

Planning Services
Wrexham County Borough Council

By E-mail

Eich cyfeirnod
Your reference
P/2022/0935

Ein cyfeirnod
Our reference

Dyddiad
Date
28 February 2023

Llinell uniongyrchol
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Ebost
Email:
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Dear Sir/Madam

Planning Application – Conversion of agricultural building to dwelling, Middle Sontley Farm, Middle Sontley, 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

Scheduled Monuments

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

The above designated historic assets are located inside 500m of the proposed development.

The proposed development lies some 40m south of scheduled monument DE152 Wat's Dyke: Section extending from Erddig Park to Middle Sontley. The applicants should be aware that it is their responsibility to inform all contractors about the nature and extent of the scheduled area, and the restrictions which scheduling imposes. If any ground works, service trenches, works compounds, temporary storage etc. are planned to take place within the scheduled area, then the applicant should contact Cadw to ascertain whether scheduled monument consent will be required.

The proposal lies some which lies some 130m north of scheduled monument DE153
Wat's Dyke: Section extending from Middle Sontley to Black Brook Bridge.

DE152 and DE153 comprises stretches of Wat's Dyke, an early historic boundary marker assumed to be associated with the border of the kingdom of Mercia. Wat's Dyke likely representing separate attempts in the 8th century to formalise the boundary between the early historic kingdoms within Wales and Mercia to the east. Wat's Dyke runs south from Holywell to the Morda Valley near Maesbury.

Wat's Dyke 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. However, in all sections the significant view from the Dyke will be westward towards the Welsh Kingdoms.

The proposal will be visible from both scheduled monuments. However, it does not lie in the identified significant views and represents the conversion of an existing building with only minor external alteration. As such whilst there may be a very slight visual change in the views from the monuments this will not have any effect on the way they are experienced, understood, and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monuments DE152 and DE153.

Yours sincerely

Nick Segust
Casework Officer
Diogelu a Pholisi/ Protection and Policy

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.