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Planning Services
Wrexham CBC

By Email

Eich cyfeirnod Your reference	P/2026/0525
Ein cyfeirnod Our reference	
Dyddiad Date	7 September 2026
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Erection of detached garage/workshop at Tyn Y Coed Barn, Tanllan Lane, Coedpoeth, Wrexham LL11 3EL.

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

DE110 Offa's Dyke: Section S from Cae Llewellyn
DE113 Offa's Dyke: Vron Farm Section
DE132 Offa's Dyke: Cadwgan Hall Section, extending from River Clywedog to the Railway
DE139 Offa's Dyke: Plas Power Section
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
DE183 Offa's Dyke Section South of River Gwenfro
DE184 Offa's Dyke: Vron Section
DE237 Nant Mill Wood Shaft Mounds
DE241 New Minera Lead Mine
DE244 Meadow Shaft, Minera

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The above scheduled monuments are located inside 2km of the proposed development, but intervening topography, buildings and vegetation block all views between them apart from DE182 Offa's Dyke: North Section at Coedpoeth. Consequently, the proposed development will have no impact on the settings of these scheduled monuments other than DE182 Offa's Dyke: North Section at Coedpoeth.

The proposed development is located some 30m east of the southern end of scheduled monument DE182 Offa's Dyke: North Section at Coedpoeth. 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 building will be visible from the monument but does not lie within the identified significant view. It is a replacement for structures already present and will be partially screened by trees and vegetation to the immediate west. As such whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument DE182 Offa's Dyke: North Section at Coedpoeth.

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.