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Planning Services
Wrexham County Borough Council

By Email

Eich cyfeirnod Your reference	P/2025/0697
Ein cyfeirnod Our reference	
Dyddiad Date	13 March 2026
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Hybrid planning application at Land at Wrexham General Railway Station, Station Approach, Wrexham

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
DE057 Bryn Alyn Camp
DE151 Wat's Dyke: Section W of Ty-Gwyn
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
DE189 Bersham Ironworks
DE191 Wat's Dyke: Section SSW of Wrexham Station, 130m Long
DE199 Bersham Colliery: No 2 Winding Gear
DE221 Wat's Dyke: Garden Village Section
DE286 Wat's Dyke at Crispin Lane, Wrexham

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DE290 Gatewen Hall round barrow

The above designated historic assets are located inside 3km of the proposed development.

The application is accompanied by a Heritage Assessment produced by Civic Heritage. This report employs a 200m study area for designated historic assets that reflects professional opinion regarding the scale of the proposed development and the proximity of existing intervening development. Of the above designated historic assets this encompasses scheduled monuments DE191 Wat's Dyke: Section SSW of Wrexham Station, 130m Long and DE286 Wat's Dyke at Crispin Lane, Wrexham. The projected route of Wat's Dyke between these two monuments, if remains were to survive would be of national significance and the report also takes this into consideration.

The report assesses that the setting of Wat's Dyke as above has largely lost its historical context and is now characterised by modern development and the adjacent railway lin. As such the report concludes overall contribution of the setting to the significance of Wat's Dyke in this area is negligible.

The report also notes that the projected line of Wat's Dyke may be directly impacted by the potential pedestrian link bridge (currently in Outline only) and recommends preservation of the Dyke whilst acknowledging potential harm may be offset by archaeological monitoring and recording.

We concur with the report's conclusions; the proposed development will not have any effect on the way that scheduled monuments DE191 Wat's Dyke: Section SSW of Wrexham Station, 130m Long and DE286 Wat's Dyke at Crispin Lane, Wrexham are experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon their settings. Any groundworks associated with the proposed pedestrian Bridge have the potential to reveal archaeological evidence which could contribute to the significance of the monuments the impact on which would need to be considered in the determination of a full 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.