Conservation Officer

Comment Name	Conservation Officer	**Owner**	Daniel Jones
Address		**Commenter Type**	Consultee
Email		**Stance**	
Name		**Reason**	
Public	✓		

Text

P/2026/0061 – Land South of Penrallt, Cefn Mawr, Wrexham

Proposal: Erection of 5 bedroom detached dwelling, detached garage, and all associated external works such as access, driveway and retaining walls.

Significance:
Cefn Mawr is a rare and well preserved example of an early industrial village shaped by quarrying, mining, ironworking and terracotta production. Its steep hillside setting creates dramatic views across the Dee Valley and gives the settlement its distinctive tiered form. Narrow lanes, steps and alleyways still show how workers once moved between quarries, tramways and cottages. Many buildings use local sandstone, Ruabon brick and terracotta, reflecting the area's industrial heritage. Historic chapels, shops and public houses reveal the village's former role as a busy commercial centre, while surviving workers' cottages and managers' houses illustrate the social structure of the 19th century community. The irregular street pattern continues to express the organic growth of the settlement. Important views link the village to the Pontcysyllte Aqueduct World Heritage Site, contributing to a strong sense of place rooted in Cefn Mawr's industrial past.

The plot between High Street, King Street and Minshalls Croft lies within one of the oldest and most sensitive parts of the Conservation Area. High Street contains early stone cottages and historic boundary walls that reflect the village's earliest industrial housing. King Street includes later 19th century terraces with characteristic Ruabon brick and terracotta detailing, marking the settlement's expansion. Minshalls Croft forms part of the stepped hillside layout, where paths, retaining walls and changes in level express the historic topography. The site therefore sits at the intersection of several phases of Cefn Mawr's development, making its setting particularly important.

Development here influences key views across the settlement and towards Crane Street, as well as wider views from Froncysyllte and the canal towpath where the tiered townscape is most apparent. The CAAMP identifies the site's boundary with High Street as an Important Stone Boundary and confirms that parts of the site fall within key views linking the village with the Dee Valley landscape. Any change must therefore respect established building lines, materials and the intimate scale that characterises this part of the village.

Supporting Information and Assessment Requirements:
Although a full Heritage Impact Statement is not strictly required for proposals creating less than 100sqm of new floorspace within a conservation area, it remains good practice to provide a proportionate assessment of the historic environment. In this case, the need is strengthened by the site's location not only within the Conservation Area but also within the buffer zone of the Pontcysyllte Aqueduct and Canal World Heritage Site.

To ensure the proposal demonstrates an understanding of its context, we request that the Design and Access Statement (DAS) is revised to include a clear and proportionate explanation of how the site's significance has informed the design. This should then identify the proposal's potential impacts, which may be beneficial or neutral as well as negative. This request is consistent with section 2.3 of Cadw's Heritage Impact Assessments in Wales guidance.

To support both the applicant's justification and our assessment, a streetscene elevation is also required. This should show the proposed dwelling, garage and landscaping in context with surrounding buildings and levels. The DAS notes an intention to adopt a finished floor level similar to Penrallt; a streetscene drawing would confirm this and allow us to understand the proposal's effect on the wider townscape.

Proposed Scheme and Design Considerations:
The application form states that the dwelling would be cement rendered, roofed in grey concrete tiles, fitted with white uPVC windows, and supported by stone faced retaining structures. The same approach is assumed intended for the garage, though no plans have been submitted for this element.

There are discrepancies between the application form and the DAS—for example, the DAS refers to a slate roof. This requires clarification. We draw the

applicant's attention to the Cefn Mawr Conservation Area Assessment and Management Plan (CAAMP), particularly section 7.5, which states that "Roofs should be roofed or re roofed in traditional slate." Section 7 also provides further design guidance relevant to this proposal, including the preference to avoid uPVC windows and doors, the need for appropriate window recessing, and the inappropriateness of plastic rainwater goods within the Conservation Area.

We therefore advise that the design is reviewed and amended where necessary to align with the published guidance. Incorporating these recommendations would strengthen the proposal and help ensure that the development preserves or enhances the character and appearance of the Conservation Area.

Position:
We are not opposed to the development of this site. However, its sensitivities must be recognised, and the potential for impact on the significance of the Conservation Area—and on the contribution this area makes to the World Heritage Site—must be fully understood.

The scheme has merit, and we would be pleased to review updated information and amended drawings once available. Our ability to support the proposal from a historic environment perspective will depend on the submission of the additional information requested and on the incorporation of the relevant design guidance set out in the CAAMP.

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In Review ☐

Last Review Date 20/05/2026

Reviewed By	Bethan Jones		
Created By	Daniel Jones, 23/04/2026, 15:47	**Last Modified By**	Bethan Jones, 20/05/2026, 17:14

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