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Planning Services
Wrexham County Borough Council

By Email

Eich cyfeirnod Your reference	P/2025/0796
Ein cyfeirnod Our reference	
Dyddiad Date	26 January 2026
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Change of use to form an extension to Cemetery, Church Road, Overton, Wrexham LL13 0EN.

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

Registered Parks and Gardens

PGW(C)8(WRE) St. Mary's Churchyard, Overton

The above registered parks and garden is located inside 500m of the proposed development.

The proposed development is located some 140m east of registered park and garden PGW(C)8(WRE) St. Mary's Churchyard, Overton. Registered for its historic interest as a churchyard with clear designed element and providing the setting to St Mary's Church. The churchyard is enclosed by a red sandstone wall, approximately 1m in height, with pitched coping stones. Along the west (front) boundary, railings top the wall and form half its height. The main entrance to the churchyard is from the west off Overton High Street, through a pair of double iron gates. A second entrance gate is on the east. Curving pathways between the entrances skirt the church on north and south. The churchyard is otherwise grassed. There are 21 yews planted

around the perimeter of the churchyard and described as one of the Seven Wonders of Wales. They are of varying age, the oldest probably being by the north entrance and heavily propped; it quite likely dates from the twelfth century when the first church was built. The yews along the east wall are fairly uniform in age.

The proposed development is for an eastward extension of an existing cemetery. The proposed cemetery will be visible from the churchyard in one very restricted view to the west along the cemetery access road though it will be mostly screened by the surrounding Yews. As such whilst there may be a very slight visual change in the view from the registered park and garden this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW(C)8(WRE) St. Mary's Churchyard, Overton.

Yours sincerely

Nick Segust
Case Officer
Historic Environment Inspectorate

Cadw

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.