medieval period in Britain and one of the earliest surviving expressions of statehood, representing a remarkable feat of organisation and engineering. The physical attributes of each scheduled section of the Dyke vary according to differing topography, construction and preservation, each drawing significance from and contributing to the significance

of the monument as a whole. However, in all sections the significant view from the Dyke will be westward towards the Welsh Kingdoms.

The proposed development will see a single storey extension added to the rear of the existing bungalow, in a similar style. The extension will be some 35m southeast of the boundary of the scheduled monument and therefore not in the significant view from the Dyke. It will be seen in views from the Dyke in a similar manner as the existing bungalow and will be screened by the existing vegetation in the garden. As such whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monument DE221.

Yours sincerely

Nick Segust
Case Officer
Historic Environment Services

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.