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Kerry James

Kerry James Planning

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Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

30 August 2018

Llinell uniongyrchol
Direct line

0300 0256007

Ebost
Email:

amadminplanning@gov.wales

Dear Kerry James,

Erection of affordable housing units comprising 1 detached dwelling, 18 semi detached dwellings and 6 flats and associated works at Land off Jacques Way, Wrexham, LL11 2BY.

Thank you for your email of 8 August inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Having carefully considered the information provided, we consider that it is inadequately documented. Our assessment of the application is given below.

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

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Wales (PPW), Technical Advice Notes and guidance.

PPW ([Chapter 6 – The Historic Environment](#)) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings 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 an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. [Technical Advice Note 24 The Historic Environment](#) elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

Assessment

Scheduled monument DE191 Wat's Dyke: Section SSW of Wrexham Station, 130m Long is within the application area.

Located within a 2km buffer of the application area apart from the above scheduled monument are:

DE017 Erddig Mound & Bailey Castle
DE151 Wat's Dyke: Section W of Ty-Gwyn
DE163 Fairy Oak Round Barrow
DE164 Hillbury Round Barrow
DE165 Wat's Dyke: Section South of Ruthin Road
DE173 Wat's Dyke: Sections N & S of the Court
DE221 Wat's Dyke: Garden Village Section
DE286 Wat's Dyke at Crispin Lane, Wrexham
DE290 Gatewen Hall round barrow

It is likely that none of these other scheduled monuments will be inter-visible with the proposal due to a combination of intervening natural topography, buildings and vegetation.

DE191 Wat's Dyke: Section SSW of Wrexham Station, 130m Long consists of the remains of a length of Wat's Dyke a large linear bank and ditch running from Basingwerk in the north to the valley of the Morda (a tributary of the Severn). Fieldwork has identified 62 km (38.6 miles) of earthworks set out in a series of straight lines broken by the main rivers apparently designed to maximise visibility to the west. The ditch was between 2-4 m deep and 4-8 m wide and the bank still survives in places 0.8-2m high and 5-7.5 m wide at the base. The ditch was probably largely 'V' shaped and in places at least the bank was built on a cobble base, with a marker bank setting out the line prior to construction and large stones set along it at intervals apparently designating sections for the workmen. It was both designed and then built with great care and is one of the largest earthworks in Britain, after the nearby Offa's Dyke. Limited scientific dating suggests an overall date range of AD 742-1002, with the emphasis on the early ninth century. The ditch

faces westwards suggesting it was built to defend against the Welsh, but equally it may be interpreted as agreed frontiers and/or military borders and also as a statement of prestige. Wat's Dyke seems to have been constructed as a single monument without sign of secondary maintenance though it continued to form variously a political or administrative boundary during in succeeding episodes of history. The monument in this area consists of below-ground remains only. The original bank has been levelled during historic quarrying and development activities. However, archaeological evaluation has confirmed the presence of bank material and the ditch. The northern bank section has thus been reconstructed to identify the location and presence of the scheduled monument.

The Design, Heritage and Access Statement section 4.32 states that 'Previous excavation and clearance work has revealed that the dyke itself had been damaged in the past and that no archaeological remains of the dyke exist' However archaeological evaluation in 2002 and subsequent observations suggest there is partial though limited survival of above ground archaeological remains at the northern end of the scheduled area. Whilst this is not the case within the proposal application area there remains the possibility of sub-surface survival. Section 4.32 also suggests potentially mitigation of the impact of the proposed development on the scheduled monument by preservation through reinstatement as well as by the design of garden fences adjacent to the line of the monument. In any potential planning application these ideas would need to be explicated within the context of a comprehensive Heritage Impact Assessment which would need to address a) the direct impacts of the proposed development b) potential impacts on the setting of the scheduled monument in accordance with methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017).

In addition to the need for planning permission, any ground disturbance, site clearance or construction works commencing within the scheduled area will require Scheduled Monument Consent from the Welsh Ministers (in practice, Cadw). Given the overarching national policy in favour of the physical preservation of scheduled monuments the onus will be on the applicant to demonstrate that no practicable alternative [route or location], avoiding the monument exists and that the need to undertake the works outweighs the presumption in favour of the protection of such an important monument of national importance. PPW Section 6.5.5 also states that "it will only be in exceptional circumstance that planning permission will be granted if development will result in an adverse impact on a scheduled monument".

We would also recommend that the local authority consult their archaeological advisors, the local archaeological trust, with regard to potential impacts of the proposed application on undesignated archaeological remains.

Yours sincerely,

Nichola Davies
Diogelu a Pholisi/ Protection and Policy