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Planning Services
Wrexham County Borough Council

By Email

Eich cyfeirnod Your reference	P/2025/0846
Ein cyfeirnod Our reference	
Dyddiad Date	30 March 2026
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Reserved matters pursuant to outline planning permission P/2023/0606 [for a dwelling] (access, appearance, landscaping, layout and scale) located at Wynn Offa, Wynnstay Yard, The Green, Ruabon, 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

DE190 Wynnstay Colliery Winding Engine House
DE141 Offa's Dyke: Section SW from Tatham Bridge
DE177 Offa's Dyke: Section N of Home Farm
DE238 Wynnstay Colliery Walker Fan House

Registered Parks and Gardens

PGW (C) 64 Wynnstay

The above designated historic assets are located inside 500m of the proposed development.

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Cadw's advice in relation to the original planning application was that because of the assessed minimal visual impact on views to and from of the designated historic assets the proposed development would have no lasting impact on the settings of any of the above designated historic assets.

The current application is accompanied by a Heritage Impact Statement produced by Blueprint Architectural Services. This report concludes the design and materials of the proposed dormer bungalow will be sympathetic to the surrounding area and specifically will not interfere with the character of scheduled monument DE238 Wynnstay Colliery Walker Fan House located some 100m to the east southeast. We concur with this opinion, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument DE238 Wynnstay Colliery Walker Fan House or any of the other above designated historic assets.

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 (TAN) 24: the historic environment | GOV.WALES 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.