THE ENVIRONMENT PARTNERSHIP

Land South of Bryn Lane, Wrexham, Clwyd

Historic Environment Desk-Based Assessment

Prepared For: Mauna Kea Limited, a fully owned subsidiary of Net World Sports

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Executive Summary

1. The Environment Partnership (TEP) have been commissioned to undertake a historic environment desk-based assessment to assess the impact that a proposed development at a site on land south of Bryn Lane would have on the historic environment.

2. Baseline conditions show that the 1km Study Area contains one designated historic asset, a Grade II listed farmhouse located c560m to the NW of the proposed development site. There will be no effect on this designated asset due to the distance between the proposed development site and the building.

3. There are twenty-eight historic assets recorded within the Study Area of which three are located within the proposed development site, comprising the site of the 19th century Ridley Farm farmstead, the site of a mid-20th century factory, and a mid-20th century concrete structure which remains extant in the north-eastern corner of the proposed development site. Any remains associated with Ridley Farm and the factory would consist entirely of below-ground archaeology.

4. Historic mapping and aerial photography show that the proposed development site was primarily in agricultural use until the mid-20th century when the site and the area to the south was developed into the Marchwiel Royal Ordnance factory.

5. It is assessed that there is low potential for unknown historic assets with archaeological interest to be present from the prehistoric, Roman, Early Medieval and Medieval period. There is low to moderate potential for unknown historic assets with archaeological interest to be present from the Post Medieval and Modern periods.

6. Trial trench evaluation confirmed the presence of below-ground remains associated with the former factory but did not encounter remains of former buildings associated with Ridley Farm. It is possible that below-ground remains of 19th century farm buildings survive in the northern limit of the proposed development site which will be retained within the proposals.

7. The mid-20th century concrete structure will be demolished as part of the proposed development. Consultation with Heneb – Clwyd-Powys Archaeology has confirmed that a programme of archaeological recording should be undertaken of the structure prior to and during demolition. Following the trial trench evaluation, Heneb have confirmed that a targeted programme of archaeological works should be undertaken prior to development to record below-ground remains associated with the former factory building. Following the implementation of mitigation the proposed development would have a neutral impact on the historic environment.

Crynodeb Gweithredol

1. Mae The Environment Partnership (TEP) wedi'i gomisiynu i gynnal asesiad pen desg o'r amgylchedd hanesyddol i asesu'r effaith y byddai datblygiad arfaethedig ar safle sydd ar dir i'r de o Bryn Lane yn ei chael ar yr amgylchedd hanesyddol.

2. Mae'r amgylchiadau presennol yn dangos bod yr 1km o Ardal yr Astudiaeth yn cynnwys un ased hanesyddol dynodedig, sef ffermdy rhestredig Gradd II tua 560m i'r gogledd-orllewin o safle'r datblygiad arfaethedig. Ni fydd unrhyw effaith ar yr ased dynodedig hwn oherwydd y pellter rhwng safle'r datblygiad arfaethedig a'r adeilad.

3. Mae wyth ar hugain o asedau hanesyddol wedi'u cofnodi o fewn Ardal yr Astudiaeth, ac mae tri o'r rhain wedi'u lleoli o fewn safle'r datblygiad arfaethedig, yn cynnwys safle fferm Ridley Farm o'r 19eg ganrif, safle ffatri o ganol yr 20fed ganrif, a strwythur concrit o ganol yr 20fed ganrif sy'n dal i fodoli yng nghornel ogledd-ddwyreiniol safle'r datblygiad arfaethedig. Byddai unrhyw olion sy'n gysylltiedig â Ridley Farm a'r ffatri yn cwmpasu archeoleg o dan yr wyneb yn unig.

4. Mae mapiau hanesyddol a ffotograffau o'r awyr yn dangos bod safle'r datblygiad arfaethedig yn cael ei ddefnyddio at ddibenion amaethyddol yn bennaf hyd at ganol yr 20fed ganrif pan ddatblygwyd y safle a'r ardal i'r de yn ffatri Ordnans Brenhinol Marchwiail.

5. Asesir mai isel yw'r potensial y gallai asedau hanesyddol anhysbys â diddordeb archeolegol fod yn bresennol o'r cyfnodau cynhanesyddol, Rhufeinig, Canoloesol Cynnar a Chanoloesol. Mae potensial isel i gymedrol y gallai asedau hanesyddol anhysbys â diddordeb archeolegol fod yn bresennol o'r cyfnodau Ôl-ganoloesol a Modern.

6. Cadarnhaodd gwerthusiad prawf ar ffosydd fod olion o dan yr wyneb sy'n gysylltiedig â'r hen ffatri, ond ni ddaethpwyd o hyd i olion hen adeiladau yn gysylltiedig â Ridley Farm. Mae'n bosibl bod olion o dan yr wyneb o adeiladau fferm o'r 19eg ganrif wedi goroesi ym mhen gogleddol safle'r datblygiad arfaethedig, a fydd yn cael eu cadw yn y cynigion.

7. Bydd y strwythur concrit o ganol yr 20fed ganrif yn cael ei ddymchwel fel rhan o'r datblygiad arfaethedig. Mewn ymgynghoriad â Heneb: Archaeoleg Clwyd-Powys cadarnhawyd y dylid cynnal rhaglen o gofnodion archaeolegol o'r strwythur cyn ac yn ystod y gwaith dymchwel. Yn dilyn y gwerthusiad prawf ar ffosydd, mae Heneb wedi cadarnhau y dylid ymgymryd â rhaglen o waith archeolegol wedi'i dargedu cyn datblygu er mwyn cofnodi olion o dan yr wyneb sy'n gysylltiedig ag adeilad yr hen ffatri. Yn dilyn gwaith lliniaru, byddai effaith y datblygiad arfaethedig ar yr amgylchedd hanesyddol yn niwtral.

Introduction

1.1 This report provides a description of the historic environment baseline conditions for Land South of Bryn Lane, Wrexham. It has been commissioned by Net World Sports Ltd.

1.2 Mauna Kea Limited, a fully owned subsidiary of Net World Sports, proposes a full planning application for delivering high quality employment floorspace, housed within a single building alongside an improved access off Bryn Lane and landscaping.

1.3 The desk-based assessment has been undertaken in accordance with the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for historic environment desk-based assessment (CIfA, 2020).

Site Location

1.4 Land south of Bryn Lane, Wrexham is located at approximately National Grid Reference SJ 384 507 and covers an area of 3.2 hectares. This is referred to throughout this report as the proposed development site or 'The Site'.

1.5 The Site falls within the Wrexham Industrial Estate and is bounded by Bryn Lane to the north and a range of employment uses to the east, west, and south. Adjacent uses include warehouses used for leisure, distribution, manufacturing, and storage alongside the Kellogg's Factory which occupies a substantial footprint to the south-east of the Site.

1.6 The Site was historically used for manufacturing purposes and has since become grassland, which was previously grazed, alongside vegetation and trees. Other features on site include an area of slopping masonry forming a drain in the south-western corner, a disused concrete bunker in the north-eastern corner, and redundant fencing.

1.7 The local planning authority is Wrexham County Borough Council. The historic environment record relevant to this site is maintained by Heneb – the Trust for Welsh Archaeology, Clwyd-Powys Archaeology (formerly Clwyd-Powys Archaeological Trust) which also acts as archaeological advisors to the Wrexham County Borough Council.

Proposed Development

1.8 The proposed development site forms part of the Wrexham County Borough Council (WCBC) employment allocations.

1.9 The Proposed Development will include:

- 14,564 sq. m (GIA) of employment floorspace (Use Classes B2 and B8) alongside ancillary office floorspace (Use Class B1a)
- 146 car parking spaces (including 15 disabled car parking spaces)
- 30 cycle parking spaces within an external cycle store
- New landscaping
- Retention of a Strategic Ecological Network around the southern and eastern perimeter of the Site
- Improved access off Bryn Lane and new internal circulation roads

Aims and Objectives

1.10 The aim of this assessment is to provide:

- a description of the baseline historic environment conditions within the proposed development site,
- a description of the archaeological potential of the proposed development site, and
- an assessment of the significance of the known and potential historic assets, considering the contribution made by setting to that significance.

1.11 This report also provides an assessment of the likely effects of the proposed development on the known and potential historic assets.

1.12 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on historic assets that could arise from alteration or destruction of the historic assets, or development within their setting.

2.0 Policy context and guidance

Statutory Legislation

2.1 The statutory legislation most relevant to this report comprises:

- Historic Environment (Wales) Act 2023: This Act brings together the principal legislation for the conservation of the historic environment in Wales. It also replaces the Ancient Monuments and Archaeological Areas Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 in Wales. The Historic Environment (Wales) Act came into effect in November 2024.
- Hedgerow Regulations 1997: A local authority can prohibit the removal of an 'important' hedgerow. Hedgerows can be considered important on grounds of historic or archaeological value or association.

National Planning Policy

2.2 Planning Policy Wales (PPW) Edition 12 (2024) provides the national planning policy framework for the consideration of the historic environment and is supplemented by guidance in Technical Advice Note 24 and Cadw best practice guidance. The historic environment is discussed in Chapter 6: Distinctive and Natural Places, which recognises the importance of such areas and features to the Country.

2.3 Chapter 6 states that "[T]he special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right" (paragraph 6.0.2).

2.4 Section 6.1 deals specifically with The Historic Environment and includes the statement that "Any decision made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place" (paragraph 6.1.9).

2.5 PPW includes details for requirements of development proposals affecting Listed Buildings (paragraphs 6.1.10-13), Conservation Areas (paragraphs 6.1.14-17), Historic Parks and Gardens (paragraphs 6.1.18-19), Historic Landscapes (paragraphs 6.1.20-21), World Heritage Sites (paragraph 6.1.22) and Archaeological Remains (paragraphs 6.1.23-27).

2.6 PPW requires that a desk-based assessment (and/or field evaluation) is produced to support the planning application of a proposed development where archaeological remains have the potential to be affected (paragraph 6.1.26). This is to allow a full understanding of the impact of the proposed development on the significance of the historic asset.

Local Planning Policy

Wrexham Local Development Plan (LDP2) 2013-2028, Adopted December 2023

2.7 Wrexham County Borough Council (WCBC) have prepared a Local Development Plan (LDP). The LDP is a land use plan that sets out the planning requirements for achieving sustainable development in the Borough over the period 2013-2028. The LDP was adopted by the Council on 20th December 2023.

Policy SP9: Wrexham Industrial Estate

2.8 The Wrexham Industrial Estate is a primary focus for new employment development for B class employment and other ancillary related development. The policy seeks to protect a strategic ecological network across the estate to maintain ecological resilience of habitats and species but does not specify any heritage constraints or mitigation.

2.9 The following policy relates to the historic environment and is relevant to this document:

Policy SP15: Historic and Cultural Environment

2.10 Development will only be supported where it conserves, protects, and enhances cultural and historic assets of the Borough and their settings, including archaeological remains.

Guidance

2.11 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:

- Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2022),
- CIfA, *Standard and Guidance for Historic Environment Desk-based Assessment* (2020),
- IEMA, IHBC & CIfA, *Principles of Cultural Heritage Impact Assessment in the UK* (2021),
- Planning Policy Wales Technical Advice Note 24: the Historic Environment (2017),
- Cadw, *Conservation Principles for the sustainable management of the historic environment in Wales* (2011),
- Cadw, *Heritage Impact Assessment in Wales* (2017a), and
- Cadw, *Setting of Historic Assets in Wales* (2017b).

2.12 Technical Advice Note (TAN) 24: the historic environment (2017) provides guidance on how to consider the historic environment in development plans and planning decisions. It provides support for the policies in PPW.

2.13 Conservation Principles (Cadw, 2011) sets out Cadw's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.14 Cadw's Setting of Historic Assets in Wales (2017b) recommends a staged approach to assessing effects on setting comprising the following steps:

- Stage 1: Identify the historic assets that might be affected by a proposed change or development.
- Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.
- Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
- Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.
- Stage 5: Document the assessment.

3.0 Method

Study Area

3.1 Data was gathered for all designated historic assets within 1km of the proposed development site boundary. This allowed for the identification of the historic assets where the proposed development could affect the contribution of the historic asset's setting to its significance. This Study Area is proportionate to the scale of the proposed development and was informed by a preliminary appraisal of baseline data.

3.2 Data has also been gathered for all non-designated historic assets within the proposed development site boundary and a 1km buffer from the proposed site boundary. The Study Area has been designed to be fully inclusive of the proposed development site boundary to ensure that assets adjacent to the proposed development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the proposed development site.

Data Sources

3.3 The following sources were consulted:

- Cof Cymru - The National Historic Assets of Wales for current data on designated historic assets maintained by Cadw
- The Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), online historical photos, drawings, and reports
- The Historic Environment Record (HER) maintained by Heneb - Clwyd-Powys Archaeology
- Ordnance survey historic mapping provided by GroundSure
- National Library of Wales, Welsh Tithe Maps
- Archaeological Data Service for grey literature
- Research Framework for the Archaeology of Wales
- CPAT Historic Landscape Characterisation Project
- Aerial photographs and satellite images
- LiDAR data provided by ScalGo
- British Geological Survey (BGS) online mapping

3.4 The Historic Environment Record was consulted on the 22nd of April 2024.

Site Visit

3.5 The proposed development site was visited on 13th February 2024. A pro-forma record sheet was completed that recorded the following data:

- Date of survey
- Surveyor(s)
- Weather conditions
- Site description
- Known historic assets (noting presence or absence and condition)
- Archaeological potential
- Health and safety

3.6 A vantage point survey was also undertaken to determine those assets where the proposed development could affect the contribution made by setting to the asset's heritage significance. The survey was undertaken in accordance with the guidance in The Setting of Historic Assets (Cadw, 2017a). The survey considered:

- The nature of the physical surroundings in which the historic assets are experienced (including visual and functional relationships with other historic assets, formal design, openness, integrity and change over time);
- The way the assets are appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets); and
- The location, form and appearance of the development.

Assessing Heritage Significance

3.7 The significance of a historic asset will be described in terms of the value of the historic asset because of its heritage interest and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic) as defined in Conservation Principles (Cadw, 2011).

3.8 For designated assets (World Heritage Sites, Scheduled Monuments, some Listed Buildings and Registered Parks and Gardens, and Registered Battlefields), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.

3.9 The relative significance of each non-designated historic asset within the historic environment baseline will also be determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a historic asset, but a provisional one based on the asset's heritage values to provide an

analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated historic assets. In these cases, their relative importance means that they will be treated as if they are designated assets.

3.10 The methodology within this section has been developed with reference to the following guidance documents:

- Cadw (2011) Conservation Principles for the Sustainable Management of the Historic Environment in Wales
- IEMA, IHBC & CIfA (2021) Cultural Heritage Impact Assessment in the UK.
- Design Manual for Roads and Bridges (2020) LA 104 - Environmental assessment and monitoring.

Table 1: Criteria for Determining Heritage Significance

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I Listed Buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Scheduled Monuments, Grade II* Listed Buildings, Grade II* Registered Parks and Gardens, Registered Battlefield.
Moderate	Regionally important resources: Grade II Listed Buildings, Conservation Areas, non-designated historic assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values.
Low	Locally important resources: Non-designated historic assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/ or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

Assessing the effects of the proposed development

3.11 The effects of the proposed development have been determined by comparing the significance of the known historic assets (or potential for historic assets with archaeological interest) against the magnitude of likely effect. The significance of a

historic asset can be harmed or lost by alteration or destruction of the asset or development within its setting.

3.12 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the proposed development on historic assets in accordance with the following scale:

- **None:** no discernible change to any historic asset, of any significance
- **Minor:** minor adverse changes to the significance of a historic asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance
- **Moderate:** moderate adverse changes to the significance of a historic asset of low or moderate heritage significance.

Magnitude of Effect

3.13 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the historic asset against the predicted magnitude of effect. This includes the assessment of effects on the setting of historic assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.

3.14 The descriptions of magnitude of effect, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2: Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be partially changed.

Magnitude	Definition
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of Effect

3.15 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the historic assets affected.

Table 3: Significance of Effect

Magnitude	Importance of Receptor				
	Very High	**High**	**Moderate**	**Low**	**Negligible**
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/ None	Negligible or None	None	None	None	None

3.16 The nature of an effect can be classified as adverse, negligible (or neutral) or beneficial:

- **Adverse:** negative or disadvantageous effects to a historic asset,
- **Negligible or Neutral:** imperceptible or no effects to a historic asset,
- **Beneficial:** positive or advantageous effects to a historic asset.

Limitations of this Assessment

3.17 Monument data from the HER consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates

to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.

3.18 Due to these limitations, it is possible that previously unrecorded historic assets with archaeological interest could be present within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.

4.0 Baseline Conditions

Introduction

4.1 Drawings provided in support of the description of baseline conditions comprise:

- Drawing G10204.01.001: The location of known historic assets
- Appendix B - Ordnance Survey Historic Mapping

4.2 Time periods referenced in the text are as follows:

- Prehistoric
  - Palaeolithic: 500,000 -10,000 BC
  - Mesolithic: 10,000 – 4,000 BC
  - Neolithic: 4,000 – 2,500 BC
  - Bronze Age: 2,500 - 800 BC
  - Iron Age: 800 BC – AD 43
- Roman: 43 – 410
- Early Medieval: 410 - 1066
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

4.3 Abbreviations used are as follows:

- LB – Listed Building
- NDHA – Non-designated historic asset

4.4 Bracketed number (e.g., NDHA1) reference the unique identifying number allocated to historic assets in the Gazetteer and shown on Drawing G10204.01.001 (Appendix A).

Background and Context

Site Geology and Topography

4.5 The solid geology is recorded by the British Geological Survey as mudstone, sandstone and conglomerate of the Salop Formation overlain by a superficial deposit of Till, Divensian Diamicton.

4.6 The nearest borehole record is located west of the proposed development site boundary and records 1m of a dark brown sandy topsoil overlying 3m of a firm brown sandy clay which in turn overlay 16.5m of a firm brown sandy stoney clay.

4.7 The proposed development site is sloping at an elevation of approximately 36m above Ordnance Datum (aOD) at the northern part of the proposed development site. The ground level then drops to 27.4m aOD at the southern part of the proposed development site.

Archaeological and Historical Background

Palaeolithic & Mesolithic

4.8 The Palaeolithic and Mesolithic periods in Wales span a long period of time from the early Neanderthals present at Pontnewydd Cave some 230,000 years ago to the emergence of farming communities around 6,000 years ago. Archaeological evidence is rare for this period because of subsequent glaciations, the temporary nature of settlements resulting in ephemeral impacts on the landscape, and the use of natural materials which rarely survive in the archaeological record.

4.9 During the Mesolithic period, a warming climate and resultant sea-level rise covered large areas of former coastal land and this period saw the expansion of forests and woods. Evidence for human activity during the Mesolithic largely comprises stone tools associated with hunting such as scrapers, knives and microliths, as well as larger tools such as adzes and axes which are associated with tree felling and woodworking. Indirect evidence for human activity and impact on their environment includes environmental remains such as pollen, which is preserved in areas of peatland.

4.10 There is no evidence of this period within the Study Area.

Neolithic

4.11 In Britain the Neolithic period is characterised by the development of animal husbandry and the further clearance of forests through felling and burning, and the development from hunter-gatherers towards farming societies.

4.12 Archaeological work at nearby Borras Quarry (2km to north-west of the proposed development site) has provided evidence for a Neolithic settlement including pits and post holes with evidence for cooking activities, as well as a single cremation pit. The associated interim report (Grant and Jones, 2009) notes no structural evidence for buildings and that the majority of evidence for the Neolithic period in the region is derived from chance finds such as polished axes and scatters of worked flint.

4.13 There is no evidence of this period within the Study Area.

Bronze Age

4.14 The Bronze Age is much better represented in the archaeological record in Wales than the preceding periods and key indicators include a greater use of upland areas and the appearance of circular funerary monuments. The increased use of upland areas is attributed to improved temperatures and reduced fertility of valley soils due to previous agricultural use. The clearance of stones from fields to improve agricultural use and allow ploughing has resulted in groups of stones referred to as cairn fields. Evidence for field systems is indicated by the survival of stone walls and cairns, as well as environmental evidence in the form of crop pollen. Stone foundations for circular huts have also been recognised, though it is possible that some Bronze Age sites may have developed in the Iron Age. Other settlement indicators include flint tools and pottery sherds including distinctive beakers.

4.15 At Borras Quarry the archaeological excavation at the Neolithic site revealed a later phase of activity dating to the Bronze Age period (Grant and Jones 2009), suggesting that early sites become foci for later activity.

4.16 There is no evidence of this period within the Study Area.

Iron Age

4.17 The nucleation of settlements continued into the Iron Age. This period is characterised by prominent use of hillforts and fortified settlements with 30 hillforts being identified in the Clwyd region. Little evidence for Iron Age settlement outside of hillforts has been uncovered in Clwyd, however in other areas of Wales, evidence has been found for undefended settlements with associated field systems, enclosed farmsteads, isolated round huts, concentric enclosures, and palisades and earthworks.

4.18 The closest known asset is Bryn Alyn Camp (Cadw Ref. DE057), which is a Scheduled Monument and comprises an Iron Age hillfort located approximately 6.30km to the north-east of the proposed development site. The hillfort site comprises a defended enclosure occupying a natural promontory with the River Alyn flowing to its immediate west at the base of the hill. It is defined by three banks and an outer ditch with double ramparts facing east.

4.19 There is no evidence of this period within the Study Area.

Roman

4.20 The initial Roman invasion of Britain in 43AD was largely focused on the southern areas of England and did not directly impact the western areas of the island including Wales and Anglesey. The beginning of the Roman conquest in Wales was in 74AD. A fort network was designed and constructed for the purpose of military conquest and

rule. The Roman army reused and constructed many roads to connect this network. While several forts are known in Wales, no Roman forts are known in Clwyd.

4.21 The nearest Roman settlement is located 4km north-west of the proposed development site (Cadw Ref. DE013). Holt Roman Settlement consists of an extensive Roman industrial settlement occupying the slopes above the river Dee floodplain to the north-east of the present town of Holt.

4.22 There is no evidence of this period within the Study Area.

Early Medieval

4.23 The early medieval history of Wales and north-west Britain is poorly understood with relatively few finds or sites of this period being recorded in the Historic Environment Record of east and north-east Wales (RFAW 2016). To the west of the modern country border between England and Wales developed the Kingdom of Gwynedd and parts of the Clwyd area were part of the Kingdom of Powys. To the east of the border rose the Kingdom of Mercia in the 7th century. The presence of Offa's Dyke and Wat's Dyke demonstrate the instability and tension of this border region.

4.24 Approximately 6km north-west of the proposed development site is a stretch of Wat's Dyke (DE221). This is an early historic boundary marker, probably associated with the border of the kingdom of Mercia. Wat's Dyke consists of an earthen bank, often utilising local topography and fronted, where it survives, by a ditch to the west. The size of the surviving earthworks varies considerably, reflecting differences in preservation and probably also in the original scale of construction.

4.25 There is no evidence of this period within the Study Area.

Medieval

4.26 By the time of the Norman Conquest of England in 1066, Wales was fragmented into many kingdoms, with independent rulers, though with a common language and laws. By the 13th century the princes of Gwynedd ruled the entire country but the campaigns by the English King Edward I in 1272, lead to the English monarchy ruling Wales.

4.27 Approximately 3km north-west of the proposed development site is Holt Castle (DE106). The monument consists of the remains of a castle, dating to the medieval period. Holt Castle was built between 1282-1311 by John de Warenne and his grandson, successive Earls of Surrey following the defeat of Llywelyn ap Gruffudd, Prince of Wales, and demolished between 1675-83.

4.28 During the medieval period, villages were usually set within an open field system with commons. An open field system is composed of unenclosed cultivation strips arranged within a number of 'great fields', usually two or three, which were used in

rotation so that the unused portion could recoup nutrients through pasturing. The practice of ploughing these individual strips resulted in the recognisable ridge and furrow.

4.29 Within the Study Area, evidence of medieval activity comprises ridge and furrow (**NDHA1-2**) located over 800m from the proposed development site and a holloway (**NDHA3**) located approximately 970m to the north-west of the proposed development site.

Post Medieval

4.30 The post-medieval period was one of radical change in Wales. The suppression of the monasteries completed in 1539 produced wholesale reorganisation of the economy, the foundation or expansion of great secular estates and the beginnings of diverse building traditions.

4.31 The Civil War is known to have had a profound impact on Wales. During the Civil War the castle at Holt was a focal point of conflict, changing hands on several occasions, being besieged and taken for the Parliament in 1643 and retaken by Royalists in 1646.

4.32 In the 18th century, Wrexham was an active participant in the industrial revolution. It was known for its leather and wool industry. In the early 19th century, the wool industry died out. Other industries such as brewing, leather working, steel working, brick making, and coal mining prospered in the area (Local Histories, 2021).

4.33 The landscape surrounding Wrexham during the Post Medieval period was largely agricultural, characterised by dispersed farmsteads and hamlets. The Grade II listed New Holt Lodge Farm (**LB1**), located 500m to the north-west of the proposed development site is an example of the continuing agricultural character of the area, having originally been built in the 17th century, and remodelled in the early 19th century. Another example of one of these farmsteads is the site of Ridley Farm (**NDHA17**) which is located adjacent to Bryn Lane in the north of the proposed development site. This farm is shown on the Tithe Map of 1845 (Figure 1).

Modern

4.34 Three aircraft crash sites dated to the 1940s and associated with activity at RAF Wrexham are recorded within the wider Wrexham area, however none are recorded within the site or its immediate vicinity.

4.35 The modern Wrexham Industrial Estate (**NDHA23**) occupies the site of the former Marchwiel Royal Ordnance Factory (**NDHA24**) for which construction began in 1939. The site is recorded as having covered an area of 1,400 acres and employed 13,000 workers. It was served by an internal railway system which branched from the former Cambrian railways line between Ellesmere and Wrexham. The site was used to

manufacture cordite, an explosive propellant for shells. Aerial photographs of the site from the 1950's (Coflein, 2024) demonstrate that the buildings and facilities were spread out across a large area as a safety measure and were designed to be resistant to bombs and explosives with thick walls, minimal openings and surrounded by earth banks to deflect blasts and direct any explosions away from surrounding buildings (Wrexham History 2024). Farm buildings encompassed within the site were retained and the main buildings were camouflaged. The site was defended against air and ground attack with multiple pillboxes on the ground and the proximity of the nearby RAF Wrexham which housed a fighter squadron. Several of the former buildings, now derelict, are recorded as being still extant within the industrial site.

4.36 Wrexham Industrial Estate is one of the largest industrial estates in Europe and it covers approximately 550 hectares (**NDHA23**). The site has grown from the former Royal Ordnance Factory and includes Weddells Pharmaceuticals Factory (**NDHA22**) which was built in the 1970s.

4.37 Two non-designated historic assets were identified on aerial photographs from 1958 and historic mapping dating between 1960-1962 comprising the site of an unnamed factory (**NDHA25**) in the eastern part of the proposed development site. The factory is not labelled or named until 1974 where it is noted as a clothing factory. A concrete structure is located in the north-eastern corner of the proposed development site and may have been associated with the former Royal Ordnance Factory (**NDHA26**). The factory was demolished in the late 20th century however the concrete structure remains extant.

Previous Archaeological Events

Land South of Bryn Lane, Wrexham

4.38 A programme of trial trench evaluation has been undertaken within the proposed development site to inform the planning application (OAN, 2024). This comprised the excavation of six trenches targeting the site of former buildings associated with Ridley Farm (**NDHA17**) and the factory (**NDHA25**). Due to the presence of a bund and established trees the northern area of the former farm was not included in the evaluation. The work was carried out in accordance with an approved Written Scheme of Investigation (TEP, 2024).

4.39 Six trenches were excavated targeting the sites of buildings shown on historic mapping. No features were identified in the trenches targeting Ridley Farm suggesting complete demolition and removal of those structures. In the area of the former factory the trenches revealed structural remains comprising red brick and concrete wall foundations.

Land North of Bryn Lane, Wrexham

4.40 An archaeological trial trench evaluation was carried out on 36 hectares of land to the North of Bryn Lane, Wrexham following the results a geophysical survey. The geophysical (magnetometer) survey (WYAS, 2022) revealed various anomalies, the majority of which were of agricultural origin including ridge and furrow cultivation, former field boundaries, ponds and/or marl pits and modern agricultural regimes.

4.41 The subsequent trial trench evaluation revealed the remains of four former field boundaries and seven marl pits/ponds of post-medieval and modern date. The evaluation did not identify other features of archaeological interest (Salford Archaeology, 2024).

Historic Map Regression

4.42 Historic mapping shows the proposed development site was in use as a farm (**NDHA17**) and agricultural land during the 19th and early 20th century. The proposed development site was then partially developed into a factory, which historic mapping shows from 1960. It is unclear if this factory was associated with the Marchwiel Royal Ordnance Factory and was later repurposed as a clothing factory (**NDHA25**). A concrete structure (**NDHA26**) was noted during the site visit and is depicted on historic maps from 1949. The factory and Ridley Farm were demolished in the latter half of the 20th century.

Figure 1 1845 Gresford Parish Tithe Map © The National Library of Wales.

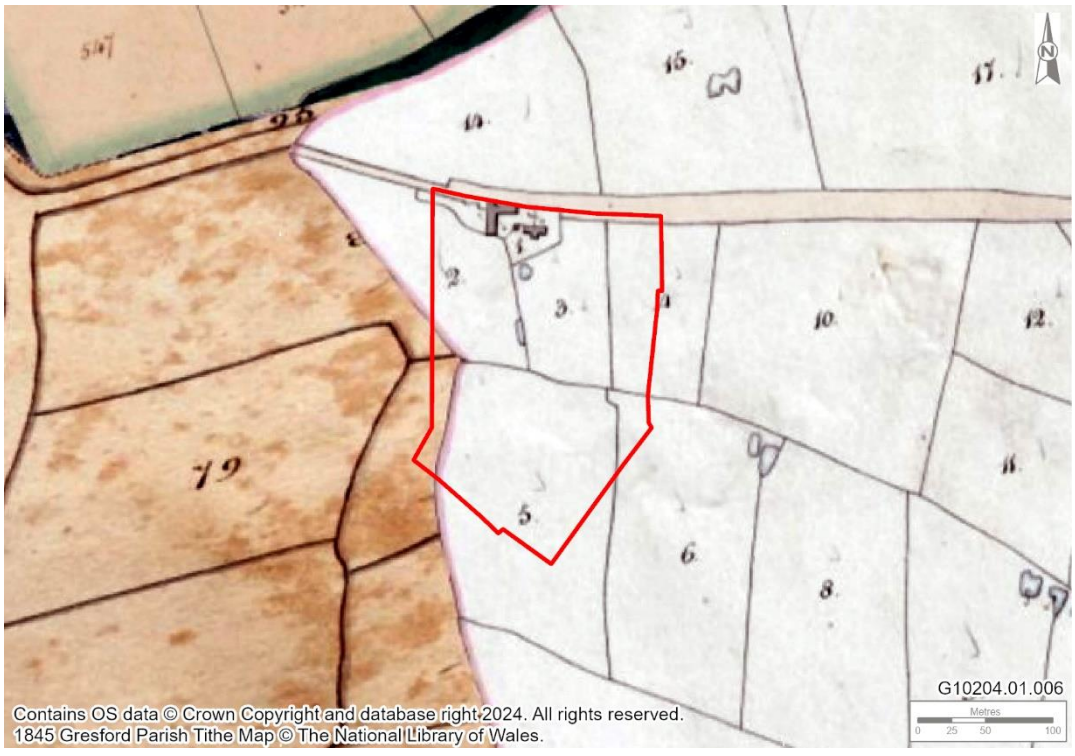


Table 4: Historic Map Regression

Map	Description
1845 Gresford Parish, Ridley Township Tithe Map (Figure 1)	The proposed development site lies within a rural landscape with scattered farmsteads. The proposed development site comprises five parcels of land which are numbered 1-5 on the tithe map. The occupier of the house buildings, garden and of all five plots is William Dutton, James Sydney Darvell Clerk and Fletcher Fleming Clerk. The landowners are Thomas Griffith Parkins Esquire the heirs of the late George Boscawen Esquire. Parcel 1 is located at the northern boundary of the proposed development site and shows an L-shaped building with a smaller square building and a T-shaped building to the east. Parcel 2 is irregular in shape and a pond is visible along the western field boundary. Parcel 3 is regular in shape and a pond is noted within this field. Parcels 4 and 5 are regular in shape with no notable features.
OS County Series 1:10,560 1872	The proposed development site shows no discernible changes to the field boundaries. The buildings visible on the tithe map are labelled as Ridley Farm (**NDHA17**) and there are no visible changes to the L-shaped building. To the east of the L-shaped building, the T-shaped building is now two buildings with small buildings to the west and south. A pond is visible along the western boundary of the proposed development site and the pond noted in Parcel 2 is not visible. The pond in Parcel 3 remains visible on the map.
OS County Series 1:2,500 1873	The proposed development site shows no changes to the field boundaries. The buildings comprising Ridley Farm (**NDHA17**) remain unchanged.
OS County Series 1:10,560 1898-1900	The proposed development site shows no discernible changes to the field boundaries. The buildings comprising Ridley Farm (**NDHA17**) have been altered in shape. The former L-shaped building is now broadly F-shaped. There are no other visible changes.
OS County Series 1:2,500 1899	There are no discernible changes to the proposed development site or surrounding area.

Map	Description
OS County Series 1:10,560 1909-1914	The proposed development site shows no discernible changes to the field boundaries. There is an additional building to the west of the F-shaped building at Ridley Farm (**NDHA17**) which is rectangular in shape. The pond at the western edge of the site boundary and the pond south of Ridley Farm are both visible. There are no discernible changes to the wider area.
OS County Series 1:2,500 1912	There are no discernible changes to the proposed development site or surrounding area.
OS County Series 1:10,560 1949	The proposed development site has undergone extensive change. Ridley Farm (**NDHA17**) occupies the northern part of the proposed development site. South of Ridley Farm, the proposed development site is now three fields, and numerous footpaths cross the proposed development site. The eastern half of the proposed development site is now occupied by a large unnamed factory (**NDHA25**) which extends outside of the proposed development. The wider area has also undergone extensive development associated with the expansion of Wrexham Industrial Estate (**NDHA23**) which is repurposing the land and buildings formerly occupied by the Marchwiel Royal Ordnance Factory. The land north of the site remains rural and undeveloped.
Aerial Photograph, 1958 (6432533 Royal Air Force Aerial Photography Collection)	To the east of Ridley Farm, there is now an access track leading from Bryn Lane into the proposed development site, which travels south to the unnamed factory (**NDHA25**). East of Ridley Farm and the access track, the map shows a square structure of undetermined use (**NDHA26**).
OS County Series 1:2,500 1960-1962	There are additional buildings associated with Ridley Farm (**NDHA17**). The wider area has undergone further development with additional factories and a mineral railway to the south of the proposed development site. The land north of the site remains rural and undeveloped.
OS County Provisional 1:10,560 1960-1964	There are no discernible changes to the proposed development site. The wider area has undergone further development associated with Wrexham Industrial Estate (**NDHA23**). The land north of the site remains rural and undeveloped.
OS National Grid 1:2,500 1961-1964	There are no discernible changes to the proposed development site or the wider area.

Map	Description
OS County Provisional 1:10,560 1968	There are no discernible changes to the proposed development site or the wider area.
OS National Grid 1:2,500 1974	Ridley Farm (**NDHA17**) remains at the northern part of the proposed development site, along with the concrete structure (**NDHA26**) and factory which is now labelled as a clothing factory (**NDHA25**). There are no discernible changes to the wider area.
OS National Grid 1:10,000 1979-1982	Ridley Farm (**NDHA17**) and the concrete structure (**NDHA26**) are no longer depicted on the historic mapping. The factory remains within the proposed development site. Within the wider area, Wrexham Industrial Estate (**NDHA23**) has expanded to the south and west of the site. The land north of the site remains rural and undeveloped.
OS National Grid 1:2,500 1982	There are no discernible changes to the proposed development site or the wider area.
OS National Grid 1:10,000 1992	The proposed development site is now cleared of all buildings and there are no notable features within the site boundary. The proposed development site appears as one field with no field boundaries.

LiDAR and Aerial Imagery

4.43 LiDAR data shows no discernible features associated with Ridley Farm (**NDHA17**), the concrete structure (**NDHA26)** or the later factory (**NDHA25**) that occupied the eastern portion of the proposed development site from 1950's to the 1990's. It is unclear if the concrete structure present on the proposed development site is the same structure depicted on aerial imagery and historic mapping. Historic mapping and photographs show the structure is square in plan, whilst the extant structure present on the site only retains three sides, being open to the north.

Figure 2 LiDAR Imagery of the proposed development site © ScalGo.

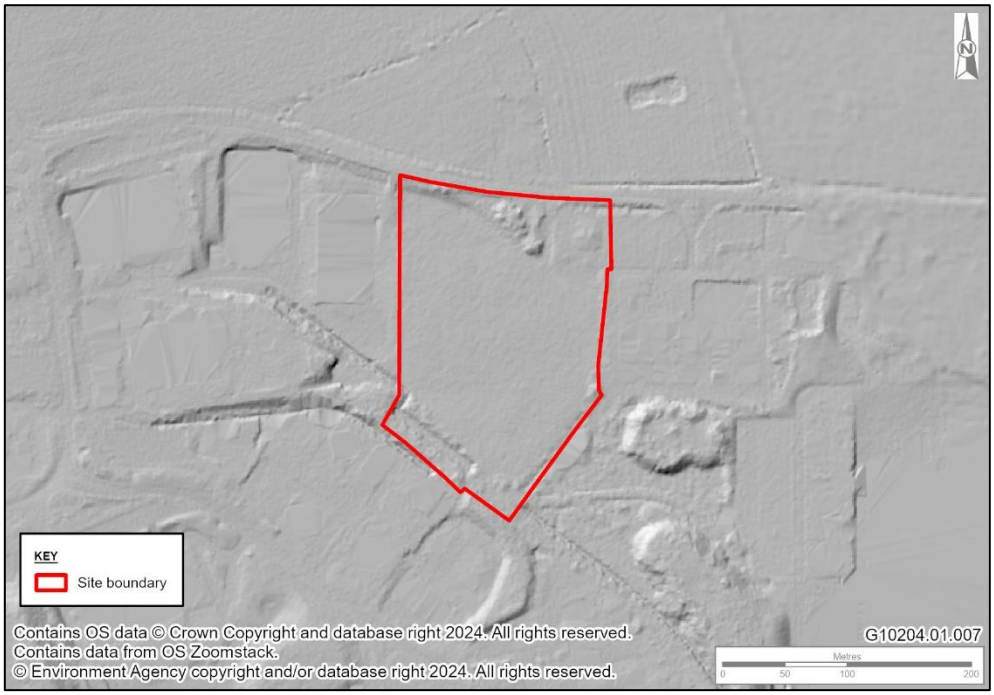


Figure 3 Aerial view of Marchwiel Royal Ordnance Factory circa 1958, showing approximate extent of the proposed development site © Coflein



Landscape Character

4.44 Natural Resource Wales records the landscape character of the proposed development site as a modern industrial estate, occupying the former site of the Royal Ordnance Factory Marchwiel, on the eastern edge of modern Wrexham. Although heavily redeveloped with mixed industrial units and a small number of private houses, a number of bunkers and pillboxes relating to the ROF survive. Prior to this development the area had been agricultural (Natural Resource Wales, 2017).

Important Hedgerows

4.45 Historic mapping from the mid-19th century demonstrates that hedgerow boundaries were formerly present within the proposed development site however these were all removed in the mid-20th century. As such there are no important hedgerows within the proposed development site. The boundary hedgerows surrounding the proposed development site have also been removed during the expansion of Wrexham Industrial Estate.

Site Visit

4.46 The proposed development site was visited on 13th February 2024. The proposed development site comprises a single parcel of land, currently grassed (Figure 8). It is bounded to the north by Bryn Lane, and industrial sites to the east, south and west, separated by fences with trees and hedgerow. There was also a wooden post and rail fence which split the site (Figure 9).

4.47 To the south of the southern site boundary is a large concrete drain (Figure 10), which is likely to have been part of the Royal Ordnance Factory (**NDHA24**).

4.48 The concrete structure (**NDHA26**) is located in the north-east corner of the proposed development site. The area was very overgrown with trees and brambles (Figure 4) and access around and into the structure is very limited due to its dangerous and unstable condition.

4.49 A limited survey of the structure complemented by information derived from an asbestos survey shows that it has only a partial below-ground element, seeming to extend a maximum 1m below the surrounding level, and is constructed from concrete blocks rather than reinforced concrete as would be typical of structures such as pillboxes and battle headquarters. The plan form is difficult to clearly determine due to overgrowth but appears to comprise two interconnected linear structures with simple access points. On mid-20th century Ordnance Survey mapping the structure is shown simply as a square with hachures.

4.50 The proximity to the Royal Ordnance Factory (**NDHA24**) and un-named factory (**NDHA25**) suggests that it is likely associated with that facility though as a peripheral

structure. It is located very close to the road and examination of aerial photographs (Figure 3) suggests that there was a track between Bryn Lane and the structure but not between the structure and the factory.

4.51 The use of concrete blocks rather than reinforced concrete appears to preclude the interpretation of the structure being an air raid shelter however without further investigation the function is uncertain.

4.52 There were no views out of the site due to the surrounding buildings and trees. No earthworks were observed, but occasional building material such as concrete was observed within the overgrown boundary areas, including the area of the former Ridley Farm (**NDHA17**).

*Figure 4 View west of concrete structure (**NDHA26**).*



*Figure 5 View of concrete structure (**NDHA26**).*



*Figure 6 View of concrete structure (**NDHA26**).*



*Figure 7 Partial view of concrete structure interior from entrance, showing concrete block construction and shallow depth of the structure's base (**NDHA26**).*



Figure 8 View north-west across the proposed development site.



Figure 9 View north of fence which currently splits the proposed development site.



Figure 10 Concrete drain south of the proposed development site.



5.0 Known Historic Assets within the Study Area

Designated Historic assets within Study Area

5.1 There is one designated historic asset within the Study Area, comprising a Grade II listed building, which is of moderate (regional) heritage significance (refer to G10204.01.002B).

- **LB1** - New Holt Lodge Farm (Cadw Ref. 1541).

5.2 New Holt Lodge Farm is located approximately 580m to the north-west of the proposed development site and it is not considered to be within its setting.

Non-designated Historic Assets within Study Area

5.3 There are twenty-six non-designated historic assets within the Study Area which are of up to low (local) heritage significance. Three are located within the site bounds: **NDHA17**, **NDHA25**, and **NDHA26** (refer to G10204.01.002B).

5.4 There are three non-designated historic assets dated to the Medieval period which are of low (local) heritage significance within the Study Area.

- **NDHA1 –** Bryn Villa Ridge and Furrow.
- **NDHA2 –** Erlas Black Wood Ridge and Furrow.
- **NDHA3 –** Bryn Villa Holloway.

5.5 There are fifteen Post Medieval non-designated historic assets of low (local) heritage significance unless otherwise stated.

- **NDHA4 –** Bryn Villa Marl Pit.
- **NDHA5 –** Erlas Hall Pond III.
- **NDHA6 –** Erlas Hall Ridge and Furrow III.
- **NDHA7 –** Holt Lodge Farm.
- **NDHA8 –** Holt Lodge Farm (Traditional Farm Building).
- **NDHA9 –** Holt Lodge Well.
- **NDHA10 –** Hugmore House Ridge and Furrow.
- **NDHA11 –** Little Bryn Farm Building.
- **NDHA12 –** Llan y Pwll Orchard.
- **NDHA13 –** Llan y Pwll Barn 1.
- **NDHA14 –** Llan y Pwll Barn 2.
- **NDHA15 –** Spring Grove Farm Building.

- **NDHA16 –** Spring Grove Farm Building.
- **NDHA17 –** Site of Ridley Farm, of negligible heritage significance.
- **NDHA18** – Croes Iocyn.

5.6 There are eight non-designated historic assets dated to the Modern period which are of low (local) heritage significance unless otherwise stated.

- **NDHA19 –** Spring Grove Air Crash Site, of negligible heritage significance.
- **NDHA20 –** Francis Lane Air Crash Site, of negligible heritage significance.
- **NDHA21 –** Holt Lodge Farm Air Crash Site, of negligible heritage significance.
- **NDHA22 –** Weddells Pharmaceuticals Factory.
- **NDHA23 –** Wrexham Industrial Estate.
- **NDHA24 –** Marchwiel Royal Ordnance Factory.
- **NDHA25 –** Site of Unnamed Factory, of low heritage significance.
- **NDHA26 –** Concrete structure, of moderate heritage significance.

Archaeological Potential

5.7 It is assessed that there is a low potential for unknown historic assets with archaeological interest to be present from the prehistoric period. If any unknown prehistoric assets are present within the proposed development site these are likely to be of low (local) heritage significance.

5.8 It is assessed that there is low potential for unknown historic assets with archaeological interest to be present from the Roman, Early Medieval and Medieval periods within the proposed development site. If any unknown assets are present within the proposed development site these are likely to be associated with the agricultural use of the land such as field boundaries, which would be of low (local) heritage significance.

5.9 It is assessed that there is a low potential for unknown historic assets with archaeological interest to be present from the Post Medieval period within the proposed development site. Historic mapping shows Ridley Farm (**NDHA17**) occupied the northern part of the proposed development site from at least 1845 and remains associated with this farm may be present. The baseline data records ridge and furrow, marl pits, ponds, wells and orchard which details the wider area's use as an agricultural landscape during the Post Medieval period. If any unknown assets are present within the proposed development site these are likely to be field boundaries or other evidence of agricultural activity which would be of low (local) heritage significance.

5.10 It is assessed that there is a moderate potential for unknown historic assets with archaeological interest to be present from the Modern period within the proposed development site. Historic mapping shows the site was part of the land occupied by the Royal Ordnance Factory and included a factory building (**NDHA25**) and a concrete structure (**NDHA26**). The construction of the factory buildings may have truncated or removed any earlier unknown historic assets. If any unknown assets are present within the proposed development site these are likely to be the remains of buildings associated with the factory, field boundaries or other evidence of agricultural activity which would be of low (local) heritage significance.

6.0 Discussion and Conclusions

Summary of baseline conditions

6.1 The northern part of the proposed development site was historically a farmstead, comprising Ridley Farm (**NDHA17**) which was detailed on historic mapping as being present on the site until the late 20th century. The proposed development site changed in use from agriculture to industrial use during the mid-20th century. The site was part of the extensive Royal Ordnance Factory (**NDHA24**) facility which was replaced following its closure in 1945 by the Wrexham Industrial Estate (**NDHA23**). The site included a factory (**NDHA25**) which was part of the Royal Ordnance Factory, and a concrete structure of uncertain function, possibly an air raid shelter (**NDHA26**).

6.2 There is one designated historic asset within the Study Area (**LB1**) which is New Holt Lodge Farm. It is dated to the Post Medieval period and is of moderate (regional) heritage significance. There are twenty-six non-designated historic assets within the Study Area (**NDHA1-26**) which are dated from the Medieval to the Modern periods and are of at most low (local) significance, with the exception of (**NDHA26**) which has been assessed as moderate (local) significance.

Identification of Impacted Historic Assets

6.3 In accordance with step 1 of The Setting of Historic Assets (Cadw, 2017b), "identify the historic assets that might be affected by a proposed change or development", this assessment considers that the proposed development site has the potential to impact the following recorded historic assets (refer to G10204.01.002B):

- Site of Ridley Farm (**NDHA17**)
- Site of Unnamed Factory (**NDHA25**)
- Concrete Structure (**NDHA26**)

6.4 The proposed development may also impact upon unknown historic assets with archaeological interest, as it was assessed that there was an up to moderate potential for these to be present within the redline boundary.

6.5 This assessment considers that the proposed development site will not impact the settings of any historic assets within the Study Area.

Assessment of Heritage Significance

Site of Ridley Farm (**NDHA17**)

6.6 Historic mapping shows the northern part of the site was occupied by Ridley Farm from at least 1845 and is visible on the parish tithe map, through to mapping dated to 1982 and was removed in the late 20th century. Targeted trial trenching did not

encounter any remains of the former buildings within the area surveyed, suggesting complete demolition of the structures. It is possible that remains may be present within the northern area of the proposed development site which is occupied by a bund. Ridley Farm (**NDHA17)** has been assessed as being of negligible heritage significance. Any below ground remains, if present, would be of low (local) heritage significance.

Site of Unnamed Factory (**NDHA25**)

6.7 Historic mapping dated to 1949 shows that a factory was established on the eastern part of the proposed development site and was removed during the late 20th century. Targeted trial trench evaluation revealed below ground remains associated with the site including brick and concrete wall foundations. It has been assessed as low (local) heritage significance.

Concrete Structure (**NDHA26**)

6.8 Examination of 1950s aerial photos and 1960s historic mapping demonstrates the presence of a structure in the north-east corner of the proposed development site. This structure, which remains extant but is in poor condition, is likely associated with the Royal Ordnance Factory (**NDHA24**) and possibly a nearby factory building (**NDHA25**) which was demolished in the later 20th century. Due to lack of safe access and excess vegetation it was not possible to examine the structure in detail and its function is uncertain. A potential function as an air raid shelter has been suggested due to its partly below-ground construction, though the use of concrete blocks rather than reinforced concrete would suggest otherwise.

6.9 It is assessed to be of moderate (regional) heritage significance due to its evidential value as a possible surviving structure of the former Marchwiel Royal Ordnance Factory.

*Setting of Concrete Structure (**NDHA26**)*

6.10 The section is in accordance with step 2 of The Setting of Historic Assets (Cadw, 2017b) “Define and analyse the settings to understand how they contribute to the significance of historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced”.

6.11 The concrete structure was formerly set within an active industrial landscape. A factory was located within the proposed development site and both the factory and concrete structure may have been associated with the Marchwiel Royal Ordnance Factory. Following the end of the Second World War, the buildings associated with the ROF were repurposed. The factory that was on the site was demolished in the later 20th century and the land south of the concrete structure became pastoral land which has not changed in use since the demolition of the factory.

6.12 The setting of the concrete structure makes no contribution to its heritage significance.

Unknown Archaeological Remains

6.13 It is considered that any unknown historic assets that may be present within the proposed development site will likely be associated with the Post Medieval and Modern agricultural and industrial use of the landscape and would be of low (local) heritage significance.

Assessment of Effects

Development Proposals

6.14 The proposed development site lies within the Wrexham Industrial Estate and is a primary focus for new employment development for B class employment and other ancillary related development under Policy SP9 (Wrexham County Borough Council, 2023).

6.15 The Proposed Development will deliver high quality employment floorspace, housed within a single building alongside an improved access off Bryn Lane and landscaping.

6.16 The proposed development will include:

- 14,564 sq. m (GIA) of employment floorspace (Use Classes B2 and B8) alongside ancillary office floorspace (Use Class B1a)
- 146 car parking spaces (including 15 disabled car parking spaces)
- 30 cycle parking spaces within an external cycle store
- New landscaping
- Retention of a Strategic Ecological Network around the southern and eastern perimeter of the Site
- Improved access off Bryn Lane and new internal circulation roads

Direct Effects

6.17 Direct effects of the proposed development may arise from the excavations required for foundations, utilities and landscaping. Construction activities are likely to result in direct impacts on archaeology where intrusive ground works interact with known or potential archaeological deposits.

Site of Ridley Farm (**NDHA17**)

6.18 The proposed development site encompasses the site of Ridley Farm (**NDHA17**) which is assessed as being of negligible heritage significance. The historic core of

the farmstead was located adjacent to Bryn Lane and is presently covered by a bund with established trees. This area will be largely unaffected by the proposed development and is within an area of proposed soft landscaping. Trial trench evaluation targeting outlying structures associated with the farm did not encounter any below ground remains. A footpath will be created to connect from Bryn Lane to the site and will pass through the former farm area. It is anticipated therefore that the magnitude of effect of development would be low.

Site of Unnamed Factory (**NDHA25**)

6.19 The proposed development site encompasses the site of the unnamed factory. Below-ground remains associated with the former factory were confirmed through trial trench evaluation. It is anticipated that there will be a high magnitude of effect resulting in total removal of the remains which are of low (local) heritage significance.

Concrete Structure (**NDHA26**)

6.20 The concrete structure is proposed to be fully removed as part of the proposed development. The removal of these remains is a high magnitude of effect.

Unknown Archaeological Remains

6.21 The development proposals could result in the removal of any unknown historic assets with archaeological interest which may be present within the proposed development site. The removal of these potential remains would be of up to high magnitude of effect.

Indirect Effects

6.22 The indirect effects of the proposed development are the impacts upon the setting of historic assets, in other words, how the development impacts upon the way the landscape and the historic assets are experienced.

6.23 There will be no setting impact to any designated historic asset within the study area.

Significance of Effects

6.24 The significance of effect has been determined by comparing the magnitude of effect against the relative sensitivity of the historic asset affected, as per Table 3 of this document.

Site of Ridley Farm (**NDHA17**)

6.25 Ridley Farm has been assessed to be of negligible significance with a low magnitude of effect. Therefore, the significance of effect is **negligible**.

Site of Unnamed Factory (**NDHA25**)

6.26 The unnamed factory has been assessed to be of low (local) heritage significance with an up to high magnitude of effect. Therefore, the significance of effect is **low adverse**.

Concrete Structure (**NDHA26**)

6.27 The concrete structure has been assessed to be of moderate (regional) significance. The structure lies within an area of proposed retained ecological corridor and will be demolished as part of the proposed development. Demolition would constitute a high magnitude of effect, and the significance of effect would be **moderate adverse**.

Unknown Archaeological Remains

6.28 Potential unknown historic assets of archaeological interest have been assessed to be of low (local) heritage significance, with up to high magnitude of effect. Therefore, the significance of effect is **low adverse**.

Mitigation or Recommendation

6.29 The fourth stage of the assessment as set out in Setting of Historic Assets in Wales (Cadw, 2017) is to, *if necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.*

6.30 The concrete structure (**NDHA26**) has been assessed as being of moderate heritage significance due to its historic and evidential value as a possible surviving structure of the former Marchwiel Royal Ordnance Factory. The structure will be demolished as part of the proposed development. Consultation with Heneb - Clwyd-Powys Archaeology has confirmed that archaeological recording should be undertaken to Historic England Level 3 standards (Historic England, 2016) and should comprise an initial record prior to demolition, supplemented by further recording in the form of monitoring during demolition to record the internal arrangement and form of construction.

6.31 Following the results of the trial trench evaluation, consultation with Heneb - Clwyd-Powys Archaeology has confirmed that a targeted strip, map and sample excavation should be carried out on the site of the former factory (**NDHA25**) prior to development.

6.32 This archaeological work is recommended in accordance with paragraph 6.1.27 of PPW (2024), TAN 24 and policy SP15 of the Wrexham Local Plan (2023), to mitigate the predicted effects in relation to any unknown below-ground archaeological remains in a manner that is proportionate to their significance and the predicted level of impact.

6.33 The scope of the archaeological works would be set out in a Written Scheme of Investigation (WSI) to be approved by Heneb - Clwyd-Powys Archaeology. A carefully designed programme of archaeological works which sets out specific research questions, would advance understanding of the significance of the known, and any as yet unknown heritage assets that are affected by the proposed development, in a manner that is proportionate to their importance and impact. Any recovered evidence would be made publicly available through reporting and an archive commensurate to the findings.

Conclusion

6.34 It has been assessed that the proposed development will have an up to moderate adverse impact on identified heritage assets, notably the concrete structure (**NDHA26**) and below-ground archaeological remains (**NDHA 25**). Following the implementation of mitigation the proposed development would have a neutral impact on the historic environment.

Archive

6.35 This report will be deposited with the HER via the HEDDOS submission portal following review of the report. The full digital archive will be submitted to the National Monuments Record and the RCAHMW in accordance with their submission guidelines. The data management plan and an archive content list are included as appendices to this report (Appendix C and Appendix D).

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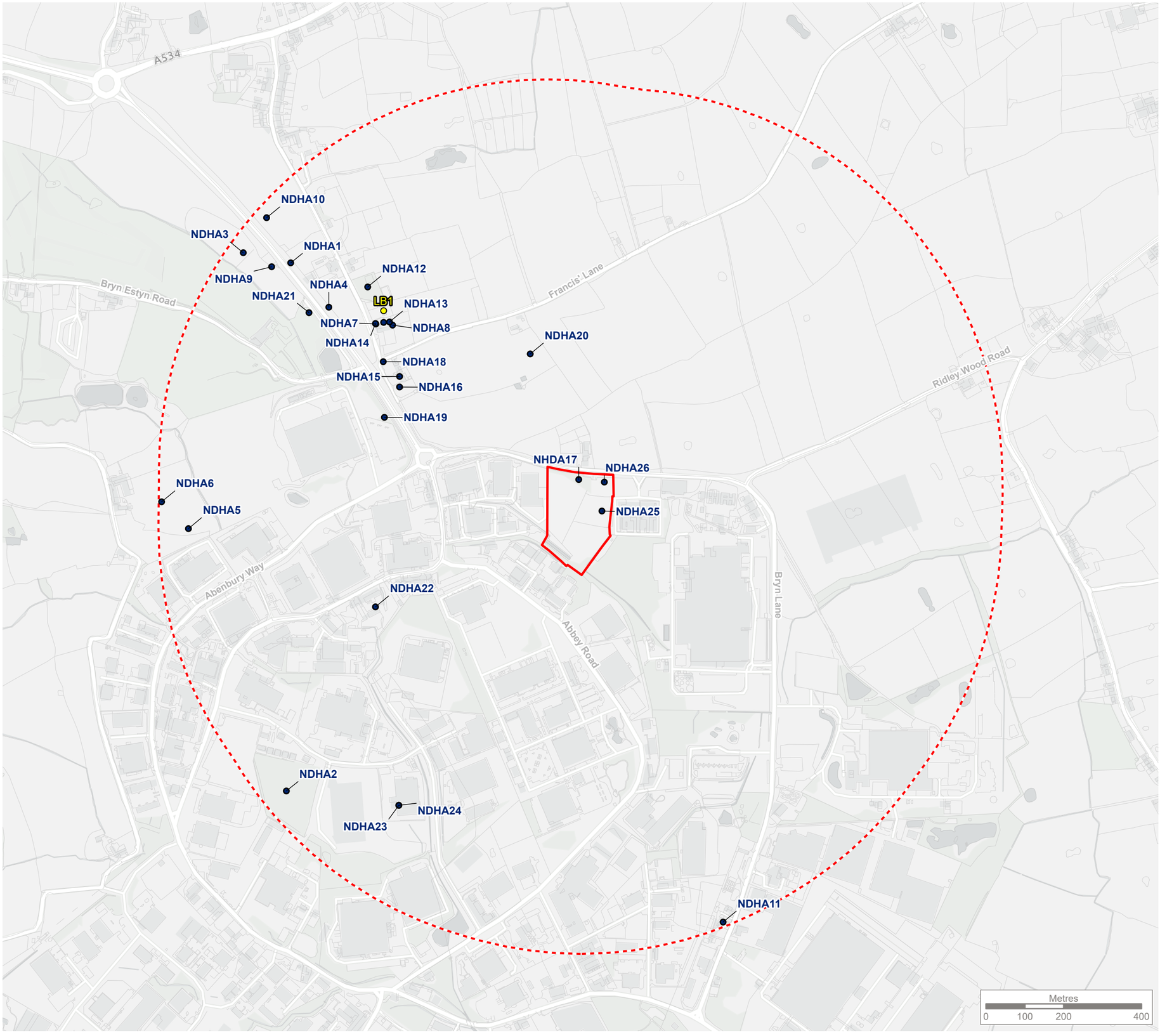
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Appendix A: Gazetteer of Known Historic Assets



KEY

- Site boundary
- Site boundary - 1km buffer

Designated Heritage Assets

- Grade II Listed Building

Non-designated Heritage Assets

- NDHA point

Note

This map contains data from the following sources:
- Designated Historic Asset GIS Data, The Welsh Historic Environment Service (Cadw), 2024.
- Contains Clwyd-Powys Historic Environment Record data, Enquiry Number: E6919 © The Clwyd-Powys HER Charitable Trust and database right 2024.

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Rev	Description	Drawn	Approved	Date
B	Updated site boundary	SP	CL	23/10/2024
A	Updated basemapping.	IJ	CL	24/06/2024

THE ENVIRONMENT PARTNERSHIP
The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Land South of Bryn Lane

Title
Location of Known Heritage Assets

Drawing Number
G10204.01.002B

Drawn	Checked	Approved	Scale	Date
CW	BJ	CL	1:10,000 @ A3	24/10/2024

TEP ID	HER ID	Cadw Ref	Name and Description	Grade	Type m,m,	Date	Significance
LB1	36745	1541	New Holt Lodge Farm, also known as Llan y Pwll, Hugmore Lane. Early 19th century brick house with earlier origins. Originally called Croes Iorcyn. Remains of an earlier house survive but the building was extensively remodelled in the early nineteenth century in a Neo-classical style. The house has been recently restored.	II	Listed Building	Post Medieval	Moderate
NDHA1	82619		Bryn Villa ridge and furrow. Faint ridge and furrow 6m width and 0.3m high.		Ridge and Furrow	Medieval	Low
NDHA2	142641		Erlas Black Wood, ridge and furrow. Probable ridge and furrow cultivation in Erlas Black Wood at Marchwiel.		Ridge and Furrow	Medieval	Low
NDHA3	82630		Bryn Villa hollow way. Vague marks on a 1993 aerial photograph suggest a possible trackway winding out of the shallow valley, but alternatively the marks could define a stream course.		Hollow Way	Medieval	Low
NDHA4	82632		Bryn Villa marl pit. A possible marl pit shows on 1993 vertical aerial photography. Whether this remains within the golf course has not been ascertained.		Marl Pit	Post Medieval	Low
NDHA5	66315		Erlas Hall pond III. Pond marked on 1st edition 1881 6-inch OS map.		Pond	Post Medieval	Low
NDHA6	82629		Erlas Hall ridge and furrow III. Ridge and furrow is visible on aerial photographs behind Erlas Hall, together with a small watercourse which looks to have been partly canalised. There is also the possibility that Erlas Hall originally had a moat around it.		Ridge and Furrow	Post Medieval	Low

TEP ID	HER ID	Cadw Ref	Name and Description	Grade	Type m,m,	Date	Significance
NDHA7	146966		Holt Lodge Farm. Potential Traditional Farm building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.		Farm Building	Post Medieval	Low
NDHA8	146967		Holt Lodge Farm. Potential Traditional Farm building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.		Farm Building	Post Medieval	Low
NDHA9	86001		Holt Lodge Well. Well depicted on OS 23" 1887.		Well	Post Medieval	Low
NDHA10	82631		Hugmore House ridge and furrow I. Ridge and furrow visible on 1993 aerial photography. It is possible that this remains but more likely that recent agricultural improvement of the pasture has levelled it beyond recognition.		Ridge and Furrow	Post Medieval	Low

TEP ID	HER ID	Cadw Ref	Name and Description	Grade	Type m,m,	Date	Significance
NDHA11	147135		Little Bryn. Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.		Farm Building	Post Medieval	Low
NDHA12	86000		Llan y Pwll Orchard. Orchard depicted on OS 25" 1887. Area is now a private garden with fence and trees along roadside. All orchard planting now removed.		Orchard	Post Medieval	Low
NDHA13	124845		Llan y Pwll, Hugmore Lane, Holt Lodge Farm, barn 1. A brick-built barn which was subject to a photographic survey prior to conversion and extension.		Barn	Post Medieval	Low
NDHA14	124804		Llanypwll, Hugmore Lane, Holt Lodge Farm, barn 2. A brick-built barn which was subject to a photographic survey prior to conversion and extension.		Barn	Post Medieval	Low

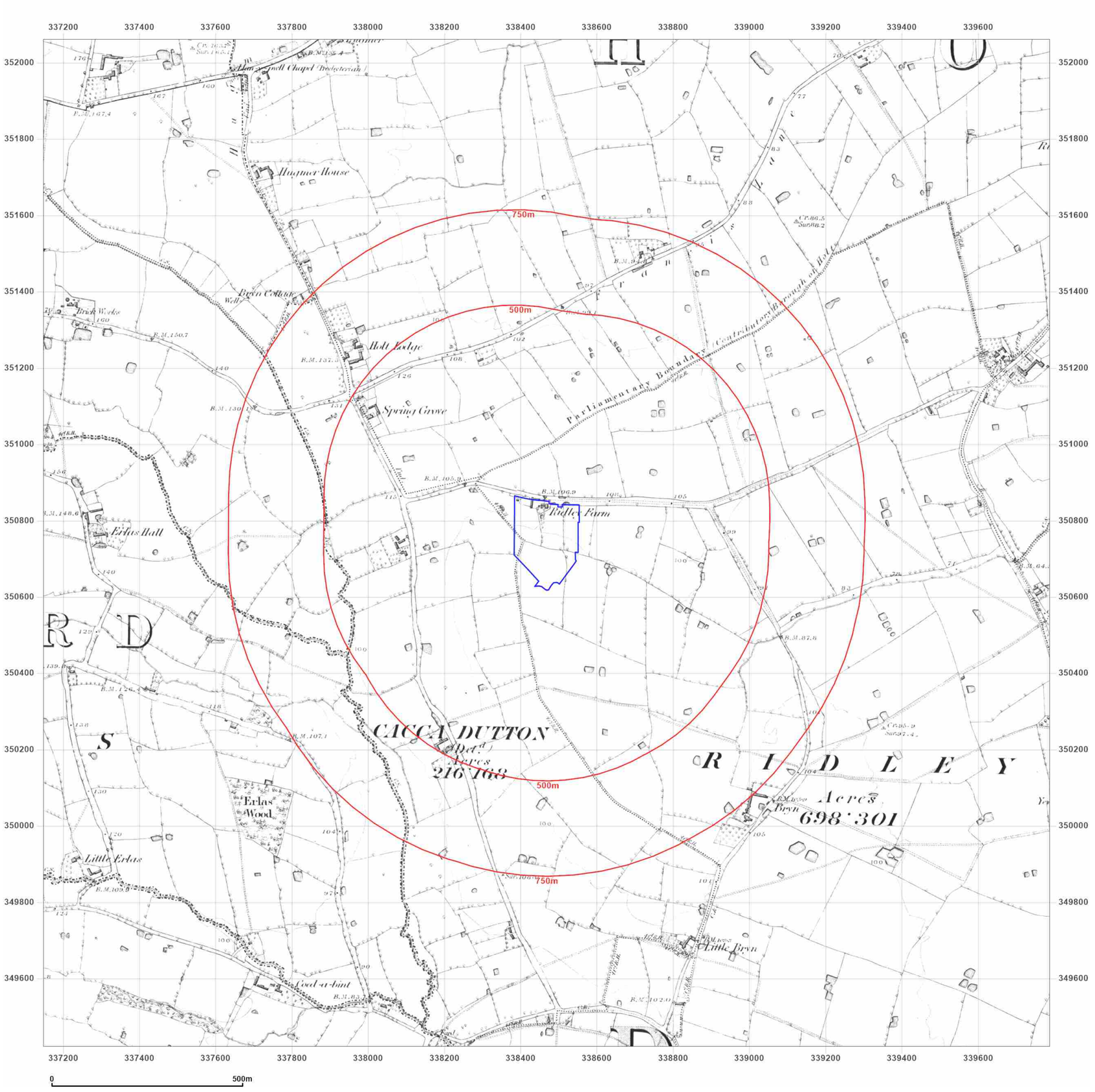
TEP ID	HER ID	Cadw Ref	Name and Description	Grade	Type m,m,	Date	Significance
NDHA15	148252		Spring Grove. Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.		Farm Building	Post Medieval	Low
NDHA16	148253		Spring Grove. Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.		Farm Building	Post Medieval	Low
NDHA17	-		Site of Ridley Farm. Identified on parish tithe map 1845 but is no longer extant.		Farm building	Post Medieval	Negligible
NDHA18	63239		Croes Iocyn, Wrexham. A wayside cross may have stood at this site at one point in time or the name may denote the crossroads.		Place name	Post Medieval	Low

TEP ID	HER ID	Cadw Ref	Name and Description	Grade	Type m,m,	Date	Significance
NDHA19	86026		Spring Grove air crash site. Aircraft wreck identified in Pratt and Grant 2002, 169. Located 2km south-east of RAF Wrexham.		Air Crash Site	Modern	Negligible
NDHA20	86027		Francis Lane air crash site. Aircraft wreck identified in Pratt and Grant 2002, 169. Located 2km south-east of RAF Wrexham.		Air Crash Site	Modern	Negligible
NDHA21	86025		Holt Lodge Farm air crash site. Aircraft wreck identified in Pratt and Grant 2002, 169. Located 1.5km south-east of RAF Wrexham.		Air Crash Site	Modern	Negligible
NDHA22	81746		Weddells Pharmaceuticals Factory. Built in the 1970's and forms part of Wrexham Industrial Estate.		Factory	Modern	Low

TEP ID	HER ID	Cadw Ref	Name and Description	Grade	Type m,m,	Date	Significance
NDHA23	88468		Wrexham Industrial Estate. Wrexham Industrial Estate is one of the largest industrial estates in Europe and it covers approximately 550 hectares. The site has grown from the former Royal Ordnance Factory.		Factory	Modern	Low
NDHA24	18049		Marchwiel Royal Ordnance Factory, Wrexham. A Royal Ordnance Factory operating throughout the Second World War, producing solventless cordite, which was an explosive propellant used in shells and rockets. The Royal Ordnance Factory closed in 1945. The majority of the structures and infrastructure associated with the Royal Ordnance Factory no longer exist and the site is now occupied by the Wrexham Industrial Estate (PRN88468).		Factory	Modern	Negligible
NDHA25	-		Site of Unnamed Factory. Likely part of the initial development of the Wrexham Royal Ordnance Factory (PRN18049), it is not recorded what was produced within the factory, though it was recorded as a clothing factory from the late 1970s. No longer extant though remains may survive below ground.		Factory	Modern	Low

TEP ID	HER ID	Cadw Ref	Name and Description	Grade	Type m,m,	Date	Significance
NDHA26	-		Concrete Structure. Comprises two parallel linear concrete structures of undetermined function which have two visible entrances and a flat concrete roof with a below ground space which is not accessible. It is visible from aerial photographs from the late 1950s and on historic mapping from 1960 onwards. Located to the north of the Royal Ordnance Factory (PRN18049).		Unknown concrete structure	Modern	Moderate

Appendix B: Ordnance Survey Historic Mapping



Groundsure INSIGHTS

Site Details:

2, BRYN LANE, RIDLEY WOOD,
WREXHAM, LL13 9XW

Client Ref: PO_35141_-_South_of_Bryn_Lane
Report Ref: GS-3S6-6KW-3MK-HB9
Grid Ref: 338467, 350741

Map Name: County Series

Map date: **1872**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1872
Revised 1872
Edition N/A
Copyright N/A
Levelled N/A

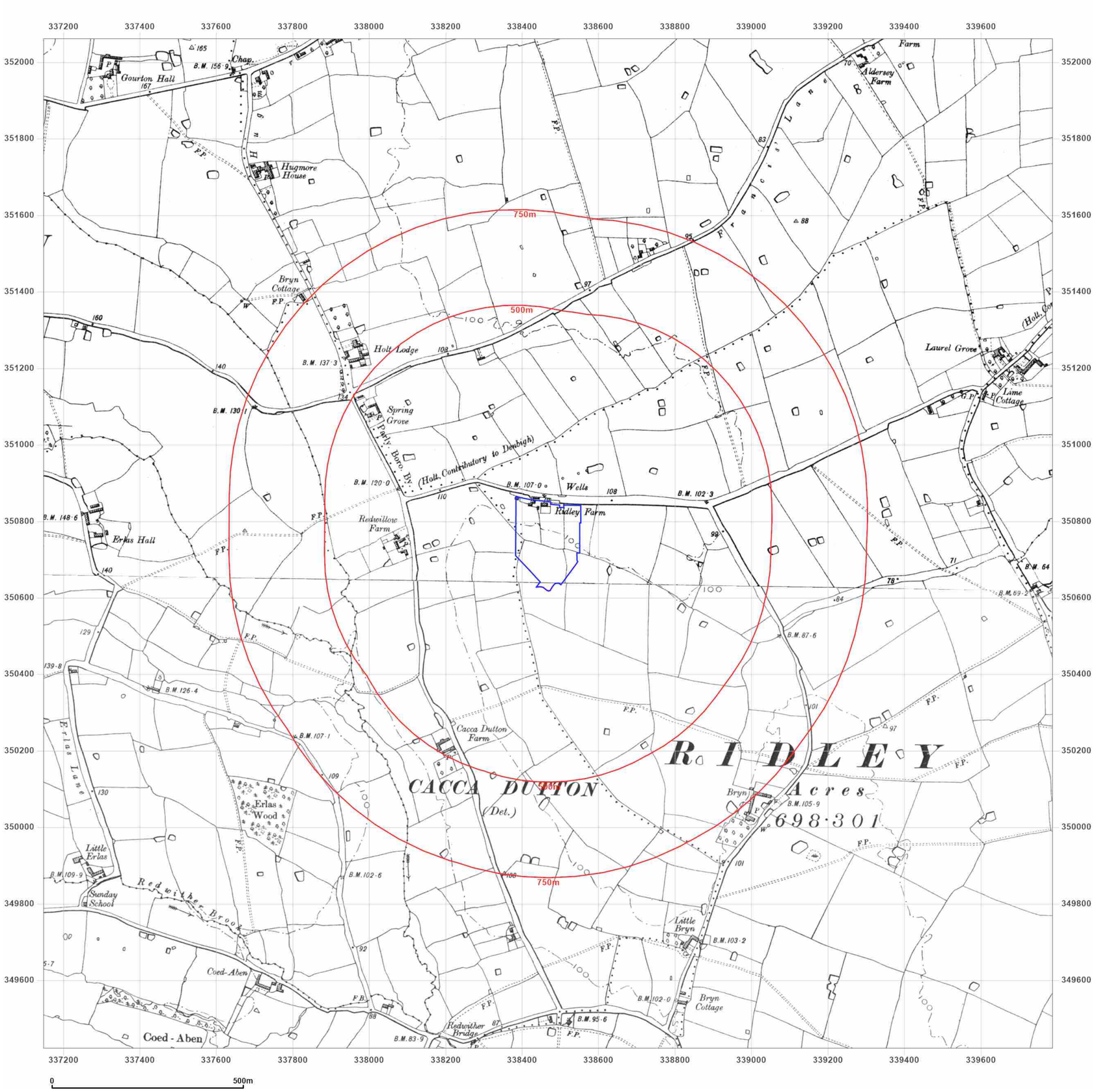
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Site Details:

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Map date: **1898-1900**

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Surveyed 1872
Revised 1898
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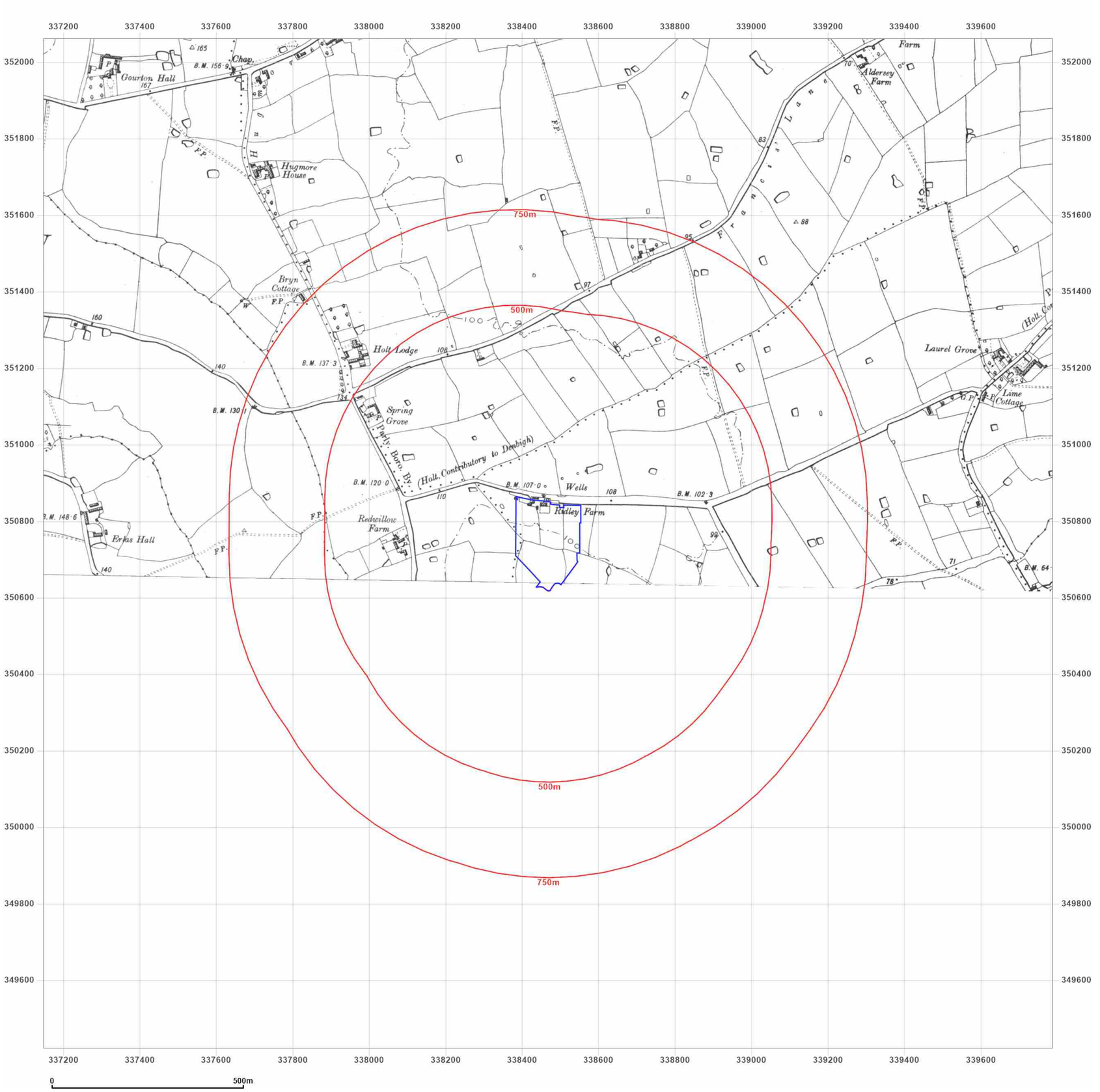
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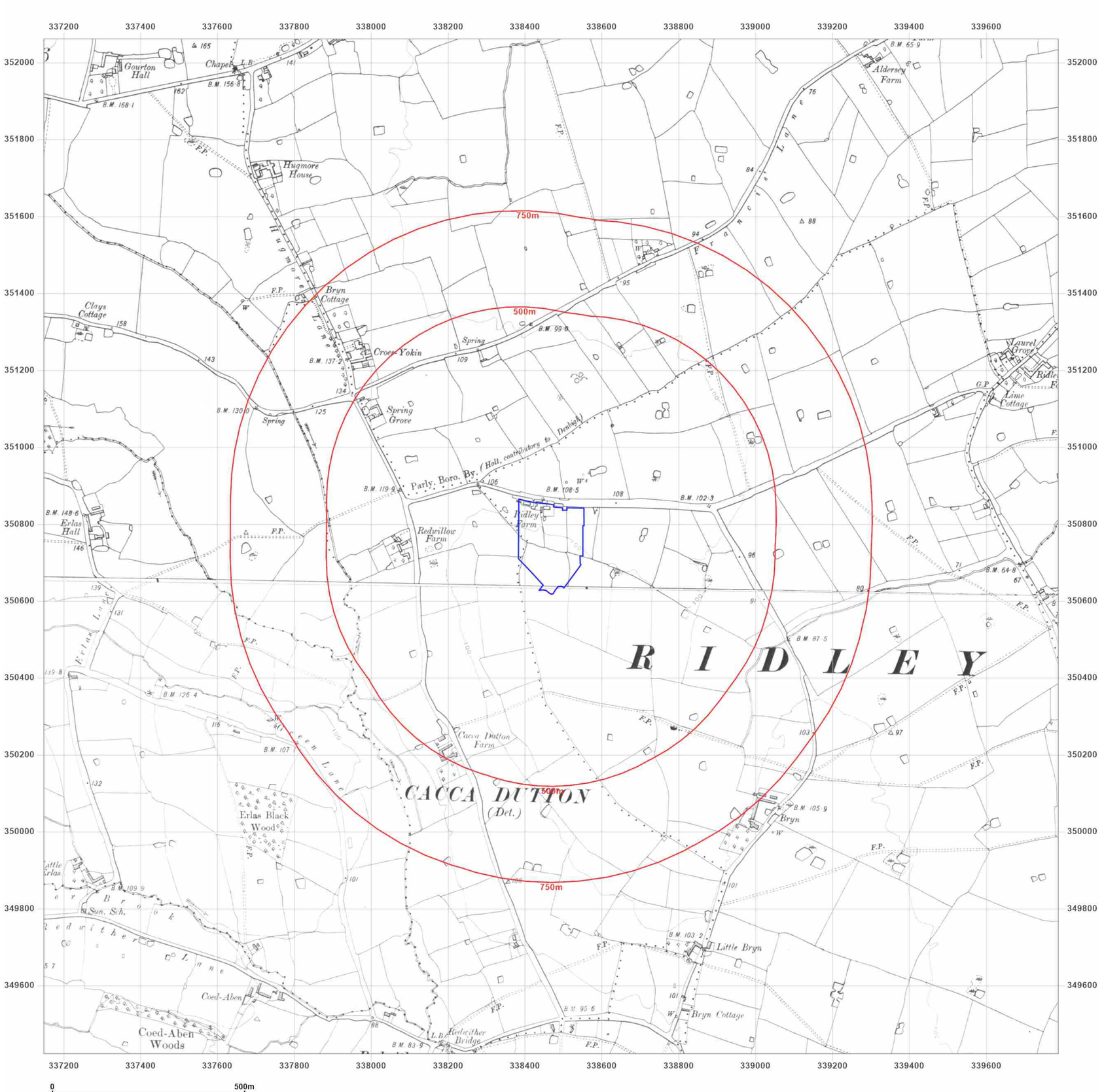
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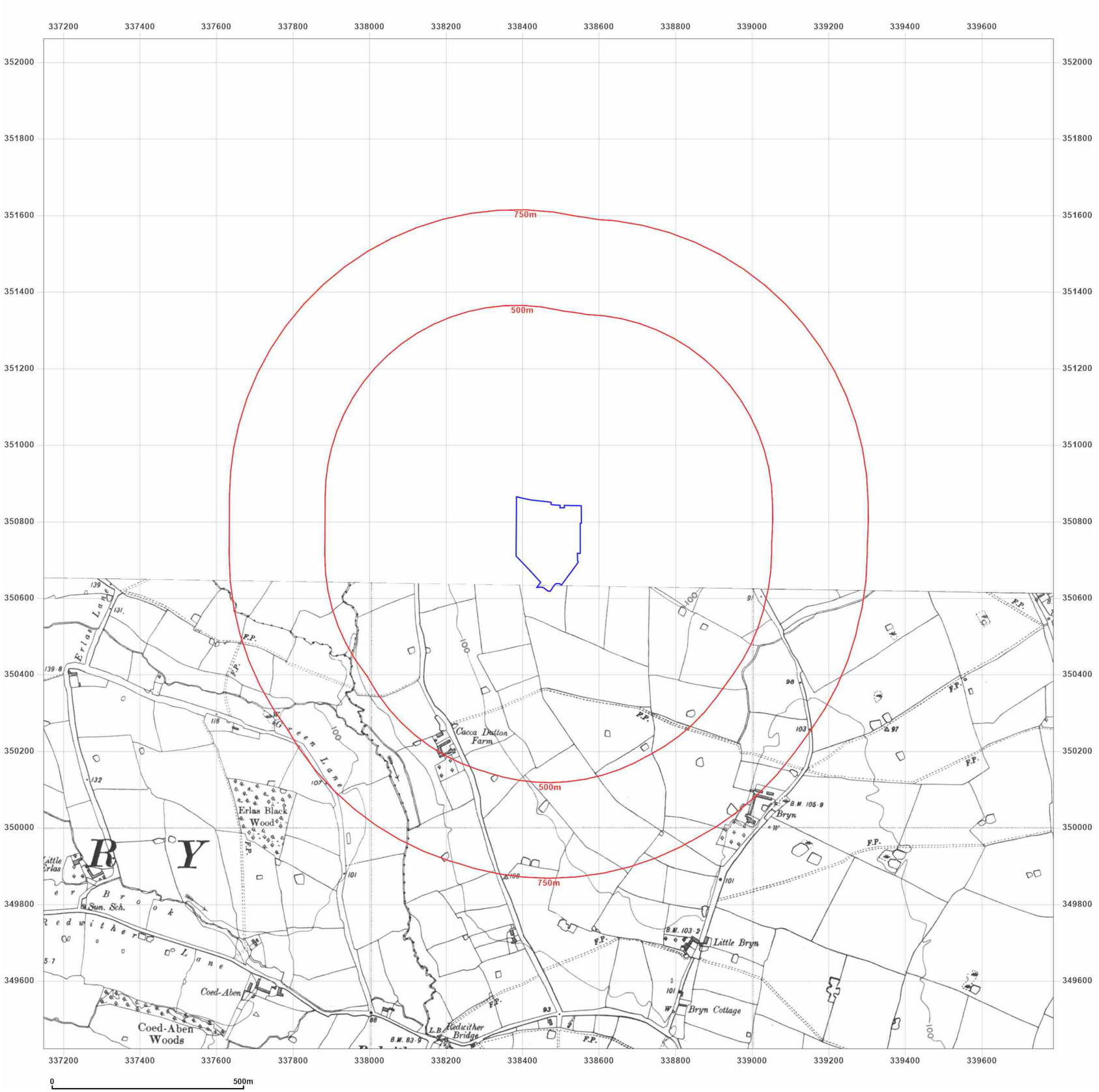
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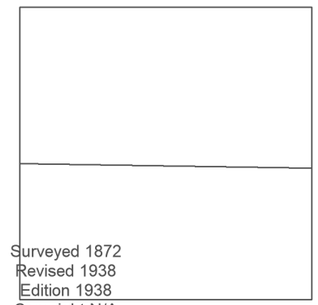
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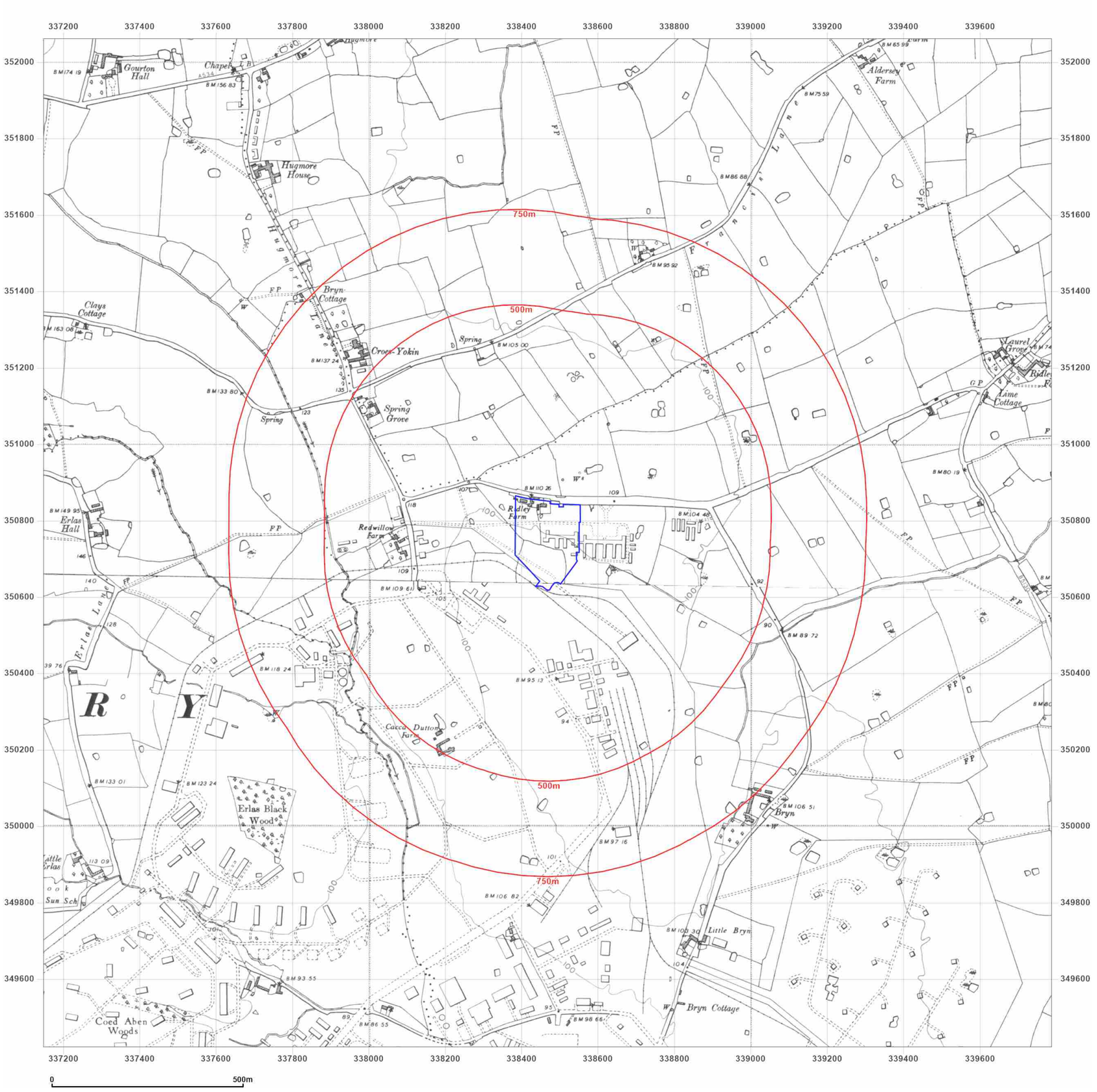
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Surveyed 1964
Revised 1964
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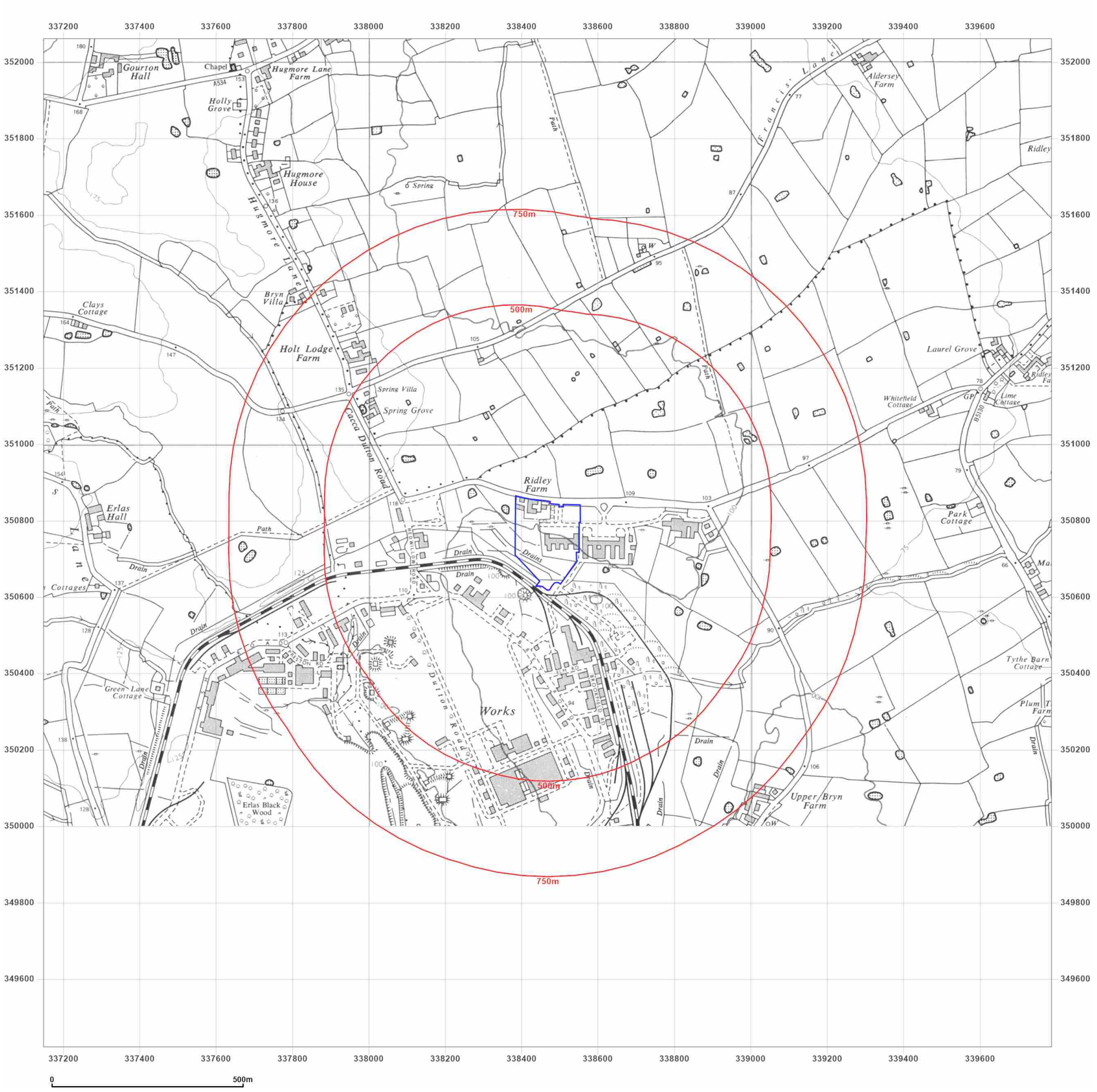
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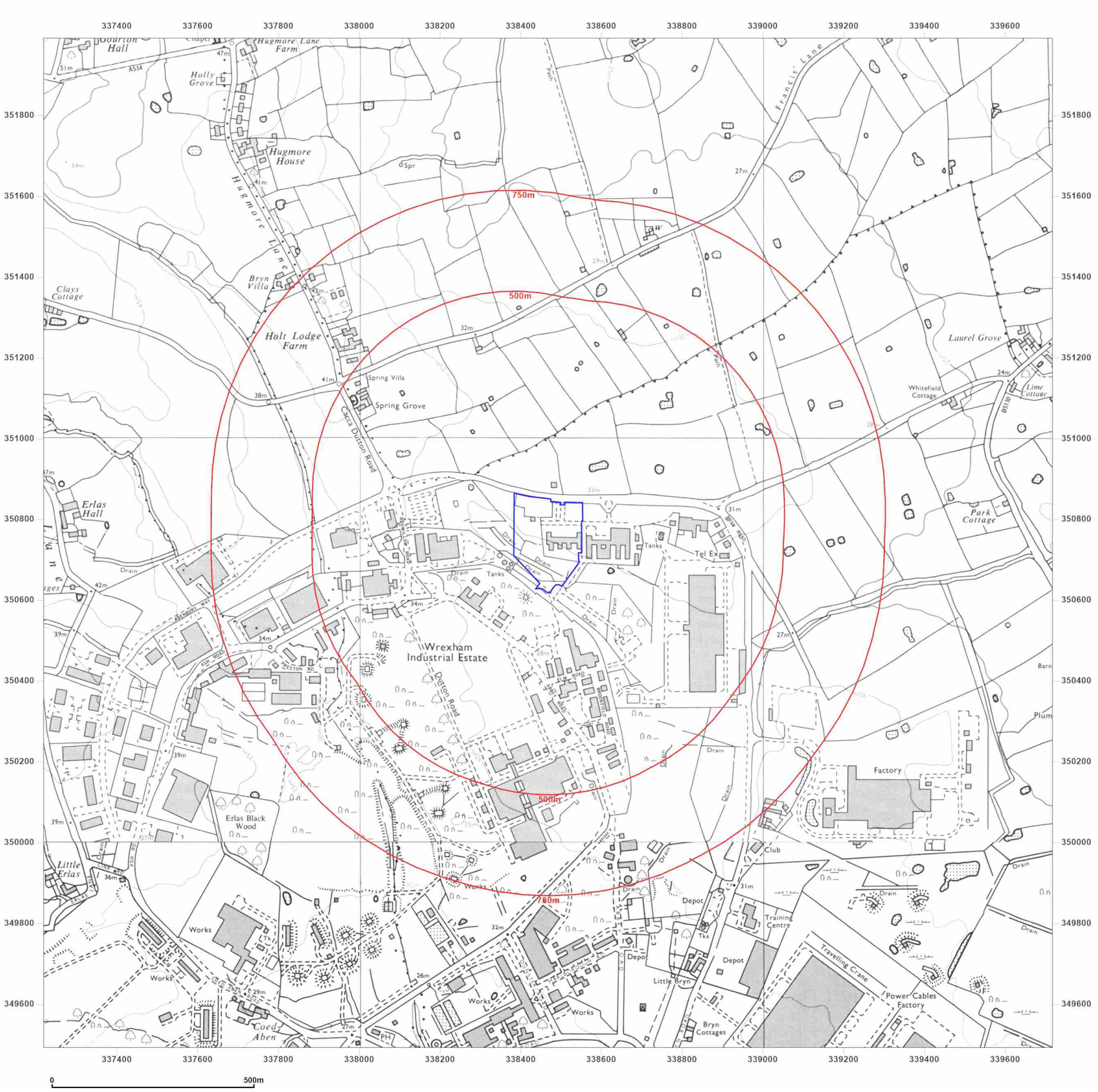
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WREXHAM, LL13 9XW

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Edition N/A
Copyright N/A
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Surveyed 1975
Revised 1978
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WREXHAM, LL13 9XW

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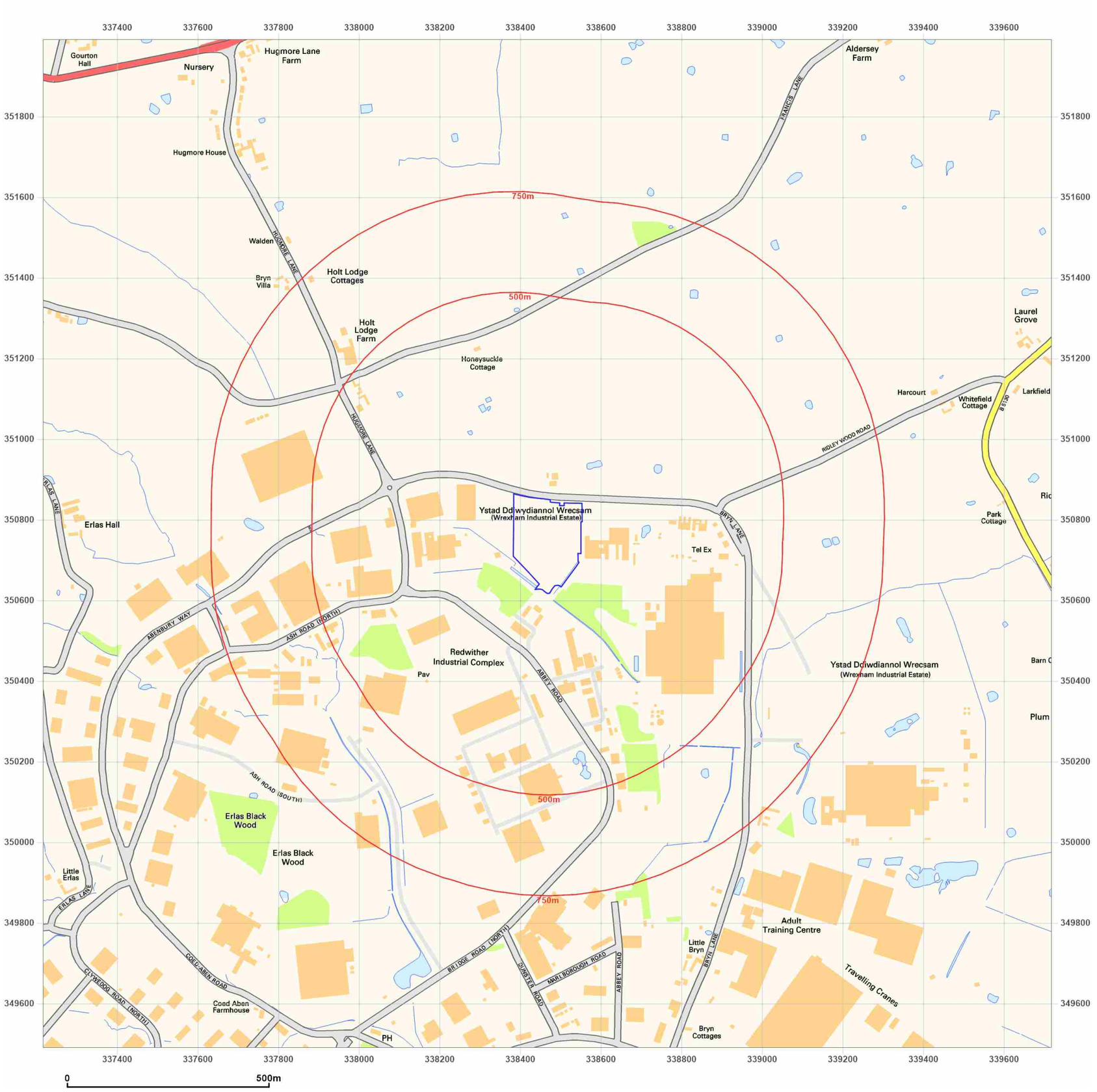
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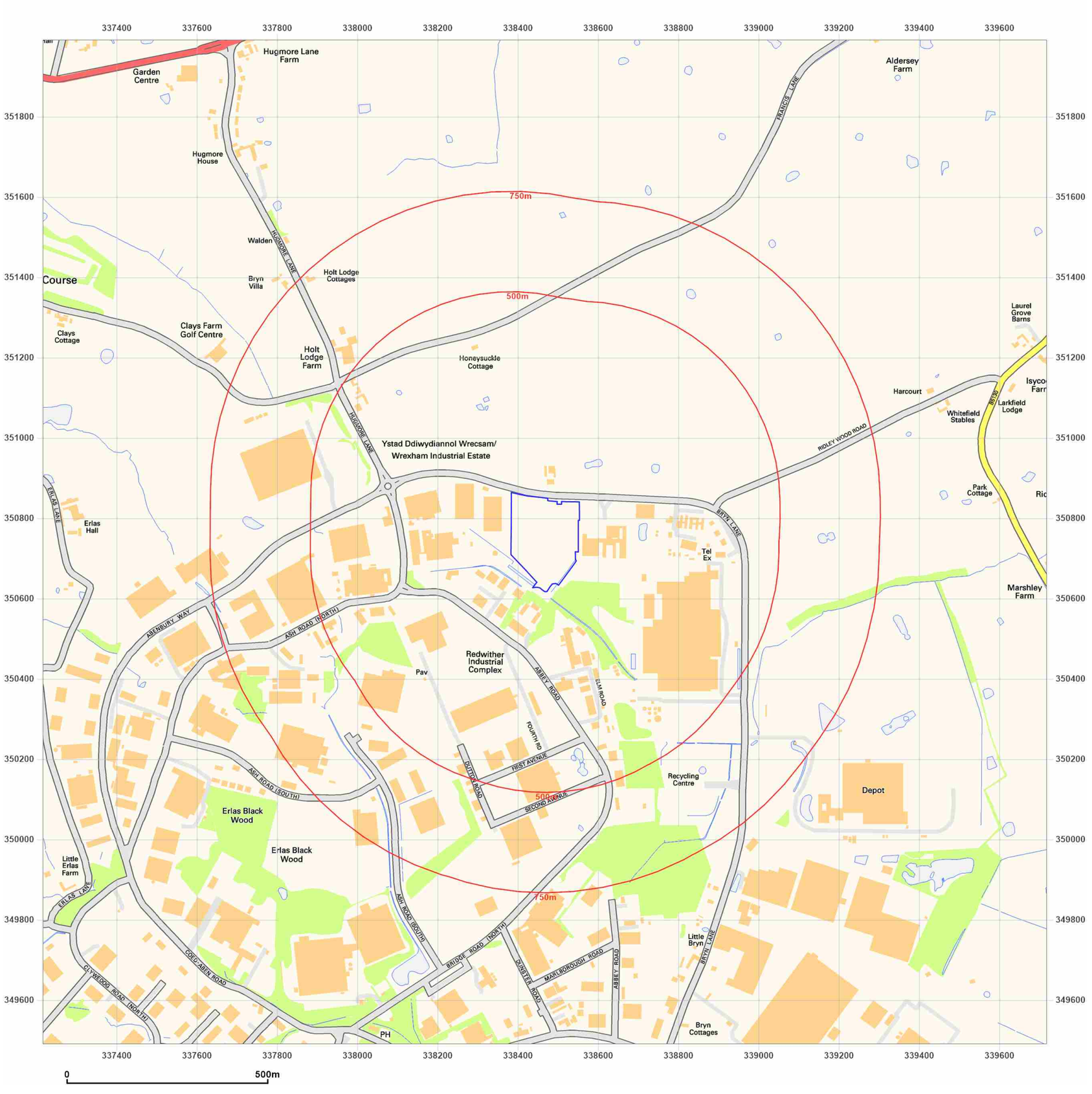
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Grid Ref: 338467, 350741

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

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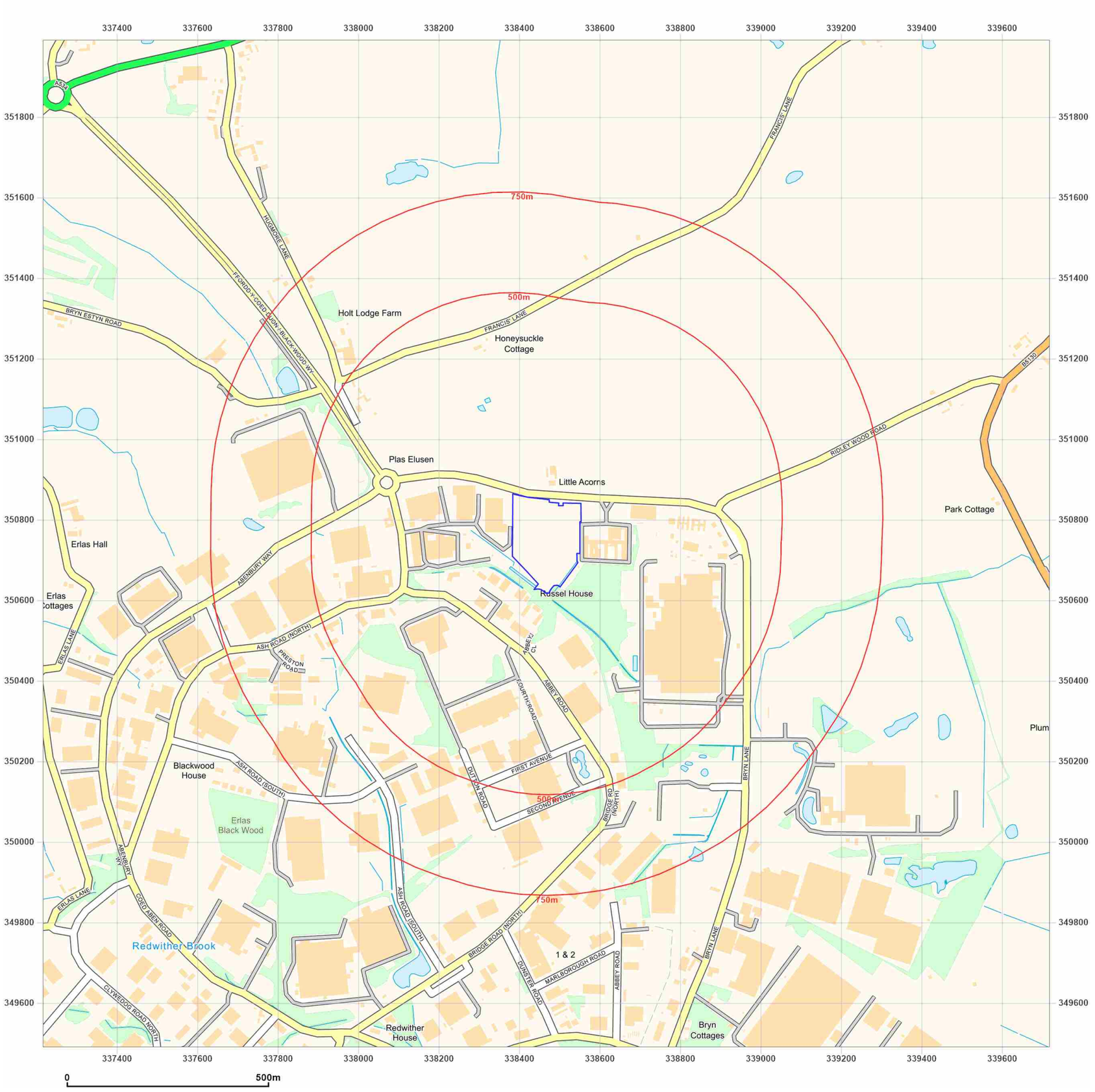
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Appendix C: Data Management Plan

Land South of Bryn Lane Wrexham -
Data Management Plan

Project Name	Land South of Bryn Lane Wrexham	**Author**	Stephenie Dalby BA (Hons) MA MCIfA
Project ID	10204.01	**Checked**	Amir Bassir BSc (Hons) PG Cert MCIfA
Date Created	14/11/2023	**Approved**	Jason Clarke BSc (Hons) MA MCIfA
Version	1.2	**Purpose**	Data Management Plan
Date Last Updated	04/07/2024	**Project Funder**	Net World Sports Ltd

Rev	Date	Description of Amendment	Authorised by
1.0	14/11/2023	Creation of DMP	JC
1.1	11/04/2024	Amended CPAT to Heneb following merger	JC
1.2	04/07/2024	Review of DMP following assessment review	JC

1.0 Project Administration

1.1	**Project Description**
1.1.1	Historic Environment Desk-based Assessment
1.2	**Project Manager**
1.2.1	Jason Clarke
1.3	**Principal Investigator / Researcher**
1.3.1	Charlotte Larkins
1.4	**Data Contact Person**
1.4.1	Stephenie Dalby
1.5	**Related data management policies**
1.5.1	CIfA (2020) *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, Reading: Chartered Institute for Archaeologists
1.5.2	CIfA Data Management Plans Toolkit https://www.archaeologists.net/digdigital/planning
1.5.3	The Welsh Archaeological Trusts (2022) *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*

2.0 Data Collection

2.1	Data to be collected
2.1.1	Text / documents - .docx and .pdf format
2.1.2	Images - .jpeg files, estimated <100
2.1.3	GIS – ESRI shapefiles and .pagx
2.2	**Method of data collection**
2.2.1	Standard methods of data collection will be applied throughout the project, working to best practice and guidance where applicable / available.
2.2.2	Specification for recording and data collection is provided in the WSI.
2.2.3	All project data will be securely stored within TEP servers and data stores on the premises. Project data will be stored in two locations: firstly, a file share data store for all GIS data and secondly MS SharePoint Environment for MS documents. All project data will be referenced using an internal project reference number and name in line with TEP's Quality Assurance Policy.
2.2.4	Data is securely backed up using three methods; incremental and daily snapshots of data to tape, off site storage in UK Cloud location and replication to servers in other TEP office locations.
2.2.5	Project folders and files will be named following established organisational procedures.

3.0 Documentation and metadata

3.1	What documentation and metadata will accompany the data
3.1.1	Heritage impact assessment report with accompanying illustrations photos, drawings

4.0 Ethics and Legal Compliance

4.1	Management of ethical, copyright and Intellectual Property Rights issues
4.1.1	The copyright for any report resulting from the archaeological work will be deemed the intellectual property of TEP.
4.1.2	All data will be treated according to TEP's Data Protection Policy which sets out the rules on data protection and the legal conditions that must be satisfied in relation to the obtaining, handling, recording, editing, revising, use, storage, transfer and destruction, and other processing of personal information.
4.1.3	Where formal permissions and/or license agreements are linked to data, such as map licensing and HER data, they will be included in the project documentation folders and will accompany the archaeological project archive.

5.0 Data Security and Backup

5.1	How will the data be stored, accessed and backed up during the research?
5.1.1	All project data is stored within TEP servers and stores on the premises. Access to the TEP domain is secured through two factor authentication. The staff user account includes requires both a username and password (governed by TEP's password procedure) and requirement for 2 factor authentication through a mobile device.
5.1.2	Project files will be shared with external specialists and contractors directly using the same system, with the wider project team gaining access to only the files needed using permissions-based access. Data will not be shared with third parties if prohibited by licensing agreements.

6.0 Selection and Preservation

6.1	Which data should be retained, shared and / or preserved
6.1.1	Selection of data will be informed by the project design and the aims and objectives of the project.
6.1.2	A digital copy of the final project report will be deposited with the Clwyd-Powys Historic Environment Record (HER) via email to the HER Officer at Heneb Clwyd-Powys region HER or Historic Environment Record Data Deposit Online System (HEDDOS) at https://cpat.org.uk/heddos.html
6.1.3	The data archive will be ordered, with files named and structured in a logical manner, and accompanied by relevant documentation and metadata.
6.1.4	Upon project completion all project data is checked to ensure all data and information is stored within the project files. Any data required to be removed and deleted (e.g. GDPR Regulations) will be removed from project files before archive. On completion of a job closure form, all project data is removed from live servers accessible to staff and is added to an independent archive with additional access controls.
6.2	**Long term preservation plan for the dataset and data repository**
6.2.1	The project report in .pdf format will be deposited with the Clwyd-Powys Historic Environment Record.
6.2.2	The digital archive will be retained on the TEP archive server for long-term storage and access.
6.3	**Costs of archiving**
6.3.1	Sufficient resources are included in the project budget to cover the costs of archiving.

7.0 Data Sharing

7.1	Sharing of data and accessibility
7.1.1	Wales does not currently participate in the OASIS mechanism for reporting and deposition. However, Welsh HERs contribute to the Archaeology Data Service grey literature library and event records.
7.1.2	A digital copy of the final report in .pdf format will be made available to the Clywd-Powys region Historic Environment Record, as detailed in 6.1.2.
7.1.3	No specific arrangements for data sharing have been identified.
7.2	**Restrictions on data sharing**
7.2.1	No specific data restrictions have been identified at this stage.
7.2.2	A temporary embargo may be required on the sharing of the project results. If this is the case, specific details once agreed will be included in the updated version of this DMP and will be documented in the overarching Project Collection Metadata.

8.0 Responsibilities

8.1	Who will be responsible for implementing the data management plan?
8.1.1	The project manager and project lead will be responsible for implementing the DMP and ensuring that it is reviewed and updated.
8.1.2	Data capture, metadata production and data quality are the responsibility of the Project Team, assured by the Project Manager.
8.1.3	Data archiving is undertaken by the project team under the guidance of the relevant Archives Officer, who is responsible for the transfer of the Archaeological Project Archive to the agreed repository.

Appendix D: Archive Content List

HEDDOS Report Form

The Environment Partnership (TEP)

Job Number:	**10204.01**
Project Name:	Land south of Bryn Lane, Wrexham, Clwyd

PROJECT DETAILS:		
Short description	The Environment Partnership (TEP) have been commissioned to undertake a historic environment desk-based assessment to assess the impact that a proposed commercial development at a site on land south of Bryn Lane would have on the historic environment. Baseline conditions show that the 1km Study Area contains one designated historic asset, a Grade II listed farmhouse. There are twenty-eight historic assets recorded within the Study Area of which three are located within the proposed development site, comprising the 19th century Ridley Farm farmstead, a 20th century factory and a 20th century concrete structure which is still extant in the north-eastern corner of the proposed development site.	
Project type	Desk-based assessment	
Previous work	N/A	
Future work	N/A	
PROJECT LOCATION:		
County	Clwyd	
Site address	Bryn Lane, Wrexham, LL13 9RX	
Easting Northing	338400, 350700	
Area (sq ,/ha)	3.20 hectares	
Height aOD	30.0m	
PROJECT CREATORS:		
Organisation	The Environment Partnership	
Project brief originator	Charlotte Larkins	
Director/Supervisor	Jason Clarke	
Project manager	Amir Bassir	
Sponsor or funding body	Net World Sports HQ	
PROJECT DATE:		
Start date	January 2024	
End date	TBC	
ARCHIVES:	**Contents**	**Location** (Accession No.)
Digital	Digital Report with a bilingual summary	TBC
	Event polygon of the site boundary	
	Archive details	
	Data submission agreement	
BIBLIOGRAPHY:		
Title	Land south of Bryn Lane, Wrexham, Clwyd	
Author(s)	Charlotte Larkins	
Page numbers	33	
Date	October 2024	

Appendix E: HENEB / CPAT WSI Consultation

Amir Bassir

To: Charlotte Larkins
Subject: RE: Net World Sports HQ - Land South of Bryn Lane - Historic Environment Desk-based Assessment Report - And Pre Determination Evaluation

---

From: Charlotte Larkins <CharlotteLarkins@tep.uk.com>
Sent: 07 August 2024 08:44
To: Mark Walters <mark.walters@cpat.org.uk>; Amir Bassir <AmirBassir@tep.uk.com>
Cc: Neil Bayliss <neil.bayliss@cpat.org.uk>
Subject: RE: Net World Sports HQ - Land South of Bryn Lane - Historic Environment Desk-based Assessment Report - And Pre Determination Evaluation

Good morning Mark,

Please find attached the amended WSI. We don't have a start date for the evaluation yet, but I'll update you when we do.

If there's anything you need in the meantime, please let me know.

Charlotte Larkins
Historic Environment Consultant
Heritage

07587636989

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: Tuesday, August 6, 2024 2:40 PM
To: Charlotte Larkins <CharlotteLarkins@tep.uk.com>; Amir Bassir <AmirBassir@tep.uk.com>
Cc: Neil Bayliss <neil.bayliss@cpat.org.uk>
Subject: Re: Net World Sports HQ - Land South of Bryn Lane - Historic Environment Desk-based Assessment Report - And Pre Determination Evaluation

Hi Charlotte

Many thanks for the WSI.

In terms of the 6.2 report content as long as a copy of the WSI is included in the appendices of the final report this should be fine as you would otherwise need a section in the report for archiving to explain where the archive has ultimately been deposited for future readers. This seems to be the intention so all is OK on this.

In 7.6 there is just a slight mix up in the last sentence where I think you meant to say…..The full digital archive will be submitted to the National Monuments Record, RCAHMW and The Archaeology Data Service (ADS) in accordance with
their submission guidelines.

Other than the above this all looks fine.

All the best

Mark

Please note I do not work Fridays

From: Charlotte Larkins <CharlotteLarkins@tep.uk.com>
Sent: 06 August 2024 13:47
To: Mark Walters <mark.walters@cpat.org.uk>; Amir Bassir <AmirBassir@tep.uk.com>
Cc: Neil Bayliss <neil.bayliss@cpat.org.uk>
Subject: RE: Net World Sports HQ - Land South of Bryn Lane - Historic Environment Desk-based Assessment Report - And Pre Determination Evaluation

Good afternoon Mark,

I hope you're well. Please find attached our WSI for your review.

Please do not hesitate to contact us if you wish to discuss further.

Charlotte Larkins
Historic Environment Consultant
Heritage

07587636989

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: Thursday, July 11, 2024 10:33 AM
To: Charlotte Larkins <CharlotteLarkins@tep.uk.com>; Amir Bassir <AmirBassir@tep.uk.com>
Cc: Neil Bayliss <neil.bayliss@cpat.org.uk>
Subject: Re: Net World Sports HQ - Land South of Bryn Lane - Historic Environment Desk-based Assessment Report - And Pre Determination Evaluation

Hi Charlotte

Many thanks for the trench locations. These all look fine to me and we are happy to take those forward.

If you could let me have a WSI/Project Design for the evaluation trenching which takes into account all of the earlier comments about archiving and reporting requirements we can then get that approved for you.

The general requirements for evaluation are attached.

All the best

Mark Walters

Mark Walters
Senior Planning Archaeologist

Heneb: The Trust for Welsh Archaeology – Clwyd-Powys Region

Ffôn / Tel: Mobile: 07736 163148
E-bost / E-mail: mark.walters@cpat.org.uk

From: Charlotte Larkins <CharlotteLarkins@tep.uk.com>
Sent: 11 July 2024 10:12
To: Mark Walters <mark.walters@cpat.org.uk>; Amir Bassir <AmirBassir@tep.uk.com>
Cc: Neil Bayliss <neil.bayliss@cpat.org.uk>; Sophie Edwards <sophie.edwards@cpat.org.uk>
Subject: RE: Net World Sports HQ - Land South of Bryn Lane - Historic Environment Desk-based Assessment Report - And Pre Determination Evaluation

Good morning Mark,

I hope you're well. Please see attached our proposed trench plan for your review.

We have proposed a 30m length trench and two 15m length trenches to target the potential remains of Ridley Farm, and a further three 30m trenches targeting the potential remains of the factory, as shown on the draft plans attached.

There are services which run along the northern and eastern boundaries of the site, as well as vegetation, and the trenches are located to avoid these constraints.

If you have any comments, please let me know.

Charlotte Larkins
Historic Environment Consultant
Heritage

07587636989

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: Tuesday, July 2, 2024 10:40 AM
To: Amir Bassir <AmirBassir@tep.uk.com>; Charlotte Larkins <CharlotteLarkins@tep.uk.com>
Cc: Neil Bayliss <neil.bayliss@cpat.org.uk>; Sophie Edwards <sophie.edwards@cpat.org.uk>
Subject: Re: Net World Sports HQ - Land South of Bryn Lane - Historic Environment Desk-based Assessment Report - And Pre Determination Evaluation

Hi Amir and Charlotte

Thank you for the DBA and walkover report sent for comment.

On looking through the report I have the following comments:

The Exec Summary needs a Welsh translation which I believe is already in progress.

A 1958 aerial photo is mentioned which shows the WWII period factory but there doesn't appear to be copy of this in the report. Can it be added with appropriate copyright info. ?

In 6.31 possible preservation of the concrete bunker/shelter style structure is mentioned but it is by no means clear if this will be possible within the development and how this would be achieved. It

needs to be clearly stated whether the applicants believe they can achieve this and how before the application is submitted as we need a clear direction on this. If there is any doubt at all about preservation the structure will need to be completely revealed by machine excavation and then recorded to EH Level 4 standard.

In 6.32 We agree that the site of the former factory buildings shown on the 1949+ maps and the Ridley Farm building complex will need further archaeological investigation by evaluation trenching at the pre-determination stage. We would not agree to this work being done by condition under any circumstances as the results of the evaluation trenching need to inform the application in accordance with Tan 24 and PPW Edn 12. The evaluation should include a series of trenches designed to target the farm and factory foundations seen on the mapping. We would need to see and agree a proposed trenching plan for this work and a WSI would need to be approved. Our standard evaluation requirements are attached.

6.3.5 The archiving section is quite weak at the moment and only mentions deposition of the pdf report with the CPA HER. The CPA report needs to be deposited with the HER via the HEDDOS submission portal here https://cpat.org.uk/heddos.html after the report has been revised. The CPA HER is not an official digital archive location and the full digital archive should also always be sent to the National Monuments Record, RCAHMW in accordance with their own submission guidelines. In addition it needs to be stated in here (and copies provided as appendices) that the Data Managment Plan and Selection Strategy have been updated and included in the report. There also needs to be an archive content list provided in the appendices and mentioned here. Please make sure that all of this is standard in all your WSI's and final reports for us going forward so that we don't have to keep repeating this (eg. for the forthcoming Land North of Bryn Lane report and evaluation WSI).

With the above amendments we would be able to approve the DBA and walkover report for submission to the HER. I look forward to receiving the WSI for the additional pre-determination evaluation work.

All the best

Mark Walters

Mark Walters
Senior Planning Archaeologist

Heneb: The Trust for Welsh Archaeology – Clwyd-Powys Region

Ffôn / Tel: Mobile: 07736 163148
E-bost / E-mail: mark.walters@cpat.org.uk

The Offices, Coed y Dinas, Welshpool, SY21 8RP
Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP

From: Amir Bassir <AmirBassir@tep.uk.com>
Sent: 27 June 2024 15:56
To: Mark Walters <mark.walters@cpat.org.uk>
Cc: Charlotte Larkins <CharlotteLarkins@tep.uk.com>; Neil Bayliss <neil.bayliss@cpat.org.uk>
Subject: RE: Net World Sports HQ Historic Environment Desk-based Assessment

Good afternoon Mark,

Charlotte is currently out on site.

Please find attached relevant drawings and out heritage assessment report. We are currently engaging a translator for an exec summary which will be added to the final version of the document.

Kind regards,

Amir Bassir BSc (Hons) PG Cert MCIfA
Principal Historic Environment Consultant
Heritage

07341 563780
Please note that I do not work on Wednesdays.

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: Monday, June 24, 2024 3:40 PM
To: Charlotte Larkins <CharlotteLarkins@tep.uk.com>
Subject: Re: Net World Sports HQ Historic Environment Desk-based Assessment

Hi Charlotte

Thanks for you email.

Without any supporting documentation and plans of the assessment or the proposed development we cannot comment at this time. We would encourage the applicant to consult relevant consultees at the pre-application stage with a set of full documentation and plans.

Best regards

Mark Walters

Mark Walters
Senior Planning Archaeologist

Heneb: The Trust for Welsh Archaeology – Clwyd-Powys Region

Ffôn / Tel: Mobile: 07736 163148
E-bost / E-mail: mark.walters@cpat.org.uk

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Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP

From: Charlotte Larkins <CharlotteLarkins@tep.uk.com>
Sent: 24 June 2024 15:26
To: Neil Bayliss <neil.bayliss@cpat.org.uk>; Mark Walters <mark.walters@cpat.org.uk>
Cc: Amir Bassir <AmirBassir@tep.uk.com>
Subject: Net World Sports HQ Historic Environment Desk-based Assessment

Good Afternoon,

I hope you are well.

We have been instructed to look at the archaeological potential for a site near Ridleywood Road, Wrexham centred on NGR SJ 38460 50811.

We have produced a desk-based assessment which has been passed to the client for review. The document will support a planning application for commercial development at the site. This site was formerly included in a planning application (P/2016/0722) for the development of a commercial warehouse. A preliminary assessment shows that there are no designated heritage assets within 1km of the site and there will be no impact to non-designated heritage assets. The assessment has noted two hedgerows on the site which are depicted on the parish tithe map and are considered to be important under the Hedgerows Regulations Act.

We have assessed that there is low potential for unknown historic assets with archaeological interest to be present from any period. If any unknown assets are present within the proposed development site these are likely to be field boundaries or other evidence of agricultural activity which would be of low (local) heritage significance.

Could you let me know if you have any comments about this site and works? We are keen to discuss whether any further evaluation might be required to support the planning application.

I am hoping to submit our assessment report to you asap following client review.

If you have any questions, please let me know.

Charlotte Larkins
Historic Environment Consultant
Heritage

07587636989

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Appendix F: Archaeological Evaluation Report and WSI

Land South of Bryn Lane

Wrexham

Archaeological Evaluation Report

October 2024

Client: The Environment Partnership

Issue No: V. 2
OA Reference No: L11571
NGR: SJ 384 507

oxford archaeology

Client Name:	The Environment Partnership
Document Title:	Land South of Bryn Lane, Wrexham
Document Type:	Archaeological Evaluation Report
Report No.:	2024-25/2369
Grid Reference:	SJ 384 507
Planning Reference:	
Site Code:	SBLW24
Invoice Code:	L11571
OA Document File Location:	X:\Paul\Projects\L11571_Bryn_Lane_Wrexham\Report
OA Graphics File Location:	X:\Paul\Projects\L11571_Bryn_Lane_Wrexham\Report\Figures
Issue No:	V. 2
Date:	25 October 2024
Prepared by:	Catherine O'Doherty (Fieldwork Supervisor)
Checked by:	Paul Dunn (Senior Project Manager)
Edited by:	Paul Dunn (Senior Project Manager)
Approved for Issue by:	Alan Lupton (Operations Manager)
Signature:	

Disclaimer:

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Land South of Bryn Lane, Wrexham

Archaeological Evaluation Report

Written by Catherine O'Doherty

Illustrations by Mark Tidmarsh and Anne Stewardson

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Plate 2 East-facing elevation of wall ***504*** (1m scale)
Plate 3 Structures in Trench 6, facing north-east (2m scale)

SUMMARY

Oxford Archaeology was commissioned by The Environment Partnership to undertake an archaeological trial trench evaluation on the site of a proposed single commercial unit for general industrial or storage/distribution at land south of Bryn Lane, Wrexham (NGR SJ 384 507). Historic map regression of the site area depicted the potential for archaeological remains of Ridley Farm and twentieth century factory buildings. As such, a scheme of archaeological trial trenching was devised to investigate whether remains of these buildings survived.

A total of six trenches was excavated across the investigation area, three of which contained structural remains. These remains comprised red brick and concrete wall foundations that sat within the twentieth century building footprints, as shown on the historic mapping, and appeared to relate to the former factory buildings present on site. There were no archaeological remains encountered in the three northern trenches targeting Ridley Farm, suggesting that the farm had been completely demolished.

CRYNODEB

Comisiynwyd Oxford Archaeology gan The Environment Partnership i gynnal gwerthusiad ffos arbrofol archeolegol ar safle uned fasnachol sengl arfaethedig ar gyfer diwydiannol cyffredinol neu storio/dosbarthu ar dir i'r de o Lôn Bryn, Wrecsam (NGR SJ 384 507). Roedd atchweliad map hanesyddol ardal y safle yn dangos y potensial ar gyfer olion archeolegol Fferm Ridley ac adeiladau ffatri yr ugeinfed ganrif. O'r herwydd, dyfeisiwyd cynllun o ffosio treialon archeolegol i ymchwilio i weld a oedd olion yr adeiladau hyn wedi goroesi.

Cloddiwyd cyfanswm o chwe ffos ar draws ardal yr ymchwiliad, gyda thri ohonynt yn cynnwys olion strwythurol. Roedd yr olion hyn yn cynnwys sylfeini brics coch a waliau concrit a oedd yn eistedd o fewn olion traed adeiladu'r ugeinfed ganrif, fel y dangosir ar y mapio hanesyddol. Roedd yn ymddangos bod yr olion strwythurol hyn yn ymwneud ag adeiladau'r hen ffatri a oedd yn bresennol ar y safle. Ni wynebwyd olion archeolegol yn y tair ffos ogleddol a oedd yn targedu Fferm Ridley, gan awgrymu bod y fferm wedi ei dymchwel yn llwyr.

ACKNOWLEDGEMENTS

Oxford Archaeology would like to thank Amir Bassir and Charlotte Larkins of The Environment Partnership for commissioning this project. Thanks are also extended to Neil Baylis of Heneb: Clwyd-Powys Archaeology, who monitored the work on behalf of Wrexham County Borough Council.

The project was managed for Oxford Archaeology by Paul Dunn. The fieldwork was directed by Catherine O'Doherty, who was supported by Rebecca Waterworth. Survey and digitising was carried out by Catherine O'Doherty, Mark Tidmarsh and Anne Stewardson.

1 INTRODUCTION

1.1 Scope of work

1.1.1 Oxford Archaeology (OA) was commissioned by The Environment Partnership (TEP) to undertake a trial trench evaluation at the site of a proposed single commercial unit for general industrial or storage/distribution at land south of Bryn Lane, Holt, Wrexham (NGR: SJ 384 507; Fig 1).

1.1.2 The work was undertaken to inform the Planning Authority in advance of a submission of a Planning Application. Although the Local Planning Authority did not set a brief for the work, discussions with Heneb: Clwyd-Powys Archaeology established the scope of work required, which was set out within a written scheme of investigation (WSI) produced by TEP (2024a). This document outlines how OA implemented the specified requirements.

1.1.3 All work was carried out in accordance with The Chartered Institute for Archaeologists' *Code of Conduct* (2022), *Standard for archaeological field evaluation* (2023) *and Universal guidance for archaeological field evaluation* (2023).

1.2 Location, topography and geology

1.2.1 The site is located within the northern extent of Wrexham Industrial Estate, Wrexham, LL13 9RX and covers an area of 3.2 hectares centred on National Grid Reference SJ 384 507 (Fig 1; TEP 2024).

1.2.2 The geology of the area is mapped as mudstone, sandstone and conglomerate of the Salop Formation overlain by a superficial deposit of Diamicton Till (BGS 2024). The site slopes at an elevation of approximately 36m above Ordnance Datum (aOD) to the north and drops to 27.4m aOD to the south.

1.3 Archaeological and historical background

1.3.1 The archaeological and historic background of the application site is described in detail in the heritage impact assessment (TEP 2024b). A summary is provided here.

1.3.2 There is no evidence of Prehistoric, Roman, Early Medieval or Medieval activity within 1km of the application site. If any unknown assets are present within the application site, these are likely to be associated with the agricultural use of the land, such as field boundaries (TEP 2024b).

1.3.3 Post-Medieval activity within 1km of the application site comprises the Grade II listed New Holt Lodge Farm, which is located 500m to the north-west of the application site. It is an example of the continuing agricultural character of the area. Another example of one of these farmsteads is the site of Ridley Farm which is located adjacent to Bryn Lane in the north of the application site. This farm is shown on the Tithe Map of 1845 (TEP 2024b).

1.3.4 During the Second World War, the Marchwiel Royal Ordnance Factory was built in 1939. The site is recorded as having covered an area of 1,400 acres and

employed 13,000 workers. It was served by an internal railway system which branched from the former Cambrian railways line between Ellesmere and Wrexham. The site was used to manufacture cordite, an explosive propellant for shells. Aerial photographs of the site from the 1950's (Coflein 2024) demonstrate that the buildings and facilities were spread out across a large area as a safety measure and were designed to be resistant to bombs and explosives with thick walls, minimal openings and surrounded by earth banks to deflect blasts and direct any explosions away from surrounding buildings (Wrexham History 2024). Farm buildings encompassed within the site were retained and the main buildings were camouflaged. The site was defended against air and ground attack with multiple pillboxes on the ground and the proximity of the nearby RAF Wrexham, which housed a fighter squadron. Several of the former buildings, now derelict, are recorded as being still extant within the site (TEP 2024b).

1.3.5 Modern activity within the proposed development site comprises two non-designated historic assets identified on aerial photographs from 1958 and historic mapping dating between 1960-1962, comprising the site of an unnamed factory in the eastern part of the application site. The factory is not labelled or named until 1974 where it is noted as a clothing factory. A concrete structure is located in the north-eastern corner of the proposed development site and may have been associated with the former Royal Ordnance Factory. The clothing factory was demolished in the late 20th century, however the concrete structure remains extant (TEP 2024b).

2 AIMS AND METHODOLOGY

2.1 Aims

2.1.1 The aim of the evaluation is to gather sufficient information to establish the extent, condition, character and date (as far as circumstances permit) of any archaeological features and deposits within the area of interest. The information gained will allow the Senior Planning Archaeologist (SPA) at Heneb: Clwyd-Powys Archaeology, as archaeological advisor to Wrexham County Borough Council, to make a reasonable and informed decision as to whether an archaeology mitigation strategy would be required for further archaeological works (TEP 2024a).

2.1.2 The research objectives of the programme of work will be determined by what archaeological remains are present within the application site. However, relevant suggested research opportunities within the Research Framework for the Archaeology of Wales (IFA Wales/Cymru 2024) could include:

i. Twentieth century industries, the use and exploitation of natural resources.

2.1.3 Subsequent assessment and analysis will be in accordance with relevant priorities outlined in the Research Framework of Wales (IFA Wales/Cymru 2024).

2.2 Methodology

2.2.1 The project methodology, set out in the WSI (TEP 2024a), was adhered to in full, and was fully compliant with current guidelines and industry best practice, as set out by the Chartered Institute for Archaeologists (CIfA: 2020a; 2020b; 2022; 2023a; 2023b) and Historic England (HE; 2015).

2.2.2 The trenches were located by the use of a real-time kinematic (RTK) global navigation satellite system (GNSS), accurate to 0.02-0.03m, and altitude information was established with respect to Ordnance Survey Datum (Fig 2). Prior to excavation, the trenches were scanned using a Cable Avoidance Tool (CAT) and Signal Generator (Genny), to identify any potential services. The south-eastern extent of Trench 1 was realigned a further 2m south to account for vegetation overgrowth and the south-eastern extent of Trench 4 was cut short by approximately 2m as possible contamination, in the form of possible asbestos cement fragments, was encountered.

2.2.3 The topsoil and subsoil were removed by a 13-ton 360° tracked mechanical excavator, fitted with a toothless ditching bucket, to the surface of the first significant archaeological deposit, natural geology, or a safe working depth, under direct archaeological supervision at all times. Subsequent cleaning of the trenches was undertaken manually, using either hoes, shovel scraping, and/or trowels.

2.2.4 The trenches were recorded stratigraphically, using a system adapted from that used by the former Centre of Archaeology of English Heritage, with an accompanying pictorial record (trench plans and digital photographs). Primary records were available for inspection at all times. Results of all field investigations were recorded on *pro forma* context sheets. The site archive

includes both photographic images and accurate survey plans of the trenches.

2.2.5 A full professional archive was compiled in accordance with the WSI, and with current professional guidelines (CIfA 2020b; NPAAW 2017; RCAHMW 2015). The archive will be deposited digitally with the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), in accordance with their guidance (2015), with a single digital copy of the final report being submitted to the National Monuments Record of Wales (NMRW).

3 RESULTS

3.1 Introduction and presentation of results

3.1.1 The results of the evaluation are presented below and include a stratigraphic description of the trenches that contained archaeological remains. The three renches devoid of archaeology will not be discussed in further detail. The full details of all trenches with dimensions and depths of all deposits can be found in *Appendix A*.

3.2 General soils and ground conditions

3.2.1 The soil sequence in the trenches was fairly uniform. The natural geology consisted of a greyish brown silty clay, which was, overlain by topsoil. Made ground deposits (totalling 1.2m thickness) were present in Trench 5, which sealed the natural geology, and were overlain by topsoil. Trench 6 contained a homogenous brown silty clay made ground deposit which was sealed by topsoil and observed to a depth of 0.75m below ground level where the archaeological features were exposed. Natural geology was not exposed in this trench.

3.2.2 Ground conditions throughout the evaluation were generally good, and the site remained mostly dry throughout, despite wet weather. Archaeological features, where present, were easy to identify against the surrounding deposits.

3.3 General distribution of archaeological deposits

3.3.1 Archaeological features were present in the three trenches to the south of the investigation area, Trenches 4, 5 and 6, which were positioned to target the former factory buildings and contained the remnants of twentieth century structures (Figs 3 and 4).

3.4 Trench 4

3.4.1 Trench 4 was positioned on a north-west/south-east-alignment and targeted the western extent of factory buildings shown on the 1961-1964 historic map (Fig 4). This trench contained a series of brick and concrete wall foundations constructed on a north/south or east/west alignment (Fig 4; Plate 1).



Plate 1: Structures in Trench 4 looking south-east (2m and 1m scale)

3.4.2 Structures ***402*** and ***403*** were constructed from machine-made frogged red brick, bonded with a mid-grey cement, built two skins wide. Structure ***402*** was square in plan and measured 0.68m long by 0.66m wide total. Structure ***403*** was 'L' shaped in plan, being largely east/west-aligned, but turned at its western extent to a north/south orientation. This structure roughly aligns with an external wall of a corridor that joins two larger buildings on the 1961-1964 OS map (Fig 4).

3.4.3 Structures ***404*** to ***409*** were linear concrete foundations all on a north/south alignment, with the exception of ***406***. The structures measured between 0.3m and 0.4m wide and likely represent the remains of building or wall foundations. When overlaid on the historical map, structure ***408*** appears to align with an external wall of one of the factory buildings (Fig 4).

3.5 Trench 5

3.5.1 Trench 5 was positioned on an east/west-alignment to target the same factory buildings. Wall ***504*** was located near the trench's eastern extent and was constructed of a single skin of machine-made frogged red brick, bonded with a mid-grey cement (Fig 3; Plate 2). This structure does not directly align to a wall depicted on the historic mapping but does sit within a building footprint and so is likely to represent an internal wall.



*Plate 2: East-facing elevation of wall **504** (1m scale)*

3.6 Trench 6

3.6.1 Trench 6 was positioned on a north-east/south-west alignment and contained three north/south-aligned linear concrete features (Fig 3; Plate 3). Much like those recorded in Trench 4, structures ***602*** to ***604*** measured 0.3m wide and likely represent further wall foundations. These also sit within the footprint of a building shown on historic mapping.



Plate 3: Structures in Trench 6, facing north-east (2m scale)

3.7 Environmental and finds summary

3.7.1 No environmental samples were collected, as no suitable deposits were uncovered within the investigated areas. In addition, no artefactual evidence was recovered

4 DISCUSSION

4.1 Reliability of field investigation

4.1.1 The ground and site conditions were generally good throughout the course of the investigations and the machining was carried out cleanly .Wet weather conditions occurred during most of the recording on site, but this did not impede identification of archaeological features, where present. The results of the investigations are a true reflection of the archaeological potential of the site.

4.2 Evaluation objectives and results

4.2.1 The trial trenching is considered to have achieved the objectives as set out in *Section 2* and the WSI (TEP 2024a). The investigations established that whilst no archaeological remains survive of Ridley Farm, there is clear evidence of the survival of the foundations for the twentieth century factory buildings.

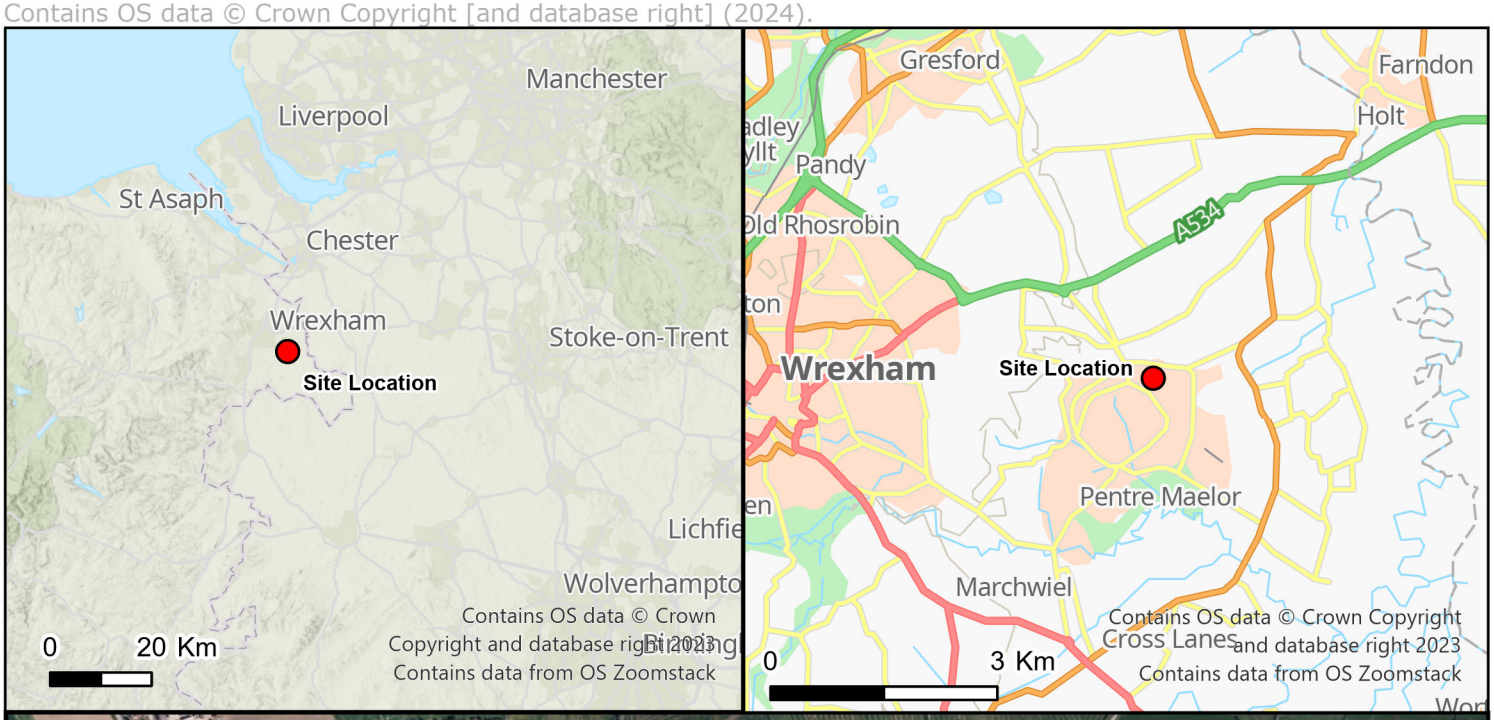
4.3 Interpretation

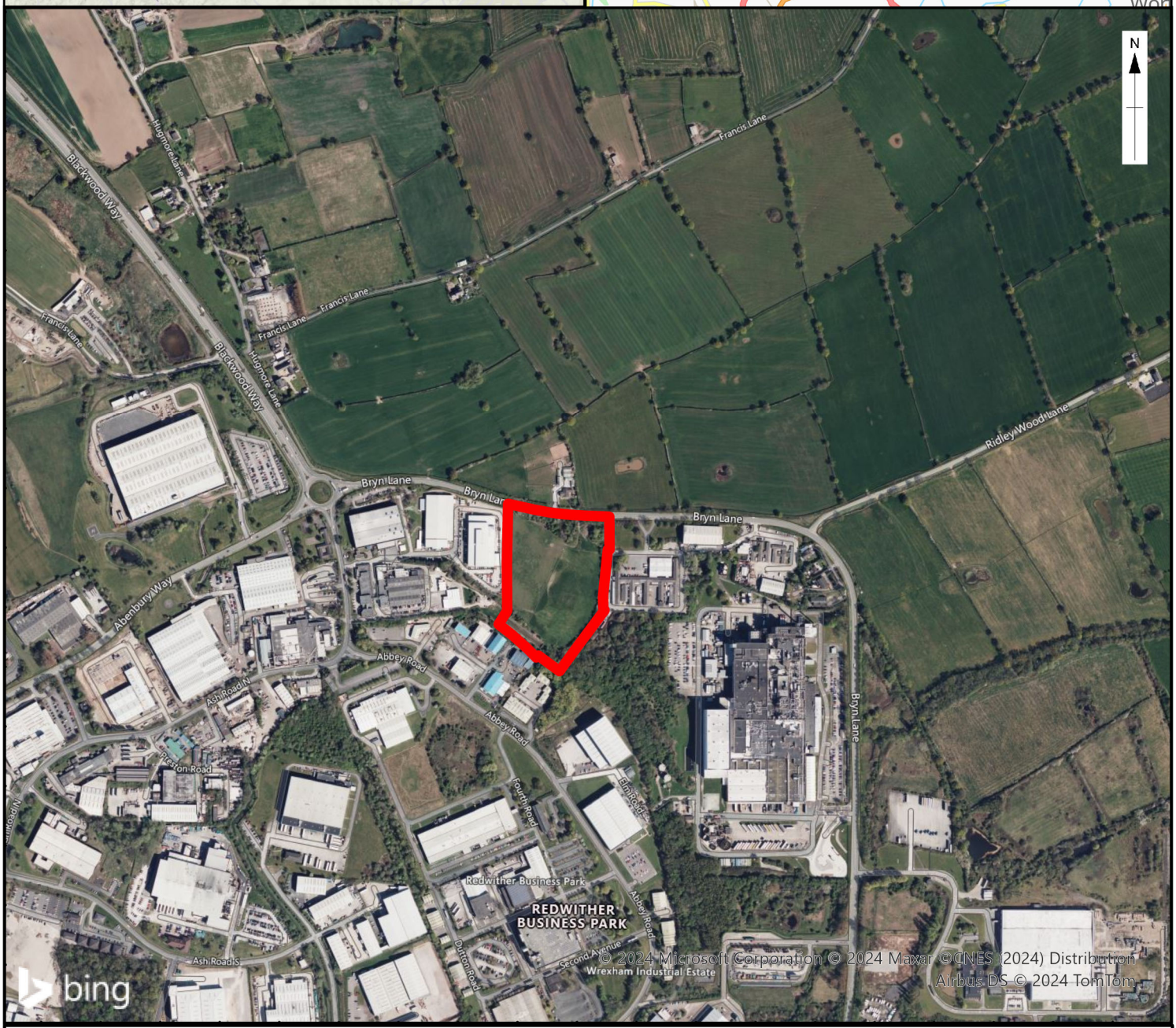
4.3.1 The extant structural remains recorded in Trenches 4, 5 and 6 correlate clearly with the factory buildings depicted on the 1961-1964 historic mapping (Fig 4). Unfortunately, none of the structures or surrounding deposits yielded finds or dating evidence to identify the function of the factory. There was no evidence of the remains of Ridley Farm, suggesting that it had been completely demolished.

4.4 Significance

4.4.1 The archaeological remains signify the potential for further remains of the factory buildings foundations within the site boundary. However, it is unclear whether the remains will provide evidence that can signify either the use of the buildings for second world war ammunition manufacturing or, as elsewhere recorded, the subsequent use of some of the buildings as a clothing factory.

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oxford archaeology

24/09/2024

Figure 1: Site Location

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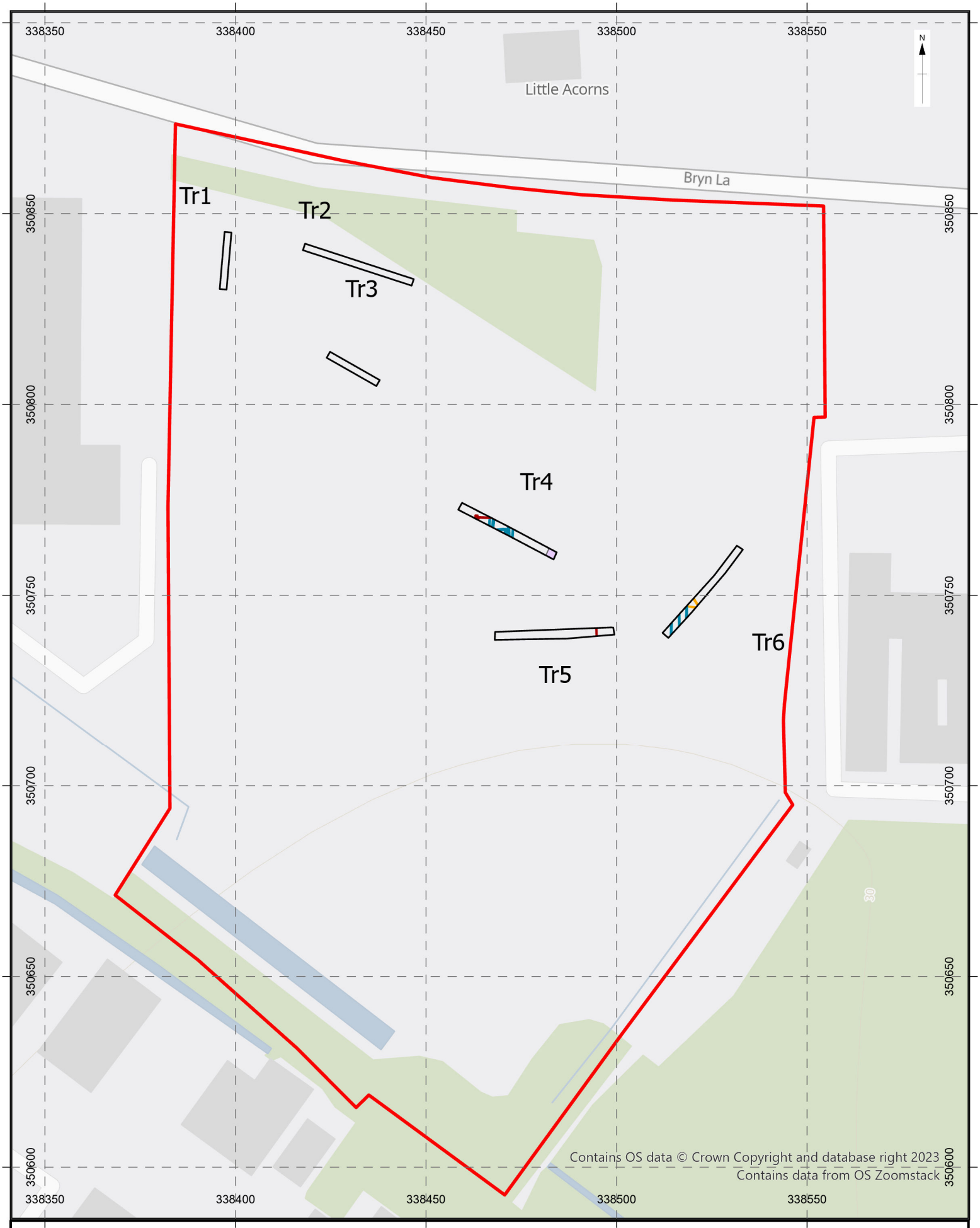


Figure Created on 24/09/2024

Figure 2: Evaluation Trenches

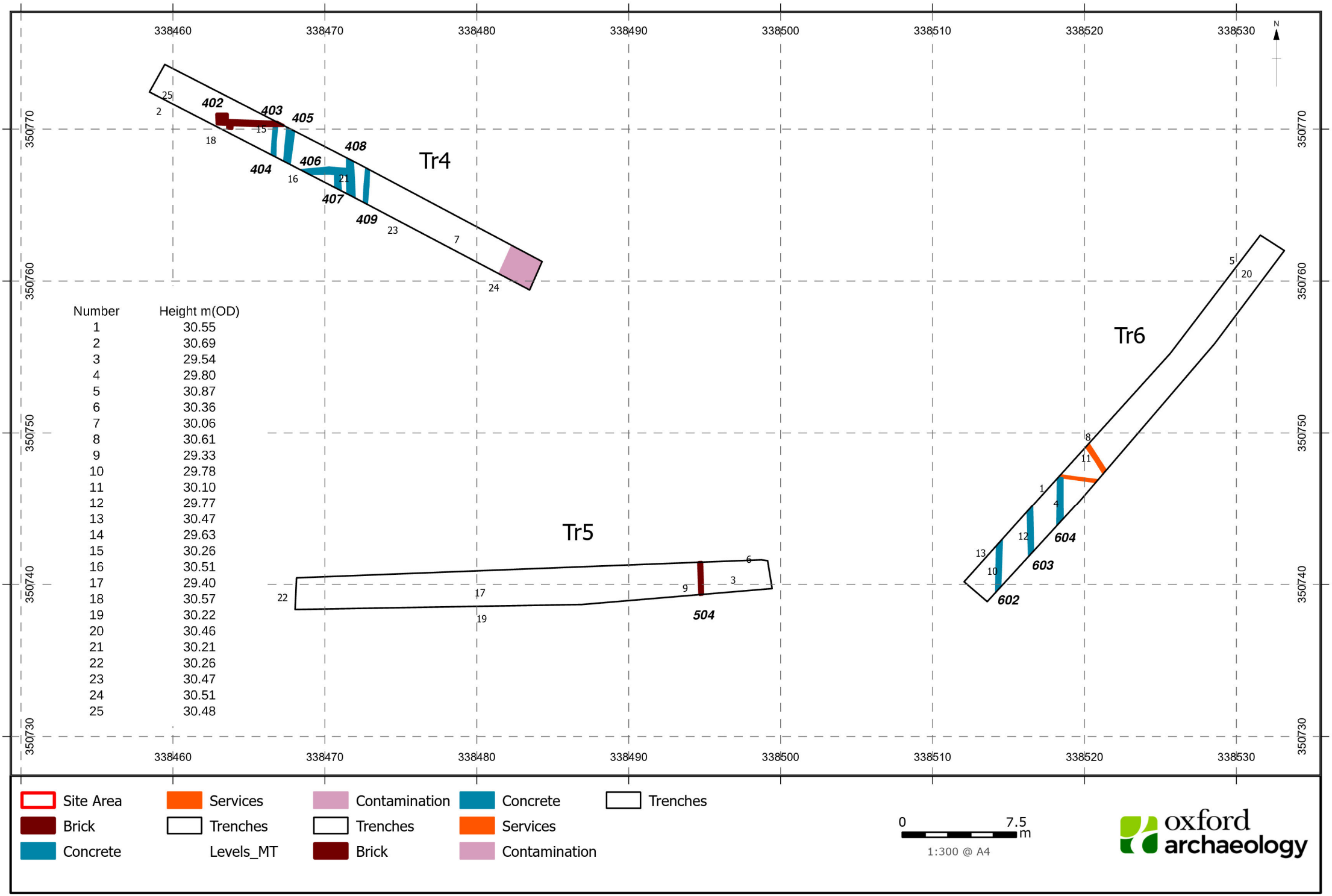


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Figure 3: Evaluation trenches with archaeology

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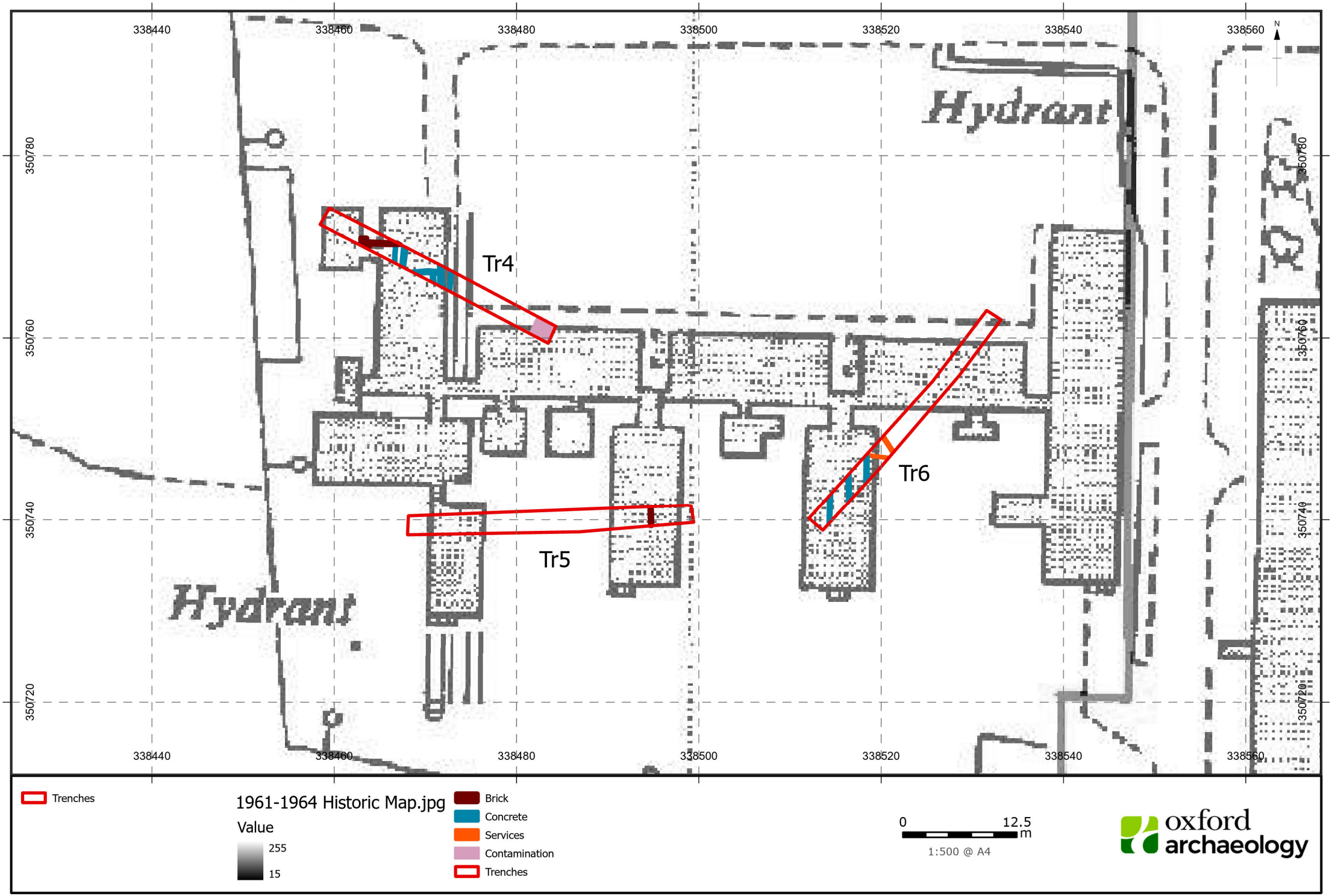


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Figure 4: Evaluation trenches with archaeology superimposed on the Ordnance Survey map 1961-1964

APPENDIX A TRENCH DESCRIPTIONS AND CONTEXT INVENTORY

Trench 1						
General description					**Orientation**	N/S
No archaeology observed. Topsoil overlay natural geology.					**Length (m)**	15
					Width (m)	1.8
					Avg. depth (m)	0.29
Context No.	**Type**	**Width (m)**	**Depth (m)**	**Description**	**Finds**	**Date**
100	Layer	-	0	Topsoil. 0.18m thick.	-	-
101	Layer	-	0.18	Natural	-	-

Trench 2						
General description					**Orientation**	NW/SE
No archaeology observed. Topsoil overlay natural geology.					**Length (m)**	30
					Width (m)	1.8
					Avg. depth (m)	0.26
Context No.	**Type**	**Width (m)**	**Depth (m)**	**Description**	**Finds**	**Date**
200	Layer	-	0	Topsoil. 0.17m thick.	-	-
201	Layer	-	0.17	Natural	-	-

Trench 3						
General description					**Orientation**	NW/SE
No archaeology observed. Topsoil overlay natural geology.					**Length (m)**	15
					Width (m)	1.8
					Avg. depth (m)	0.32
Context No.	**Type**	**Width (m)**	**Depth (m)**	**Description**	**Finds**	**Date**
300	Layer	-	0	Topsoil. 0.21m thick.	-	-
301	Layer	-	0.21	Natural	-	-

Trench 4						
General description					**Orientation**	NW/SE
Topsoil overlay a series of north/south and east/west aligned brick and concrete wall foundations. These were cut into natural geology.					**Length (m)**	28
					Width (m)	1.8
					Avg. depth (m)	0.35
Context No.	**Type**	**Width (m)**	**Depth (m)**	**Description**	**Finds**	**Date**
400	Layer	-	0	Topsoil. 0.25m thick.	-	-
401	Layer	-	0.25	Natural	-	-
402	Structure	0.68	0.25	Wall. Square brick structure.	-	-
403	Structure	0.19	0.25	Wall. Brick.	-	-
404	Structure	0.36	0.25	Wall. Concrete foundation.	-	-

Context No.	Type	Width (m)	Depth (m)	Description	Finds	Date
405	Structure	0.33	0.25	Wall. Concrete foundation.	-	-
406	Structure	0.31	0.25	Wall. Concrete foundation.	-	-
407	Structure	0.29	0.25	Wall. Concrete foundation.	-	-
408	Structure	0.37	0.25	Wall. Concrete foundation.	-	-
409	Structure	0.43	0.25	Wall. Concrete foundation.	-	-

Trench 5						
General description					**Orientation**	E/W
Topsoil overlay made ground which sealed a north/south aligned brick wall. This overlay an industrial waste layer, which then overlay natural geology.					**Length (m)**	30
					Width (m)	1.8
					Avg. depth (m)	1
Context No.	**Type**	**Width (m)**	**Depth (m)**	**Description**	**Finds**	**Date**
500	Layer	-	0	Topsoil. 0.4m thick.	-	-
501	Layer	-	0.4	Other Layer. 0.4m thick. Made ground.	-	-
502	Layer	-	0.8	Other Layer. 0.8m thick. Industrial waste.	-	-
503	Layer	-	1.6	Natural	-	-
504	Structure	0.3	0.41	Wall. Brick.	-	-

Trench 6						
General description					**Orientation**	NE/SW
Topsoil overlay made ground which sealed concrete wall foundations.					**Length (m)**	30
					Width (m)	1.8
					Avg. depth (m)	0.7
Context No.	**Type**	**Width (m)**	**Depth (m)**	**Description**	**Finds**	**Date**
600	Layer	-	0	Topsoil. 0.35m thick.	-	-
601	Layer	-	0.35	Other Layer. Made ground.	-	-
602	Structure	0.3	0.75	Wall. Concrete foundation.	-	-
603	Structure	0.3	0.75	Wall. Concrete foundation.	-	-
604	Structure	0.3	0.75	Wall. Concrete foundation.	-	-

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APPENDIX C SITE SUMMARY DETAILS

Site name:	Land South of Bryn Lane, Wrexham
Site code:	SBLW24
Grid Reference	SJ 384 507
Type:	Evaluation
Date and duration:	11th September 2024; 3 days
Location of archive:	The archive is currently held at OA, Mill 3, Moor Lane Mills, Moor Lane, Lancaster, LA1 1QD, and will be deposited digitally with Royal Commission on the Ancient and Historical Monuments of Wales in due course.
Summary of Results:	Oxford Archaeology was commissioned by The Environment Partnership to undertake an archaeological trial trench evaluation on the site of a proposed single commercial unit for general industrial or storage/distribution at land south of Bryn Lane, Wrexham (NGR SJ 384 507). Historic map regression of the site area depicted the potential for archaeological remains of Ridley Farm and twentieth century factory buildings. As such, a scheme of archaeological trial trenching was devised to investigate whether remains of these buildings survived. A total of six trenches were excavated across the investigation area, three of which contained structural remains. These remains comprised red brick and concrete wall foundations that sat within the twentieth century building footprints, as shown on the historic mapping. These structural remains appeared to relate to the former factory buildings present on site. There was no archaeological remains were encountered in the three northern trenches targeting Ridley Farm, suggesting that the farm had been completely demolished.

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