Cadw

Llywodraeth Cymru
Parc Busnes Rhydycar
Merthyr Tudful
CF48 1UZ
cadw.llyw.cymru

Welsh Government
Rhydycar Business Park
Merthyr Tydfil
CF48 1UZ
cadw.gov.wales

Planning Wrexham County Council Sent by email	Eich cyfeirnod Your reference	P/2025/0584
	Ein cyfeirnod Our reference	
	Dyddiad Date	3 November 2025
	Llinell uniongyrchol Direct line	0300 025 6007
	Ebost Email:	Cadwplanning@gov.wales

Dear Sir / Madam,

Siting of static caravan for use as rural worker accommodation, Land adjacent to Vron Farm, Llewellyn Road, Tanyfron, Wrexham REF: P/2025/0584

Thank you for your letter 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.

We consider that the application is inadequately documented, and we recommend that additional information (scheduled monument consent) shall be required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance.

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

Assessment

The application area includes access to Llewlyn Road which will cross scheduled monument DE113 Offa's Dyke: Vron Farm Section. An application for scheduled monument consent has not been submitted. As the proposed development will have a direct impact on an archaeological site of National Importance it would be premature for the local planning authority to determine the planning application, prior to the determination of any scheduled monument consent application as section 6.1.24, of Planning Policy Wales states that *"it will only be in exceptional circumstances that planning consent will be granted if development would result in a direct adverse impact on a scheduled monument*". The scale of the adverse impact and if the current application constitutes an exceptional circumstance should be determined by the scheduled monument consent process.

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Consequently, the determination of this application should be deferred until; an application for scheduled monument consent has been submitted to the Welsh Ministers (in practice, Cadw) and has been determined.

Yours sincerely,

Nichola Smith
Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

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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.