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Planning
Wrexham County Council

Sent by email

Eich cyfeirnod Your reference	P/20250861
Ein cyfeirnod Our reference	
Dyddiad Date	5 December 2025
Llinell uniongyrchol Direct line	0300 025 6007
Ebost Email:	cadwplanning@gov.wales

Dear Sir / Madam,

Extension, including canopy & glass roof, 21 Green Park, Wrexham, LL13 7YE

REF: P/2025/0861

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

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

Advice

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
DE173 Wat's Dyke: Sections North and South of the Court

Registered Parks and Gardens:
PGW(C)62(WRE) Erddig

The application area includes part of the scheduled monument DE173 Wat's Dyke: Sections North and South of the Court and is immediately adjacent to the boundary of the registered Erddig historic park and garden: However, the proposed development is located some 8m east of the boundary of the scheduled monument and some 12m east of the boundary of the registered historic park and garden. As such the proposed development will not have a direct impact on either designated historic asset.

The proposed development consists of a single storey rear and side extension along with a glass canopy extending partway along the rear elevation of the existing building.

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It will be visible from both designated historic assets but in views from them will be seen as part of the existing dwelling. As such whilst there will be a visual change in the views from designated historic assets this will not have any effect on the way that they are experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the settings of scheduled monument DE173 or the registered Erddig historic park and garden.

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 (gov.wales) 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.