

Planning Services
Wrexham County Borough Council

By E-mail

Eich cyfeirnod Your reference	P/2022/0247
Ein cyfeirnod Our reference	
Dyddiad Date	20 April 2022
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Rear single and two storey rear extension and alterations to front elevation at The Coach House, Vron Farm, Llewelyn Road, Vron.

Thank you for your letter of 5 April 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 regards 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

DE113 Offa's Dyke: Vron Farm Section

The application area includes a section of scheduled monument DE113 Offa's Dyke: Vron Farm Section although the nearest elements of the proposed development shown on the submitted plans are some 3m east from the boundary of the designated historic asset.

Scheduled monument DE113 Offa's Dyke: Vron Farm Section is part of Offa's Dyke a boundary earthwork, believed to be of Early Medieval date running, with some gaps, for roughly 120km through the border area between modern Wales and England from Sedbury near Chepstow to Treuddyn in Flintshire. It is traditionally thought to have been built by the Mercian King Offa in the later 8th century, but recent excavations on a section near Chirk suggest that some sections may incorporate earlier earthworks. Whilst its exact function and original form are still the subject of debate Offa's Dyke is significant as the longest and one of the earliest surviving boundary monuments in Europe marking a nominal frontier between Saxon Mercia and Welsh kingdoms to the west. It represents one of the great engineering

achievements of the pre-industrial age and the most dramatic built structure to survive from the early medieval (c410-1100) period in the Britain. Offa's Dyke is scheduled in multiple different sections on both sides of the present border. These display their own local physical characteristics but all share and contribute to the overall significance of the monument and have potential to enhance our knowledge of the monument as a whole. Significant views are towards the west looking towards the likely direction of any attack.

The proposed development will see the internal layout of the existing building re-arranged and extensions added. The resulting building will be more uniform one, than the current arrangement. In views from Offa's Dyke the changes will be clearly visible but given that they are to an existing building, which has already affected the setting of the monument, they will not cause any additional significant impact.

The proposed works are very close to the boundary of the scheduled monument. The applicant should be aware that no works, including the storage of materials and access by machines, should be carried out inside the boundary of the scheduled monument without scheduled monument consent.

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.