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Planning Services
Wrexham County Borough Council

By Email

Eich cyfeirnod Your reference	P/2025/0916
Ein cyfeirnod Our reference	
Dyddiad Date	9 February 2026
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Dear Sir/Madam

Planning application for change of Use & erection of 4 stables at Llewelyn Road, Vron, Tanyfron, Wrexham.

Thank you for your letter inviting our comments on the planning application consultation for the proposed development described above.

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

Advice

We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

DE113 Offa's Dyke: Vron Farm Section
DE182 Offa's Dyke: North Section at Coedpoeth
DE183 Offa's Dyke Section South of River Gwenfro
DE184 Offa's Dyke: Vron Section

The above scheduled monuments are located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them apart from DE113 Offa's Dyke: Vron Farm Section. Consequently, the proposed development will have no impact on the settings of these scheduled monuments other than DE113 Offa's Dyke: Vron Farm Section.

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The proposed development is located adjacent to scheduled monument DE113 Offa's Dyke: Vron Farm Section. The monument comprises a section of Offa's Dyke, a boundary earthwork, believed to be of Early Medieval date running, with some gaps, for roughly 120km through the border area between modern Wales and England from Sedbury near Chepstow to Treuddyn in Flintshire. It is traditionally thought to have been built by the Mercian King Offa in the later 8th century, but recent excavations on a section near Chirk suggest that some sections may incorporate earlier earthworks. Whilst its exact function and original form are still the subject of debate Offa's Dyke is significant as the longest and one of the earliest surviving boundary monuments in Europe marking a nominal frontier between Saxon Mercia and Welsh kingdoms to the west. It represents one of the great engineering achievements of the pre-industrial age and the most dramatic built structure to survive from the early medieval (c410-1100) period in Britain. Offa's Dyke is scheduled in multiple different sections on both sides of the present border. These display their own local physical characteristics but all share and contribute to the overall significance of the monument and have potential to enhance our knowledge of the monument, as a whole. However, in all sections the significant view from the Dyke will be westward towards the Welsh Kingdoms.

The proposed development is adjacent to and within the identified significant view from this section of the Dyke and may may have an adverse effect on the setting of the scheduled monument. This ill be a material consideration in the determination of this application (see Planning Policy Wales 2021, section 6.1.23): However, no information on this issue has been submitted with the application and therefore we are currently not in a position to provide the LPA with advice. Consequently, the LPA should request more information on this issue to be provided. This will require an assessment of the impact of the proposed development on the setting of the scheduled monument to be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017). Once this information has been submitted to you Cadw should be reconsulted on this application.

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.

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.