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Planning Wrexham County Council Sent by email	Eich cyfeirnod Your reference	P/2025/0538
	Ein cyfeirnod Our reference	
	Dyddiad Date	29 July 2025
	Llinell uniongyrchol Direct line	0300 025 6007
	Ebost Email:	Cadwplanning@gov.wales

Dear Sir / Madam

Replacement building, Trevor Basin off Station Road, Trevor, Llangollen, LL20 7TT REF: P/2025/0538

Thank you for your letter of inviting our comments on the information submitted for the above planning application.

Advice

This response is based on the advice provided by Cadw's Senior Historic Environment Planning Officer.

Having carefully considered the information provided; we have no objection to the proposed development.

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

Assessment

Scheduled Monuments
DE027 Pont y Cysylltau
DE175 Pontcysyllte Aqueduct and Canal

World Heritage Sites:
Pontcysyllte Aqueduct and Canal

The application area is located inside 500m of the above scheduled monuments and is inside the boundaries of the Pontcysyllte Aqueduct and Canal World Heritage Site.

The proposed development will see the existing building demolished and replaced with a similar sized building, to be used as an education centre, on the same site although it will be aligned with the Trevor Basin rather than on its current alignment.

The building which will be demolished as part of this proposal was constructed between 1949 and 1961 and may contain elements salvaged from former railway buildings: However, it is of low historic significance, albeit that it is located inside the boundaries of the World Heritage Site.

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The application is accompanied by a heritage impact statement, prepared by Peter Chowns, that has concluded that that the proposed development will have a beneficial impact on the settings of the scheduled monuments and a neutral impact on the outstanding universal value of the World Heritage Site, with any harm that does occur being outweighed by the public benefits of the proposed education centre. We concur with this conclusion.

Yours sincerely,

Nichola Smith
Historic Environment Branch

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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 12 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.