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Planning Services
Wrexham County Borough Council

By Email

Eich cyfeirnod Your reference	P/2025/0896
Ein cyfeirnod Our reference	
Dyddiad Date	22 January 2026
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Erection of classroom structure at land north of Bersham Bank, Bersham, Wrexham LL14 4LL.

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 Historic Environment Planning Officer.

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 an Annex A.

Assessment

Scheduled Monuments

DE017 Erddig Mound & Bailey Castle
DE047 Hadfod-y-Bwlch Round Barrow
DE048 Croes-Foel Round Barrow
DE113 Offa's Dyke: Vron Farm Section
DE131 Cadwgan Hall Mound
DE132 Offa's Dyke: Cadwgan Hall Section, extending from River Clywedog to the Railway
DE137Offa's Dyke: Pentre-Bychan Hall Section, extending 540m S from Bron-Wylfa
DE139 Offa's Dyke: Plas Power Section
DE152 Wat's Dyke: Section extending from Erddig Park to Middle Sontley
DE158 Wrexham Churchyard Ornamental Wrought Iron Gates and Screen
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
DE174 Offa's Dyke: Section S of Bryn yr Owen Farm
DE178 Offa's Dyke: Section S of Aberderfyn Road
DE179 Offa's Dyke: Sections N & S of Bryn yr Owen Colliery
DE180 Offa's Dyke: Section in Plas Power Park
DE181 Offa's Dyke: South Section at Coedpoeth
DE182 Offa's Dyke: North Section at Coedpoeth
DE183 Offa's Dyke Section South of River Gwenfro
DE189 Bersham Ironworks
DE191 Wat's Dyke: Section SSW of Wrexham Station, 130m Long
DE193 Moated Site near Groesfoel Farm, Rhostyllen
DE194 Offa's Dyke: Section extending 120m from Railway to Bronwylfa Road, Legacy
DE199 Bersham Colliery: No 2 Winding Gear
DE237 Nant Mill Wood Shaft Mounds
DE286 Wat's Dyke at Crispin Lane, Wrexham
DE290 Gatewen Hall round barrow

Registered Parks and Gardens

PGW(C)62(WRE) Erddig
PGW(C)67(WRE) Wrexham Cemetery

The above designated historic assets are located inside 3km of the application area of the proposed development, but intervening topography, buildings and vegetation block all views between them apart from DE189 Bersham Ironworks. Consequently, the proposed development will have no impact on the settings of these designated historic assets other than DE189 Bersham Ironworks.

The application area of the proposed development is adjacent to the boundary of scheduled monument DE189 Bersham Ironworks. The monument comprises the remains of an early Ironworks founded by Charles Lloyd in about 1718 and, which in 1721, soon became the first Welsh works to improve production by using coke rather than charcoal as fuel. Bersham came to specialise in the manufacture of cast iron goods. However, it was in the 18th century - when the Ironworks were owned and extended by first Isaac and then John Wilkinson - that Bersham acquired an international reputation. It was at Bersham from 1775 that John Wilkinson used his revolutionary process to accurately bore cannon and cylinders (for James Watt's steam engines) from solid cast metal. The ironworks ceased to operate in 1812 and the site was later used as a farm. It is now owned and managed by Wrexham County Borough as part of the Bersham Heritage Centre. The site comprises several buildings (including the exceptional octagonal cannon foundry and associated probable fettling shop), an open excavated area (containing casting floors and the remains of air furnaces for reheating iron prior to casting) and a steep bank (containing the partial remains of a blast furnace; coal hoppers; coking ovens; and a leat bringing water to power the bellows). A consolidated limekiln (the subject of the original designation) is situated further to the east; and the area above the works contains archaeological deposits pertaining to horse-drawn wagon ways and leat systems.

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The proposed development will be largely screened from views from within the Heritage Centre by intervening vegetation and any visual effect on the way that the monument is experienced, understood and appreciated is likely to be minimal. However, as stated at Section 5.0: Summary of Significance of the Design and Access Statement produced Brownhill Hayward Brown Ltd accompanying the proposal there may be significant historic assets below ground in other areas of the [the Ironworks] curtilage and the scheduled monument is only partially investigated and not considered to have an exact representation.

Therefore, any groundworks associated with the proposed development have the potential to reveal archaeological evidence contributing to the significance of the monument and the area forms part of its setting. It is therefore strongly recommended that Heneb: The Trust for Welsh archaeology, the archaeological advisors to the Wrexham County Borough Council are consulted on this application regarding the potential for significant archaeological information to be revealed during the proposed development as any impact of this on the remains will need to be considered in the determination of this planning application (see section 6.1.23 of Planning Policy Wales).

Yours sincerely

Nick Segust
Case Officer
Historic Environment Inspectorate

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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.

PPWgov.wales/sites/default/files/publications/2024-07/planning-policy-wales-edition-12.pdfexplains 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.