

Cyngor Bwrdeistref Sirol Wrexham

Eich cyf/Your ref:

By email
Matthew.Phillips@wrexham.gov.uk

Ein cyf/Our ref: P/2023/0593

Dyddiad/Date: 27 August 2026

Dear Matthew Phillips,

Planning Application – Erection of 1520 dwellings

LOCATION: X 331579 Y 349836, Land at, Lower Berse Farm, Bersham, Wrexham, LL14 4HP

REF: P/2023/0593

Thank you for your letter of 20 August 2026 inviting our comments on the additional information submitted for the above planning application.

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

Advice

We have significant concerns about the impact on the scheduled monuments and registered historic parks and gardens. However, we consider that if mitigating measures were taken, our concerns about the impact would be reduced.

The national policy and Cadw's role in this process are set out in Annex A.

Assessment

Scheduled Monuments

Within a 3km developer ZTV:

DE047 Hadfod-y-Bwlch Round Barrow

DE048 Croes-Foel Round Barrow

DE113 Offa's Dyke: Vron Farm Section

DE131 Cadwgan Hall Mound

DE132 Offa's Dyke: Cadwgan Hall Section, extending from River Clywedog to the Railway

DE137 Offa's Dyke: Pentre-Bychan Hall Section, extending 540m S from Bron-Wylfa



DE139 Offa's Dyke: Plas Power Section
DE152 Wat's Dyke: Section extending from Erddig Park to Middle Sontley
DE153 Wat's Dyke: Section extending from Middle Sontley to Black Brook Bridge
DE174 Offa's Dyke: Section S of Bryn yr Owen Farm
DE179 Offa's Dyke: Sections N & S of Bryn yr Owen Colliery
DE180 Offa's Dyke: Section in Plas Power Park
DE181 Offa's Dyke: South Section at Coedpoeth
DE182 Offa's Dyke: North Section at Coedpoeth
DE189 Bersham Ironworks

Registered Parks and Gardens

Within a 3km developer ZTV:

PGW (C) 62 Wrexham: Erddig
PGW (C) 67 Wrexham: Wrexham Cemetery

Cadw have received an interim statement on trial trenching carried out at Lower Berse Farm by Ramm Sanderson Environmental Services. Neil Maylan, Cadw's Senior Historic Environment Planning Officer, was also able to monitor the works on the 20th August 2026.

The report confirms the on-site inspection that, apart from a probable medieval or post-medieval boundary or drainage ditch, no archaeological features were identified. Only one sherd of post-medieval pottery was recovered from topsoil – an indication of agricultural activity, but not of any settlement in the area.

Current agricultural activity in the application area is preventing further archaeological evaluation at this time. However, sufficient information has been produced by the limited evaluation undertaken, so far, for us to conclude that it is unlikely that a significant archaeological site is located inside the application.

Further archaeological evaluation will be required before any reserved matters applications are submitted, but this requirement can be ensured by attaching appropriate conditions to any consent that is granted at the appeal.

Cadw are therefore content that sufficient information has now been produced by the applicant to allow the impact of the proposed development on the archaeological resource to be established and therefore do not object to the appeal application, subject to suitable conditions protecting the archaeological resource being attached to any consent that is granted.

Yours sincerely

Annabel Hay
Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol



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 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) 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 \(TAN\) 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.