8. Cultural Heritage

Introduction

8.1 This chapter assesses the effects of the Proposed Development on archaeology and heritage. In particular it identifies and assesses the anticipated effects of change resulting from the Proposed Development on known and potential below ground archaeological remains within the site and existing built heritage in the wider area.

8.2 The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct and indirect effects of the development arising from archaeological and built heritage, and the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. This chapter has been written by Ellie Crew (PCIfA), Archaeological Consultant, Tetra Tech, Lauren Hynes (PCIfA), Archaeological Consultant, Tetra Tech, and Danielle Farrar (PCIfA) Senior Archaeologist, Tetra Tech.

8.3 The assessment of archaeology within this context includes all buried and above ground archaeological remains, historic landscapes, and any other features that contribute to the archaeological interest of the area. The assessment of built heritage assets is primarily based on 'designated' heritage assets, which include statutorily listed buildings, Registered Parks and Gardens, and Conservation Areas, as well as locally listed buildings. The 'Site' referred to in this chapter includes all the areas shown within the red line boundary. This area has been examined to assess the nature of the surrounding heritage assets and place the recorded sites within their context. This study area was defined in consultation with the Clwyd-Powys Archaeological Trust. Additional cumulative sites will also be considered.

8.4 This chapter discusses the potential for the Proposed Development to significantly affect the historic environment. Data has been collected from the Clwyd-Powys Archaeological Trust (CPAT) and relevant record offices and archives. A site walkover survey has also been undertaken, with the results informing a comprehensive archaeological Heritage Impact Assessment which has been submitted within the planning application.

8.5 This ES Chapter is supported by the following technical appendices:

- Appendix 8.1 – Figures;
- Appendix 8.2 - Archaeological and Heritage Desk-Based Assessment (2021);
- Appendix 8.3 – Heritage Impact Assessment (2021);
- Appendix 8.4 – Phase Site Investigations Geophysical Survey Report (2022).
- Appendix 8.5 – Magnitude Geophysical Survey Report (2024)
- Appendix 8.6 – Settings Assessment (2024)
- Appendix 8.7 – Archaeological Evaluation

8.6 The Archaeological and Heritage Desk-Based Assessment and Heritage Impact Assessment, both prepared in 2021, and the Settings Assessment prepared in 2024 are considered 'point in time' documents which were prepared during the initial stages of the iterative project design process. The project description, study areas, site visits and baseline information referred to herein have thus been refined and superseded by those set out in Chapter 8 Archaeology and Cultural Heritage.

Assessment Methodology and Significance Criteria

Policy, Legislation and Guidance

Historic Environment (Wales) Act, 2023

8.7 The Historic Environment (Wales) Bill was introduced into Senedd Cymru on 4 July 2022, passed on 28 March 2023 and received Royal Assent on 14 June 2023. The new Act brings the principal legislation for the historic environment together in one place, states it explicitly for Wales without confusing references to other jurisdictions and provides the law and its supporting documentation in fully bilingual form. Furthermore, the law has been reorganised and restated in clear, everyday language so that it will be easier to use and understand. The Historic Environment (Wales) Act 2023 will transform the accessibility of the law for owners and occupiers of scheduled monuments and listed buildings, third-sector groups, public authorities and others.

8.8 The legislation is now an Act of Senedd Cymru and its suite of supporting secondary legislation came into full effect on 4th November 2024. The legislation provides fully bilingual, orderly and accessible law for the effective protection and management of the Welsh historic environment so that it can continue to contribute to the well-being of Wales and its people. The Acts that provided the legislative framework for the management and protection of the Welsh historic environment for decades — principally the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 — no longer apply in Wales. The Historic Environment (Wales) Act 2023 ('the 2023 Act') has replaced them and has given Wales the most up-to-date historic environment legislation amongst the UK nations and is made in Wales for Wales alone. The new legislation will make it easier for everyone to find, understand and apply the law, but it will make no changes to the current management and protection of the Welsh historic environment.

Planning Policy Wales (Edition 12, 2024)

8.9 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.

8.10 Chapter 6 (Distinctive and Natural Places) includes section 6.1, which addresses the historic environment.

8.11 PPW asserts that the historic environment comprises all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us.

8.12 Section 6.1.4 identifies The Ancient Monuments and Archaeological Areas Act 1979, Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment (Wales) Act 2016 as providing the legislative framework for the protection and sustainable management of the historic environment in Wales. PPW provides the national planning policy framework for the consideration of the historic environment and this is supplemented by guidance contained in Technical Advice Note 24, The Historic Environment and Cadw associated best practice guidance on the historic environment

8.13 Section 6.1.5 establishes a commitment to planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.

8.14 Section 6.1.6 establishes a series of heritage-related objectives for Welsh Government. These objectives relate to designated heritage:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
- preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales

8.15 Section 6.1.7 stresses the importance of the planning system in protecting, conserving and enhancing the significance of historic assets. This role includes consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

8.16 The responsibility of all stakeholders is stressed in conserving the historic environment: PPW states that it is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers and communities, to appropriately care for the historic environment in their area (6.1.8).

8.17 This section continues to assert that "*the protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing new proposals*".

8.18 Section 6.1.9 concludes that decisions 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.

8.19 Specific sections address designated assets (Scheduled Monuments, Listed Buildings and Conservation Areas) and Historic Landscapes and World Heritage Sites (6.1.10 – 6.1.22).

8.20 Section 6.1.25 discusses the role of the planning system in dealing with undesignated assets, where planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

8.21 Section 6.1.26 refers to situations where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains.

8.22 Section 6.1.27 states that when a planning authority is minded to approve an application and where archaeological remains are affected by proposals that alter or destroy them, the planning authority must be satisfied that the developer has secured appropriate and satisfactory provision for their recording and investigation, followed by the analysis and publication of the results and the deposition of the resulting archive in an approved repository.

Technical Advice Note 24- The Historic Environment

8.23 The Technical Advice Note 24 (TAN 24) supports the PPW. It provides guidance on how the planning system should consider the historic environment during both the preparation of development plans and decision-making for listed building consent application and planning application affecting the historic environment, including World Heritage Sites, Scheduled Monuments, Archaeological remains, Listed Buildings, Conservation Areas, Historic Parks and Gardens, Historic Landscapes and Historic Assets of special local interest.

8.24 The TAN states that a heritage impact statement must form part of any listed building consent and conservation area consent, whilst Design and Access Statements may be required for planning applications which could have an impact on historic assets. It also states that for any development within the setting of a historic asset, some of the factors to consider and weigh in the assessment include:

- the significance of the asset and the contribution the setting makes to that significance;
- the prominence of the historic asset;
- the expected lifespan of the proposed development;
- the extent of tree cover and its likely longevity; and
- non-visual factors affecting the setting of the historic asset such as noise.

Hedgerow Regulations

8.25 Under the Hedgerow Regulations 1997, without planning permission in place, it is unlawful to remove most countryside hedgerows without permission from the Local Authority. Hedgerows require assessment against criteria stipulated in Part II of the Regulations, which determines whether hedgerows are “important” or “not important”. To remove a hedgerow, a Hedgerow Removal Notice must be applied for.

8.26 Schedule 1, Part II of the Hedgerow Regulations 1997 give the following historical criteria of which one is to be fulfilled for a Hedgerow to be classified as “Important”:

8.27 The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.

8.28 The hedgerow incorporates an archaeological feature which is— (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or (b) recorded at the relevant date in a Sites and Monuments Record.

8.29 The hedgerow— (a) is situated wholly or partly within an archaeological site included or recorded as mentioned above (point 2) or on land adjacent to and associated with such a site; and (b) is associated with any monument or feature on that site.

8.30 The hedgerow— (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date

at a Record Office; or (b) is visibly related to any building or other feature of such an estate or manor.

8.31 The hedgerow— (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system— (i) is substantially complete; or (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Town and Countryside Act, as amended by the Local Government (Wales) Act 1994, for the purposes of development control within the authority's area, as a key landscape characteristic.

Wrexham Local Development Plan 2 (LDP2) 2013-2028 (adopted 2023)

8.35 The Wrexham Unitary Development Plan outlines the Council's broad intention for development in the area and provides a framework for the more specific policies and proposals. It is chiefly concerned with supporting sustainable development and growth of the area.

8.36 The policies relating to archaeology and heritage are:

- Policy SP15: Historic and Cultural Environment

Identification of the Study Area

8.37 A study area of 1km around the application site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded assets within their local context. However, it is noted that for the Heritage Impact Assessment (Appendix 8.3), a study area of 3km was examined for the assessment of the impacts on the settings of the designated assets. This study area was defined in consultation with the Clwyd-Powys Archaeological Trust Historic Environment Record.

Surveys and Data Sources

8.38 A study area of 1km around the application site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded assets within their local context. This study area was defined in consultation with the Clwyd-Powys Archaeological Trust Historic Environment Record. This study has taken into consideration the historical and archaeological background of the area. The sources consulted were:

- Regional Historic Environment Record (HER Search Number E6606, E6897);
- Royal Commission on the Ancient and Historical Monuments of Wales;
- Wrexham County Archive;
- Ruthin Archives;
- Cadw for designated sites;
- Clwyd-Powys Archaeological Trust for designated and non-designated heritage assets;
- Aerial photographs – the Central Registry for Aerial Photography Wales (CRAPW), Royal Commission on the Ancient and Historical Monuments of Wales (Coflein), and the Welsh Government's Aerial Photography Unit, online, alongside Google Earth;
- Historic mapping including Tithe maps and early Ordnance Survey; and,

- Secondary research including, previously completed archaeological reports for the surrounding area, regional research frameworks and grey literature and journal articles, as appropriate.

8.39 In addition to the above resources, a site walkover survey was undertaken on 16th December 2020 by Gregg Griffin, (MCIfA), Archaeological Consultant, Tetra Tech, and again on July 20th, 2021, by Dr Paul Tubb, Senior Archaeological Consultant, Tetra Tech, and again on 15th Feb 2024, by Lauren Hynes (PCIfA), Archaeological Consultant, Tetra Tech to assess the site for potential features of archaeological or historic interest, impacts to settings upon heritage assets, and suitability for mitigation measures.

Identification of Sensitive Receptors

8.40 Heritage and Archaeology was scoped into the EIA as part of the formal scoping exercise submitted to the Clywd-Powys Archaeological Trust (CPAT) in December 2023. An informal response was received from CPAT in February 2024 which agreed to the proposed scope and EIA methodology for heritage and archaeology (see Table 8.6).

8.41 A number of listed buildings were identified as being potential receptors of development based upon their location within the study area (see Table 8.1). A number of non-designated archaeological assets were also identified as being potential receptors of development due to their situation within the development site boundary (see Table 8.2; and, Appendix 8.1, Figure 8.1).

Table 8.1: Cadw List of Potential Receptors

Designation	UID	Name	Grade
Grade II Listed Building	1551	Cefn Park (including attached stableyard range to N), early/mid-18th century Georgian mansion with later additions.	Grade II Listed Building
Grade II Listed Building	16471	95 Dean Road	Grade II Listed Building
Grade II Listed Building	17272	Pavilion including attached Skittle Alley at Cefn Park	Grade II Listed Building
Grade II Listed Building	17273	Cefn Park Lodge, mid to late 19th century gate lodge to the Cefn Park Estate	Grade II Listed Building
Grade II Listed Building	17274	Gates and gate-piers at Cefn Park Lodge	Grade II Listed Building
Grade II Listed Building	17275	Ice-house to NW of Llwyn Onn Hall Hotel, late 18th or 19th century ice house, Llywyn Onn Hall Hotel	Grade II Listed Building

Grade II Listed Building	1751	No.93, Dean Road (W Side)	Grade II Listed Building
Grade II Listed Building	1752	The Lodge, Jeffreys Road (W Side)	Grade II Listed Building
Grade II Listed Building	1747	Cherry Hill, Borras Park Road (N Side)	Grade II Listed Building

Table 8.2: Clwyd-Powys Historic Environment Record List of Potential Receptors

Type	UID	Name	Period
Findspot	54731	Abenbury, Coin	Roman
Findspot	106386	Llwyn Knottia Roman Coin	Roman
Findspot	97014	Abenbury, Spindlewhorl	Roman to Medieval
Findspot	97015	Abenbury, Spindlewhorl	Roman to Post-medieval
Findspot	97017	Abenbury, Buckle	Medieval to Post-medieval
Findspot	97016	Abenbury, Buckle	Post-medieval
Findspot	54701	Abenbury, Buckle	Post-medieval
Earthwork	55355	Home Farm Pond	Post-medieval
Structure	104513	Cefn Road Boundary Stone	Post-medieval

8.42 Geophysical Survey was undertaken across part of the site in April 2022, by Phase Site Investigations (Phase Site Investigations, 2022). Further geophysical survey was undertaken in 2024 by Magnitude Geophysics (Magnitude, 2024). The results of the survey include a number of anomalies that may indicate the presence of archaeological remains within the proposed development site.

8.43 Engagement with the Clwyd-Powys Archaeologist (14th February 2024) resulted in observations that pre-application trenching evaluation will be required within the application site (in accordance with PPW), focusing on potential archaeological anomalies/features that were identified by the geophysical surveys.

Characterisation of Effect

8.44 The level of significance of the environmental effect is determined by combining the impact risk with the sensitivity of the receptors. The matrix for assessing significance of effects has been modified for the cultural heritage chapter to account for the addition of a negligible category under value and to apply a finer degree of gradation to the effect

categories to better reflect the heritage significance of assets. In some cases, in Table 8.3 the significance is shown as being one of two alternatives. In these cases, a single description should be decided upon with reasoned judgement for that level of significance chosen.

8.45 In this chapter, any significance of effect that is defined as being Moderate adverse/beneficial or greater is defined as being significant. Any significance of effect below Moderate is deemed to not be significant (Table 8.3).

8.46 It should be noted that the terminology used in this assessment and the ES to assess the significance of effect does not wholly equate with that used in PPW. The points below are intended to avoid confusion between the use of the 'substantial harm' as used in PPW and TAN 24 in relation to designated heritage assets and 'significant effects' as used in the ES. Under NPPF, development proposals should be assessed in terms of their impact on the heritage significance of the asset.

8.47 It should be noted that the NPPF methodology is concerned with impact (i.e. magnitude of change) not effect.

Table 8.3: Level of Effect

Level of Effects	Magnitude of Impact			
Cultural Heritage Value (Sensitivity)	**Substantial**	**Moderate**	**Slight**	**Negligible**
Very High	Major	Major/ Moderate	Moderate	Minor
High	Major/ Moderate	Moderate	Moderate /Minor	Neutral
Medium	Moderate	Moderate/ Minor	Minor	Neutral
Low	Moderate/ Minor	Minor	Minor/ Neutral	Neutral
Negligible	Minor/ Neutral	Minor/ Neutral	Neutral	Neutral

Significance Criteria

8.48 Assessment of effects has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage effects. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme.

8.49 Effects on the remainder of the heritage assets have been assessed in accordance with the methodology outlined in Section 'Characterisation of Effect' above. A set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement), Design Manual for Roads and Bridges and Transport Analysis Guidance. Professional judgement is used in conjunction with these criteria to undertake the assessment of impact upon the proposed assets. The criteria for assessing value and magnitude of change are outlined in Table 8.4 and Table 8.5 below.

Table 8.4: Receptor Sensitivity: Assessing Heritage Value

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives.
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives. Grade I and Grade II* Listed Buildings and built heritage of exceptional quality. Grade I and II* Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
Medium	Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s). Designated or non-designated assets of regional quality and importance that contribute to regional research objectives. Designated or non-designated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth, or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.
Low	Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Non-designated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Table 8.5: Assessing Magnitude of Impact for Heritage

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Negative: Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. Positive: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Moderate	Negative: Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. Positive: Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.
Slight	Negative: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. Positive: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilization of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
Negligible/ No Change	Negative: Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions. Positive: Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions.

Assumptions / Limitations

8.50 Data used to compile this ES chapter primarily consist of secondary information derived from a variety of sources. The assumption is made that the secondary data, as well as those derived from other secondary sources, are reasonably accurate.

8.51 All assessments and assumptions are based on what knowledge is available at the time of writing, and this is reflected in the text.

Consultation

Table 8.6 – Consultation Table

Consultation	Date and Time	Comments	Actions
Scoping Report	February 2024	**CPAT**: "I can confirm that we consider the proposed assessment methodology fit for purpose." "We will need to approve a Written Scheme of Investigation (WSI) document before any new assessment work commences and WSI's will be required for any additional geophysics and evaluation trenching also."	Writing of WSI's for the commencement of further evaluation.
Scoping Report	February 2024	**Cadw**: "In most cases Cadw recommend that the search area for designated historic assets should be 3km and these are shown above: However, in this case, a reduced 1km will be appropriate as there is unlikely to be any visible interconnection between the development area and designated historic assets, except for those inside 1km due to intervening urban areas." "Both of the cited walkover surveys were limited by crops growing in the fields and therefore a full walkover should be carried out. It is also noted that some geophysical survey has been carried out, but this has not yet been completed. The geophysical survey will need to be completed before the completion of the EIA and there may be a need for archaeological evaluation to be carried out. The result of any archaeological evaluation will also need to be completed before the EIA is completed and the planning application is submitted."	Undertake a Settings Assessment with a 1km study area to assess the potential impact of development on designated assets. Settings Assessment to be included in the EIA as an appendix. Full walkover should be carried out. Geophysical survey to be completed before the completion of the EIA, with the potential need for archaeological evaluation. The results of archaeological evaluation should also be

Consultation	Date and Time	Comments	Actions
		"The specifications for the geophysical survey and archaeological evaluation work should be agreed with the Clwyd-Powys Archaeological Trust (The archaeological advisors to Wrexham County Council) and they will also be responsible for monitoring the works."	completed before the EIA is completed and the planning application is submitted. The specification for any archaeological surveys needed will fall within the responsibility of the Clwyd-Powys Archaeological Trust who will also be responsible for monitoring the works.
Consultation with CPAT	February 2024	**CPAT:** As per Planning Policy Wales (Feb 2011) Paragraph 6.1.26, and Technical Advice Note 24 (May 2017) Paragraph 4.7, allowance should be made for further investigation with evaluation trenching where archaeological remains are known to exist or considered to likely exist. This is for the purposes of the local Planning Authorities in Wales to take into account archaeological considerations and deal with them from the beginning of the development control process and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.	Mark Walters, CPAT, sent detailed plans of where the locations of trenches were to be of the geophysical survey results. Archaeological evaluation trenching will be carried out in tandem with the ES Chapter.
Consultation with CADW	April 2024	**CADW:** The application is accompanied by a Settings Assessment produced by the Harworth Group that looks at the effect of the proposed development on the settings of the above designated historic assets. In view of a calculated zone of theoretical visibility and a walk over survey of the application area this report considers a proportionate	Nichola Smith, Historic Environment Branh, Cadw, commented in response of the Settings Assessment submitted as part of the pre-application consultation, deeming the report

Consultation	Date and Time	Comments	Actions
		assessment for the proposed development is one that covers a 1km study area from the application boundary. This results in the scoping out from further assessment all the above designated historic assets. We concur that such an assessment is proportionate and therefore the proposed development will have no impact on the settings of the above designated historic assets.	as proportionate, and accepting the conclusions of the Settings Assessment (2024). The Settings Assessment concluded that the proposed development would have no impact on the identified designated heritage assets, and results in the scoping out of all identified designated heritage assets from further assessment.
Consultation with CPAT	April 2024	**CPAT:** As per Planning Policy Wales (Feb 2011) Paragraph 6.1.26, and Technical Advice Note 24 (May 2017) Paragraph 4.7, allowance should be made for further investigation with evaluation trenching where archaeological remains are known to exist or considered to likely exist. This is for the purposes of the local Planning Authorities in Wales to take into account archaeological considerations and deal with them from the beginning of the development control process and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.	Neil Bayliss, CPAT, confirmed that the revised archaeological evaluation trench plan will still be required, and will confirm the need for any further archaeological works recommendations following the result of the evaluation report.
Consultation with CPAT	December 2024	**CPAT:** As per Planning Policy Wales (Feb 2011) Paragraph 6.1.26, and Technical Advice Note 24 (May 2017) Paragraph 4.7, allowance should be made for further investigation with evaluation trenching where archaeological remains are known to exist or considered to likely exist. This is for the purposes of the local Planning Authorities in Wales to take	Neil Bayliss, CPAT, confirmed that following the reduction in the proposed development groundworks in the eastern sports field, the trenching in this area will be unnecessary and can

Consultation	Date and Time	Comments	Actions
		into account archaeological considerations and deal with them from the beginning of the development control process and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.	be removed from the proposed areas for evaluation. The remaining proposed trenches within the proposed development area have been confirmed as still required.

Baseline Conditions

8.52 The baseline environment is summarised and presented below and has been, to date, informed by the baseline data and information gathering exercise and assessment undertaken as part of the DBA (Appendix 8.2), the Heritage Impact Assessment (Appendix 8.3), and the Geophysical Surveys (Appendix 8.4 and 8.5).

8.53 The application site is located in Cefn Park, Abenbury, Wrexham. The site is 40 hectares and is centred on grid reference SJ 35618 50879 and is characterised by a mixture of pasture and arable. The application site is roughly square in shape.

8.54 Cefn Road directly to the west of the application site, with Oakhurst Road and Dol Ddraenen to the north-west.

8.55 Bryn Estyn Road borders the north of the application site. The application site consists of a number of fields with varying boundaries, with a collection of buildings to the south-east.

8.56 The site is situated on Salop Formation that comprises a sedimentary bedrock formed approximately 310 to 274 million years ago in the Carboniferous to Permian periods. The bedrock is overlain by glaciofluvial sheet deposits laid down during the Devensian Stage of the Late Pleistocene 116,000 to 11,800 years ago.

8.57 The archaeological periods referred to in this chapter are broadly defined by the following date ranges:

- Palaeolithic and Mesolithic: up to 4,000BCE
- Neolithic: 4,000 – 2,200 BC;
- Bronze Age: 2,200 – 700 BC;
- Iron Age: 800/700 BC – AD 43;
- Romano-British: AD 43 – 410;
- Early medieval (Saxon): AD 410 – 1066;
- Medieval: AD 1066 – 154;
- Post-medieval: AD 1540 – 1750;
- Industrial: AD 1750 – 1900; and
- Modern: AD 1900 – present day.

Designated Heritage Assets

8.58 Details of the designated assets are presented in Appendix 8.1 and Appendix 8.2. There are no designated heritage assets within the site boundary.

8.59 There are no World Heritage Sites, Registered Battlefields, Registered Historic Parks or Gardens, Conservation Areas, or Scheduled Monuments within the 1km study area.

8.60 There are nine Listed Buildings within the study area, as defined in Figure 8.1, Appendix 8.1. The bracketed numbers within the text refer to the Cadw identifiers detailed within the Desk-Based Assessment (Appendix 8.2) and the Heritage Impact Assessment (Appendix 8.3).

8.61 Four of these Grade II Listed Buildings date to the Industrial period and are located within Cefn Park; Cefn Park Lodge (17273), Gates and gate-piers at Cefn Park Lodge (17274), Cefn Park (including attached stableyard range to N) (1551) and Pavilion including attached Skittle Alley at Cefn Park (17272). Cefn Park is constructed in a Neo-

Classical style (including the attached stableyard range to the North) and dates to the early/mid-18th century, with Cefn Park's Gates and Gate Piers constructed in the mid to late 19th century, with twin stone piers surmounted by ball finials. The Pavilion including the attached Skittle Alley at Cefn Park was built in the grounds of Cefn Park and dates from the late 18th and early 19th century.

8.62 Cherry Hill (1747) is a Grade II Listed Building dating to the Industrial period. It was built as a private house in 1936, designed by Edgar Bereford for C.L Thomas, to the north of the application site. The List Entry notes that the house was in use as a children's home since 1971.

8.63 The Lodge (1752) is a Grade II Listed Building dated to the Industrial period, and is a domestic building built as a Lodge to Acton Park is located to the north-west of the application site.

8.64 93 and 95 Dean Road (16471 & 1751) are a pair of Grade II Listed cottages dating to the Industrial period, and form part of the Acton Park Estate, which is noted has being a good example of Neo-vernacular estate architecture.

8.65 Ice-house to NW of Llwyn Onn Hall Hotel (17275) is a Grade II Listed Ice House. It was built in the late 18th or 19th century to serve the former Llwyn Onn Hall, which is noted as the ancestral home of the Jones and Parry-Jones family who claim descendance from Tudor Trefor.

Non-designated Assets

8.66 The regional Historic Environment Record for Clwyd-Powys holds details for 154 recorded archaeological monuments and findspots (excluding designated assets), and five archaeological events, within the 1km study area. Details of the non-designated assets are presented in Appendix 8.1 and Appendix 8.2.

8.67 A number of findspots have been identified within the application site, these include three buckles which date from the medieval and post-medieval period (54701, 97016, 97017), Roman coins of Marcus Aurelius (54713) and Hadrian (106386), as well as two spindle whorls, which are thought to date between the Roman and medieval period (97014, 97015). In addition, a post-medieval boundary stone is also located within the application site (104513) and Home Farm Pond visible on the 1881 1st Edition Ordnance Survey Map (55355).

8.68 A number of assets are also located within close proximity of the application site, these include collections of farm buildings dating between the post-medieval and Industrial periods (147012, 147015, 147018, 147019, 14720, 147021, 140722, 146988, 146989, 146990, 1496991, 534331, 534332, 54333, 54334, 54335, 147233, 147234, 147235, 147236, 147237, 147238). It is also noted on RCAHMW data that a number of cropmarks are also visible within the application site; however, this needs confirmation with RCAHMW.

Archaeological and Historic Background

8.69 The Clywd-Powys records five archaeological events within the 1km study area. This includes two HE1 assessments on Erlas Hall (51638) and Tyn Twll (51982), as well as a photographic survey at Tyn Twll Farm (129203). Archaeological evaluation was

undertaken at Holt Road in 2020 (164331), with archaeological recording and monitoring in 2024 at 4 Oaklands Avenue (218129).

8.70 Evaluation at Holt Road (164331) took place 0.63km north-east from the proposed development. Investigations revealed prehistoric circular features, interpreted as pits and clamp ovens, as well as post-medieval pottery associated with the occupation of Bryn Estyn Court and a possible quarry feature. Archaeological monitoring at 4 Oaklands Avenue (218129) is situated 0.48km north-west from the proposed development. The report is pending submission to the HER, and as yet, no results of this evaluation are available.

Prehistoric: BCE 4,000 – AD 43

Palaeolithic and Mesolithic: up to 4,000BCE

8.71 Across Britain, the Palaeolithic and Mesolithic periods are characterised by seasonal transhumance processes, and most sites are recognised from concentrations of lithics; the Lea Valley is of particular importance for Mesolithic remains.

8.72 There are no non-designated Palaeolithic nor Mesolithic assets recorded on the CPAT HER within the study area.

Neolithic: 4,000 – 2,200 BC;

8.73 The Neolithic was a period of increasingly permanent human occupation, although seasonal mobility and the exploitation of wild resources continued. Mortuary monuments, the introduction of pottery and domesticates, and arable farming practices traditionally mark the beginning of the Neolithic period.

8.74 There is a single asset within the 1km study area that dates between the Neolithic and Bronze Age; Wrexham Holt Road, prehistoric activity (150248) which included an oval pit interpreted as an oven. This is located approximately 0.47km north-north-west from the proposed site of development.

Bronze Age: 2,200 – 700 BCE;

8.75 The Bronze Age period is characterised by significant changes in material culture, and domestic and ceremonial architecture. The monumental landscape characteristic of the preceding Neolithic period was transformed into one of fields, settlements, and trackways. Mortuary ceremonies also change emphasis with a shift to individual cremations and round barrow cemeteries.

8.76 There is a single asset within the 1km study area that dates between the Neolithic and Bronze Age; Wrexham Holt Road, prehistoric activity (150248) which included an oval pit interpreted as an oven. This is located approximately 0.47km north-north-west from the proposed site of development.

8.77 There are two assets dating to the Bronze age in the study area; the Acton Park hoard of six bronze unlooped palstaves and one chisel (100386), located 0.79km to the north-west of the site and the blade of a socketed axe (106412) on the border of the south border of the study area.

Iron Age: 800/700 BCE – CE 43;

8.78 The Iron Age is marked by an increase in both field systems and defended sites, reflecting increasing stratification of society and division of the landscape. There are no

Iron Age non-designated assets recorded on the CPAT HER located within the study area, however the Portable Antiquities Scheme notes the presence of an Iron Age coin in the study area.

Romano-British: CE 43 – 410

8.79 The Roman period in begins with the successful invasion by Claudius in AD 43. However, the Romans mounted their first campaign into Wales in 47/48 CE, with Wales including the first significant areas of upland that the Roman army encountered in Britain (Cadw, 2011).

8.80 There are four non-designated assets dating to the Roman period within the study area. This includes a copper alloy coin of Marcus Aurelius and a very worn bronze coin of Hadrian located identified within the centre of the application site (54713, and 106386), the head of a broken dolphin type bow brooch and a fragment of a Roman fibula brooch located 0.76km to the south of the application site (97002, 106387).

8.81 There are two assets that date between the Roman and medieval periods, these are the findspots of spindle whorls. One of the findspots is located within the site boundary (97014) and the second findspot (97018) is situated 0.09km south-west from the site.

8.82 There is a single findspot of a spindle whorl dating between the Roman and post-medieval periods (97015), which is also situated inside the site boundary.

Early Medieval (Saxon): CE 410 – 1066

8.83 The early medieval period is one of significant social, political, economic, and cultural change. The early medieval period is said to be iconic in Wales's development, with its language and identity, and the division of Wales into kingdoms that are still recognisable today. Wrexham sits on the frontier of early Medieval Wales on the edge of the kingdoms of Powys, Gwynyedd, and Mercia. There are no non-designated assets recorded on the CPAT HER of early medieval date within the study area.

Medieval: CE 1066 – 1540

8.84 The Norman Conquest of 1066 provides a firm date for the commencement of the medieval period in England. Wales during this time, like England, was a land of multiple kingship: Gwynedd, Brycheinog, Powys, Deheubarth, Gwent, and Morganwg.

8.85 There are five non-designated assets dating to the medieval period that have been identified within the study area, these include; Cefn Park/Glyn Park (130099) located 0.69km to the south of the application site, Bromfield Castle (101856) 0.49km to the south-east, and a Cross noted in 1698, (101541) 0.70km to the west of the application site. Further assets include findspots of a copper alloy beehive thimble (97001) located 0.86km to the south-east of the application site and a trapezoidal copper-alloy buckle (97017) located within the east of the application site.

8.86 There are two assets within the study area that date between the Roman and medieval periods, these are the findspots of spindle whorls (97014 and 97018).

8.87 Four assets within the study area date between the medieval and post-medieval periods, these include three copper alloy buckles located to the north-west of the application site (97016) and approximately 0.70km to the south-west of the application site (97006, 9700), and a hollow way (82627) located 0.30km to the east of the application site. The Portable Antiquities Scheme also notes the presence of a medieval coin and buckles within the study area.

Post-Medieval: AD 1540 – 1750

8.88 The Post medieval period is an age of transition between the medieval world and the Industrial and Agricultural revolutions of the 18th and early 19th century. Post-medieval Wales was a rural landscape, with strong links to language, culture, Welsh identity and sense of place. This rural landscape comprises of remote settlements representing a survival of territories based upon kinship and custom, determined by a terrain ideal for native, small-scale pastoral agricultures.

8.89 A large number of non-designated assets are assigned to the post-medieval period and have been identified within the study area. These include Cefn Park (55356), an area of land thought to contribute to the parkland landscape of the area located 0.59km to the south-west of the application site, with an interrupted park pale 0.83km to the south of the application site (166073). Eight of the non-designated post-medieval buildings within the study area are also Listed Buildings, this includes the Grade II Listed Cefn Park, located 0.65km to the south of the application site (1551/26210), as well as its associated lodge, gates and gate piers (17274/ 41002). Non-designated buildings include the remains of a brick, rubble and dressed stone structure thought to be a pump house, or similar, (54337) and a valve house (53261), both associated with Cefn Park to the south of the application site. Further structures include two boundary stones located 0.13km to the north-east of the application and on the western border of the application site (104464, 104513).

8.90 Three buckles dating to the post-medieval period have been identified within the study area, one located to the west of the application site (54701), with the others located 0.29km to the south-east (97020) and 0.60km to the south of the application site (97010). A Rabbit Warren, which is thought to survive from the post-medieval period, is also located 0.28km to the north of the application site (101542). Within the surrounding region, Borras Hall, an early 17th century former manor house, owned by the Breton family, with Lord Kenyon taking ownership in 1789 (102853).

8.91 The Portable Antiquities Scheme notes the presence of post-medieval coins, a toy, a book fitting and buckles within the study area. The Royal Commission on the Ancient and Historical Monuments of Wales also note the presence of a post-medieval domestic house and a country house and garden within the study area.

8.92 A large number of farm buildings dating between the post-medieval and industrial period have been identified within the study area. Three groups of these farm buildings are located directly adjacent to the west, north and south of the application site. Further collections of farm buildings are located to the south border of the study area (146136, 146137, 146138, 146139, 146140, 146988, 146989, 146990, 146991, 147012, 147013, 147014, 147015, 147016, 147017, 147018, 147019, 147020, 147021, 147022, 147233, 147234, 147235, 147236, 147237, 147238, 147241, 147242, 147243, 147244, 148065, 148066, 148067, 148068, 148545, 148546 and, 148547). Other features which date between the post-medieval and Industrial periods include a small decorative single arched footbridge located 0.86km to the south of the application site (54340), an 18th century red brick domed icehouse located 0.55km to the south of the application site (104510) and a two storey, red brick Neo-Classical gate lodge located 0.15km to the south-west of the application site (54336). Furthermore, a collection of water-filled marl pits (as discussed above) are located 0.79km to the east of the application site (82616),

and Keeper's Cottage, an estate cottage located 0.69km to the northeast (82622), which all date between the post-medieval and Industrial periods.

Industrial: 1750 – 1900

8.93 The Industrial era included the construction of new roads, canals and railways, as well as the rise of industry and the growth of market towns, as well of major cities. For Wales, the impact of industrialisation was that the country became a global leader in industry and is known as the 'First Industrial Nation', at the forefront of many new technologies. Wales is home to significant natural resources such as slate, iron and copper ores, timber and coal, as well as the use of water for transport and power.

8.94 There are large number of non-designated assets dating to the Industrial period, examples of these include those associated with Cefn Park to the south of the application site. These include a large 19th century coach house (54341), the remains of a boathouse (54388), a small park surrounding Cefn Park (53260), 19th century stables part of the stable yard of Cefn Park (54342, 54343, 53262), and a large farmstead (53256). Other Industrial assets within the study area include a Valve House, with the steam from this Valve House running to a pond within the Rhodedendron Spinney, located 0.76km to the south-east of the application site (53261). Meanwhile, a Warn House with associated small rectangular enclosure to the east, is located 0.38km to the east of the application site (66310), and an Arms Building is located 0.79km to the north-east of the application site (55138). Additionally, a number of wells and ponds thought to date to the Industrial period are located toward the eastern boundary of the study area (66313, 66321, 66318 ,66319,), and 0.37km to the south of the application site (53259)

8.95 Furthermore, a possible sewage works dating between the Industrial and Modern period is located 0.55km to the east of the application site (66311).

Modern: 1900 – present day.

8.96 The surrounding area, during the Modern period, is dominated by the development of Borras Airfield, which dates back to 1917-1920, where the fields at Borras Lodge were used for circuits and bumps to practice emergency landings. Later in the modern period part of the site was sold for use as a quarry, accounting for almost one third of the county's total sand and gravel production (The Clwyd-Powys Archaeological Trust, 2000, p. 5).

8.97 There are 14 non-designated assets dating to the Modern period within the study area. This includes Filter Beds depicted on the Ordnance Survey 1912 map, 0.23km to the north-east of the application site (142280), and Rhosnesni Church (St John) which dates from 1973 located 0.74km to the north-west of the application site (1000100). In addition, Bryn Estyn House and Garden, which is depicted on the Ordnance Survey 1912 mapping, is located 0.15km to the north-east of the application site (86007).

8.98 Of the assets, eleven of these are associated with the military, including a number of dispersed sites connected with RAF Wrexham that are visible on aerial photography dating from 1942. These assets are located toward the north-western boundary of the study area (121044, 121161, 121042, 121159, 121160), with a number of aircraft crash sites and wrecks also located within the study area. This includes a Hawker Hurricane L1989 which crashed in 1940, 0.40km to the east of the application site (86022), with a Heinkel He111 P-4 (130415) crash site from 1941 located 0.2km to the south of the application site. Further aircraft crash sites include a fatal crash of a Miles Master

(130409) at Tyn-twll Farm in 1942, located 0.48km to the north of the application site (86023). Two War Memorials are also located within the study area, located approximately 0.50km to the north-west of the application site (142318, 145065).

8.99 The Royal Commission on the Ancient and Historical Monuments of Wales also notes the presence of a 20th century Industrial Estate within the study area, as well the presence of munition factories dating from the Modern period within the study area, including the unique Second World War chemical weapons plant at Rhydymwyn (Mold).

Heritage Impact Assessment

8.100 A Heritage Impact Assessment was conducted in 2021 (Tetra Tech). A study area of 1km surrounding the proposed development site was examined. The Heritage Impact Assessment initially focussed on all designated heritage assets (i.e. Scheduled Monuments, Listed Buildings, Conservation Areas), which are regarded as heritage assets with a high heritage importance. Throughout the assessment, more detailed attention was given to those assets in the immediate vicinity of the above ground infrastructure and/or to those assets of significant height or those situated on particularly high ground, as this increases the chances of long-range views (visual links) from such assets towards the above ground infrastructure options and vice versa.

8.101 Nine Grade II Listed assets were identified as potential receptors of development at the proposed development site. Some intervisibility was identified between the proposed development site and the Grade II Listed Cefn Park and Cefn Park Pavilion, Cefn Park Lodge, and Cefn Park Gates and Gate Piers (1551, 17272, 17273 and 17274). Therefore, the proposed development was deemed to cause low to moderate effect upon the setting of the assets. No intervisibility was identified between the proposed development site and the Grade II Listed Cherry Hill (1747), The Lodge (1752), and 93 and 95 Dean Road (16471 & 1751). The proposed development was therefore deemed to cause no change to the setting of these assets.

8.102 Consideration was given to designated assets within the 3km study area, which was examined during the site walkover survey in 2020. These included several sections of Wat's Dyke (DE151, DE221, DE286, DE191, DE165, and DE173), Hillbury Round Barrow (DE164), Fairy Oak Round Barrow (DE163), and Wrexham Churchyard Ornamental Wrought Iron Gates and Screen (DE158). The conclusions of this consideration remain undetermined in the 2021 Heritage Impact Assessment. It is considered that, at the time of this report, no intervisibility exists between the identified designated assets and the proposed development site, due to considerable distance, and intervening topography. It is therefore considered that the proposed development will cause no change to the setting of these assets. Additionally, due to the ES Scoping Chapter consultation and subsequent opinion from Cadw confirming the lack of requirement to scope for 3km, it is considered that these conclusions do not affect the content of this report.

8.103 An assessment of archaeological potential was undertaken as part of this assessment. This considered the designated and non-designated assets within the site boundary and 1km study area. There was considered to be a low potential for archaeological remains of Palaeolithic to Bronze Age date, and early medieval date, a low to moderate potential for archaeological remains of Iron Age date, moderate potential for archaeological remains of medieval date and moderate to high potential for archaeological remains of Roman and post-medieval to Modern date to be present within the application site.

8.104 Documentary evidence found that the development site forms the majority of the Llwyn Knottia Estate, a remarkably intact 16th to 17th century landholding, together with the two smaller holdings of Hullah Farm and Woodbine Farm. Research also indicated a historical link between the application site and Cefn Park Estate.

8.105 A Site Walkover Survey was conducted in July 2021 which identified similarities between the application site and Cefn Park to the south, indicating the application sites historic link and connection with the Cefn Park Estate itself. As such, it was concluded that the application site is of medium heritage significance, with possible local and historic interest. Intervisibility was identified between Cefn Park and the proposed application site. The application site was found to contain a Victorian Walled Garden to the north; considered to be an asset of local importance.

Hedgerow Assessment

8.106 A Hedgerow Assessment was conducted as part of the Heritage Impact Assessment Report. Due to COVID-19 and the subsequent pandemic restrictions, there was limited access to resources for this assessment. The hedgerows at the site were analysed to assess their age. This was determined by the presence of flora species identified during the Site Walkover Survey (2021), historic Ordnance Survey mapping, and the Hedgerow Regulations (1997) Act.

8.107 As a point in time document, several of the hedgerows identified during the Site Walkover Survey are no longer considered to be part of the site. These include Hedgerow 6, 7, 8, 9, 16, and 21 (see Figure 8.4, Appendix 8.1).

8.108 Nineteen hedgerows were qualified as “Important” under the Hedgerow Regulations Act (1997). These included Hedgerows: 1, 2, 3, 4, 5, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23 and 24 (see Figure 8.4, Appendix 8.1).

8.109 Due to the iteration of the site boundary, one hedgerow that was previously qualified as ‘Important’ is no longer a part of the site boundary: Hedgerow 10 (see Figure 8.4, Appendix 8.1)

8.110 As a result of the hedgerow assessment, the recommendations for mitigation are:

- Pre-enclosure hedges to have gaps filled with a range of native hedging species relevant to the location.
- Standard trees in pre-enclosure hedges should be sympathetically trimmed, pollarded or coppiced as appropriate.
- Any pre-enclosure hedges which are retained should be layed and cut with an “A” profile to preserve structure and integrity.
- The extensive bracken currently smothering many of the pre-enclosure hedges should be managed and controlled in such a way as to not harm the hedges, for example by a cutting or crushing regime.

Geophysical Surveys

Phase Site Investigations 2022

8.111 Geophysical Survey was undertaken by Phase Site Investigations in April 2022 across part of the site, in the north-west and south-western corners (see Appendix 8.4). The survey revealed several anomalies that were presumed to relate to modern material/ objects, agricultural activity and geological/ pedological variations. There were a smaller

number of anomalies that were identified as potentially infilled features relating to archaeological features, however these may also be caused by modern activity. Additionally, a number of anomalies could not be assigned to a specific origin and do not form any clear relationships to suggest that they are archaeological in origin. Ultimately, an archaeological origin could not be ruled out as their cause cannot be determined (Phase Site Investigations, 2022).

Magnitude Surveys, 2024

8.112 Geophysical Survey was undertaken by Magnitude Surveys Ltd in January 2024 across the site (see Appendix 8.5). This included additional areas to the 2022 survey due to alterations to the development site boundary. The survey revealed several possible archaeological anomalies within the northwest of the survey area including a penannular anomaly, with possible internal features, along with a possible partial enclosure, and associated linear anomalies. Anomalies of undetermined origin were also detected throughout the survey area, although a definite classification for these anomalies cannot be given, due to the lack of any further context. Evidence of prolonged agricultural use of the landscape was also detected in the form of ridge and furrow linear trends, weak linear anomalies identified as drainage regimes, former mapped and unmapped field boundaries and modern ploughing. Amorphous anomalies displaying a weak and spread magnetic signal were also detected throughout the south and east of the survey area. These were likely the result of changes within the natural background (Magnitude Surveys, 2024).

Settings Assessment

8.113 As a result of Cadw's response (dated 8th January 2024) to the EIA Scoping Report stipulating the requirements of a Settings Assessment for the impact of the proposed development upon the nearby designated heritage assets as part of the EIA, Tetra Tech carried out a Settings Assessment in February 2024 (see Appendix 8.6). This concluded that the proposed development will not have an impact upon the majority of the Grade II Listed Buildings within the 1km study area. Development is likely to change the settings of Cefn Park Lodge (17273) and its associated Gate and Gate Piers (17274) due to their close situation in relation to the site (approximately 0.14km south). Mitigation is proposed in the form of screening by planting additional trees and thickening existing vegetation along the southern boundary of the site. Additional noise, traffic and lighting as a result of the proposed development is likely to impact the wider setting of these assets. However, this increased footfall has the potential for positive effects by allowing for visual appreciation of the assets and, as a result, supporting an increase interest in the local history and archaeology of Wrexham and providing a visual and temporal anchor for the new development within an historic landscape. With mitigation, the impact is deemed to reduce from a **moderate** impact to **slight**, resulting in a **minor** significance of effect, which is **not significant**.

Embedded Mitigation

Construction

Heritage

8.114 No embedded mitigation for the proposed development is considered relevant to heritage at the construction stage.

Archaeology

8.115 No embedded mitigation for the proposed development is proposed in respect of archaeology at the construction stage.

The Completed and Operational Development

Heritage

8.116 There are some embedded design features which may be beneficial to retaining the historic context of the surrounding designated assets. This includes the retaining of hedgerows: 2, 3, 4, 12, 13, 14, 15, 17, 18, 19, 23, 24, and potentially 22. Additionally, the retention of hedgerows may be beneficial for screening of the proposed development and the surrounding designated assets.

Archaeology

8.117 The completed development retains the vegetation surrounding Home Pond (55355). Additional features include a placemaking/ gateway feature directly north of the asset alongside a proposed pedestrian/ cycle route. Both features are likely to bring further footfall to this area and have the potential to increase interest in the existing archaeological features and the historical use of the site.

Assessment of Likely Significant Effects

Construction

Heritage

8.118 Construction works will include significant material change to the landscape through the introduction of plant, such as cranes; noise associated with the operations, and potential for dust arising from traffic and, in particular, from demolition.

8.119 **Cefn Park Lodge (17273):** This asset is located 0.15km south of the proposed development site immediately east of Cefn Road. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises interspersed rural development within farmland to the east, and residential development to the west associated with the eastern outskirts of Wrexham. There is limited visibility between the asset and the proposed works which means that there is potential for visual effects and temporary minor adverse effects from noise from construction but the existing noise effects from traffic on Cefn Road are likely to make any change negligible in effect. This is proposed to cause a **Moderate Negative** impact, resulting in a **Moderate/Minor Adverse** effect (significant).

8.120 **Gates and gate-piers at Cefn Park Lodge (17274):** This asset is located 0.15km south of the proposed development site immediately east of Cefn Road. This asset is

considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises interspersed rural development within farmland to the east, with Cefn Park Lodge (17273) situated to the immediate east of the asset, and residential development to the west associated with the eastern outskirts of Wrexham. There is limited visibility between the asset and the proposed works which means that there is potential for visual effects. There is some potential for temporary adverse effects from noise from construction but the existing noise effects from traffic on Cefn Road are likely to make any change negligible in effect. This is proposed to cause a **Moderate Negative** impact, resulting in a **Moderate/Minor Adverse** effect (significant).

8.121 **Cefn Park (including attached stableyard range to N) (1551):** This asset is located 0.63km south of the proposed development site within a complex of buildings known as Cefn Park Farms. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises farmland of mixed use to the north, east and south, and with Cefn Road to the west marking a boundary between undeveloped farmland to the east, and residential development to the west associated with the eastern outskirts of Wrexham. There is no visibility between the asset and the proposed works which means that there is potential for visual effects. There is potential for temporary adverse effects from noise from construction but due to the distance and lack of intervisibility between the asset and proposed development site, and the existing noise effects from traffic on Cefn Road, any changes will likely be negligible in effect. This is proposed to cause a **Negligible** impact, resulting in a **Neutral** effect (not significant).

8.122 **Pavilion including attached Skittle Alley at Cefn Park (17272):** This asset is located 0.79km south of the proposed development site within an area of woodland to the south of Cefn Park and associated stableyard (1551). This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises Cefn Park Farms and stableyard to the immediate north, and farmland of mixed use to the east and south, with Cefn Road to the west marking a boundary between undeveloped farmland to the east, and residential development to the west associated with the eastern outskirts of Wrexham. There is no visibility between the asset and the proposed works which means that there is no potential for visual effects. There is potential for temporary adverse effects from noise from construction but due to the distance and lack of intervisibility between the asset and proposed development site, and the existing noise effects from traffic on Cefn Road, any changes will likely be negligible in effect. This is proposed to cause a **Negligible** impact, resulting in a **Neutral** effect (not significant).

8.123 **The Lodge (1752):** This asset is located 0.69km north-west of the proposed development site immediately west of Jeffrey's Road within an area of residential development to the eastern area of Wrexham. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises residential development and associated infrastructure to the north, east, south and west, with an area of open playing field situated to its south-western landscape. There is no visibility between the asset and the proposed works which means that there is no potential for visual effects. There is potential for temporary adverse effects from noise from construction but due to the distance and lack of intervisibility between the asset and proposed development site, and the existing noise effects from traffic on Llanypwll Link Road, any changes will likely be negligible in effect. This is proposed to cause a **Negligible** impact, resulting in a **Neutral** effect (not significant).

8.124 **Cherry Hill (1747):** This asset is located 0.9km north of the proposed development site within an area of residential development associated with the north-eastern outskirts of the settlement at Wrexham. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises residential development associated with Wrexham to its north, east, south and west, with Llanypwll Link Road and Breedas Boren Quarry situated within its eastern and north-eastern landscape, and farmland with interspersed settlement situated to its northern landscape. There is no visibility between the asset and the proposed works which means that there is no for visual effects. Due to the distance and lack of intervisibility between the asset and proposed development site, any temporary adverse effects from construction likely to be negligible in effect. This is proposed to cause a **Negligible** impact, resulting in a **Neutral** effect (not significant).

8.125 **93 and 95 Dean Road (16471 & 1751):** This asset is located 0.57km north-west of the proposed development site immediately west of Jeffrey's Road. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of the assets comprises residential development associated with Wrexham to the north-east south and west, with green field sports pitches to the south-west, and an area of greenspace to the immediate north and north-west. There is no visibility between the asset and the proposed works which means that there is no potential for visual effects. There is potential for temporary adverse effects from noise from construction but due to the distance and lack of intervisibility between the asset and proposed development site, and the existing noise effects from traffic on Jeffrey's Road, any changes will likely be negligible in effect. This is proposed to cause a **Negligible** impact, resulting in a **Neutral** effect (not significant).

8.126 **Ice-house to NW of Llwyn Onn Hall Hotel (17275):** This asset is located 0.96km south of the proposed development site within a complex of buildings. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of the asset comprises a small rural settlement, with farmland of mixed use situated to the north, east, south and west, with Cefn Road and the eastern outskirts of residential development at Wrexham situated to the western landscape. From mapping evidence, it is determined that there is no visibility between the asset and the proposed works which means that there is no potential for visual effects. Due to the distance and lack of intervisibility, any temporarily adverse effects from construction will be negligible in effect. This is proposed to cause a **Negligible** impact, resulting in a **Neutral** effect (not significant).

Archaeology

8.127 There are nine non- designated assets detailed by Clwyd-Powys Archaeological Trust that are located within the proposed development boundary; findspots of two Roman coins (54713 and 106386), two spindlewhorls one of which dates between the Roman and medieval periods (97014) and one which date between the Roman and post-medieval periods (97015), as well as three buckles (97017, 97016 and 54701) dating between the medieval and post-medieval periods. As well as the earthwork of Home Farm Pond (55355) and the Cefn Road Boundary Stone (104513), both of which date to the post-medieval periods. All of these assets are deemed to have a **low** heritage significance. The proposed development is likely to impact most non-designated assets, and findspots remaining with the site boundary, and as such any archaeological remains of these features could be partially or totally removed. This is proposed to cause a

Substantial Negative impact, resulting in a **Moderate/Minor Adverse** effect (significant).

8.128 The earthwork of Home Farm Pond (55355) is deemed to have a **low** heritage significance. The proposed development seeks to retain the asset and its immediate setting of vegetation; however, the wider setting of the asset will be changed due to the introduction of residential dwellings and associated infrastructure. It could be argued that whilst the setting of this asset is going to be removed, the pond is going to be retained and subsequently, it could have an enhanced appreciation as a result of increased footfall. As such, development is deemed to cause a **Moderate Negative** impact resulting in a **Minor Adverse** effect (not significant).

8.129 The Desk-Based Assessment (Tetra Tech, 2021) suggests that there is an overall moderate potential for archaeological remains to be present within the site boundary. However, no archaeological evaluation has been undertaken within the boundary and as such, it is possible that unidentified archaeology remains. Such archaeology has the potential to be of **medium** heritage value, however this cannot be confirmed at this stage. Any development is likely to cause complete or partial removal of such remains and as such would be a **Substantial Negative** impact, causing a **Moderate Adverse** effect (significant).

8.130 The geophysical surveys indicate potential for archaeological remains to be present in specific areas of the site. However, no archaeological evaluation has been undertaken within the boundary and as such, it is possible that unidentified archaeology remains. Such archaeology has the potential to be of **medium** heritage value, however this cannot be confirmed at this stage. Any development is likely to cause complete or partial removal of such remains and as such would be a **Substantial Negative** impact, causing a **Moderate Adverse** effect (significant).

The Completed and Operational Development

Heritage

8.131 For the majority of the receptors identified above in Section 8.92 to 8.102, development within the site boundary will introduce a material change into the landscape. This has the potential for visual effects from the construction of buildings and landscaping; changes in setting; and increased noise and lighting. These effects range from **Moderate/Minor Negative** to **Neutral** effect (significant to not significant).

8.132 **Cefn Park Lodge (17273):** This asset is located 0.15km south of the proposed development site immediately east of Cefn Road. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises interspersed rural development within farmland to the east, and residential development to the west associated with the eastern outskirts of Wrexham. Limited visibility has been identified between the asset and the proposed works. Due to its close proximity to the asset, development within the proposed development site boundary will change the rural setting of the asset which will result in a loss of historical context due to the relationship between the proposed development site and Cefn Park as stated in the 2021 Site Walkover Survey, and increased noise, lighting, and traffic from residential development. Consequently, there is potential for visual effects. The magnitude of impact is **Moderate Negative**, which will result in a **Moderate/Minor** effect (significant).

8.133 **Gates and gate-piers at Cefn Park Lodge (17274):** This asset is located 0.15km south of the proposed development site immediately east of Cefn Road. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises interspersed rural development within farmland to the east, with Cefn Park Lodge (17273) situated to the immediate east of the asset, and residential development to the west associated with the eastern outskirts of Wrexham. Limited visibility has been identified between the asset and the proposed works. Due to its close proximity to the asset, development within the proposed development site boundary will change the rural setting of the asset which will result in a loss of historical context due to the relationship between the proposed development site and Cefn Park as stated in the 2021 Site Walkover Survey, and increased noise, lighting, and traffic from residential development. Consequently, there is potential for visual effects. The magnitude of impact is **Moderate Negative**, which will result in a **Moderate/Minor** effect (significant).

8.134 **Cefn Park (including attached stableyard range to N) (1551):** This asset is located 0.63km south of the proposed development site within a complex of buildings known as Cefn Park Farms. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises farmland of mixed use to the north, east and south, and with Cefn Road to the west marking a boundary between undeveloped farmland to the east, and residential development to the west associated with the eastern outskirts of Wrexham. Lack of intervisibility between the asset and the proposed works means that there is no potential for visual effects. The magnitude of impact is **Negligible,** which will result in a **Neutral** effect (not significant).

8.135 **Pavilion including attached Skittle Alley at Cefn Park (17272):** This asset is located 0.79km south of the proposed development site within an area of woodland to the south of Cefn Park and associated stableyard (1551). This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises Cefn Park Farms and stableyard to the immediate north, and farmland of mixed use to the east and south, with Cefn Road to the west marking a boundary between undeveloped farmland to the east, and residential development to the west associated with the eastern outskirts of Wrexham. Lack of intervisibility between the asset and the proposed works means that there is no potential for visual effects. The magnitude of impact is **Negligible,** which will result in a **Neutral** effect (not significant).

8.136 **The Lodge (1752):** This asset is located 0.69km north-west of the proposed development site immediately west of Jeffrey's Road within an area of residential development to the eastern area of Wrexham. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises residential development and associated infrastructure to the north, east, south and west, with an area of open playing field situated to its south-western landscape. Lack of intervisibility between the asset and the proposed works means that there is no potential for visual effects. The magnitude of impact is **Negligible,** which will result in a **Neutral** effect (not significant).

8.137 **Cherry Hill (1747):** This asset is located 0.9km north of the proposed development site within an area of residential development associated with the north-eastern outskirts of the settlement at Wrexham. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of this asset comprises residential development associated with Wrexham to its north, east, south and west, with Llanypwll Link Road

and Breedas Boren Quarry situated within its eastern and north-eastern landscape, and farmland with interspersed settlement situated to its northern landscape. Lack of intervisibility between the asset and the proposed works means that there is no potential for visual effects. The magnitude of impact is **Negligible,** which will result in a **Neutral** effect (not significant).

8.138 **93 and 95 Dean Road (16471 & 1751):** This asset is located 0.57km north-west of the proposed development site immediately west of Jeffrey's Road. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of the assets comprises residential development associated with Wrexham to the north-east south and west, with green field sports pitches to the south-west, and an area of greenspace to the immediate north and north-west. Lack of intervisibility between the asset and the proposed works means that there is no potential for visual effects. The magnitude of impact is **Negligible,** which will result in a **Neutral** effect (not significant).

8.139 **Ice-house to NW of Llwyn Onn Hall Hotel (17275):** This asset is located 0.96km south of the proposed development site within a complex of buildings. This asset is considered to be of **medium** heritage value as a Grade II Listed Building. The setting of the asset comprises a small rural settlement, with farmland of mixed use situated to the north, east, south and west, with Cefn Road and the eastern outskirts of residential development at Wrexham situated to the western landscape. Lack of intervisibility between the asset and the proposed works means that there is no potential for visual effects. The magnitude of impact is **Negligible,** which will result in a **Neutral** effect (not significant).

Archaeology

8.140 The development proposes a phased construction of up to 900 residential dwellings with associated infrastructure and landscaping, which in turn will introduce additional lighting and noise. The development will likely have a negligible effect on the majority of assets located within the 1km study area due to distance and intervening terrain. However, this is likely to affect the settings of assets within the site boundary, most notably Home Farm Pond (55355) and the Cefn Road Boundary Stone (104513), as well as the findspot locations of the remaining non-designated assets. The impact is considered to have **Slight Negative** impact, causing a **Minor Adverse** significant effect.

Additional Mitigation / Enhancement Measures

Construction

Heritage

8.141 The identified potential for effects on the surrounding designated assets will be mitigated by the temporary nature of the works, rendering the adverse effects time-limited. Further mitigation will be afforded by restrictions on the working hours of contractors, reducing hours when noise and dust may pose threats to the heritage, and other issues will be resolved through the CEMP and Council requirements.

8.142 No further mitigation, compensation and enhancement measures are considered necessary to offset effects on the culture heritage assets during the construction phase.

Phasing Strategy

8.143 At the time of writing this report, it is currently proposed that the application will implement a phasing strategy for the construction of the application.

8.144 As such, the worst-case scenario for impacts on the designated heritage assets are based upon the general assumption that the greatest footprint for both phases (Phase 1 and 2) represents the greatest potential for direct physical impacts (e.g. damage / destruction). The combined footprint of all phases, therefore, represents a greater potential for direct impacts than if, for example, only one phase was to be built in isolation. However, the magnitude of effect and impact significance would be the same if either phase was built in isolation.

8.145 As detailed above, the application of mitigation will be the same for construction of all phases, as for either project built in isolation. As such, it is anticipated that such effects will be reduced or offset to levels considered **non-significant** in EIA terms.

Archaeology

8.146 There are a number of non-designated assets located within the site boundary, however the majority of these are findspots only. Development is considered to have a **Substantial Negative** impact, causing a **Moderate/ Minor Adverse** effect (Significant). Due to the identification of several buckles on the proposed site of development, the use of a metal detector on the spoil heaps during trial trenched evaluation is proposed, as standard with trenching methodology.

8.147 One non-designated asset within the site boundary is the Cefn Park Boundary stone (104513), which has the potential to be impacted by development. The HER record of the boundary stone suggests that the asset is no longer present at this location, but this should be confirmed by an attendant archaeologist. As such, it is proposed that a watching brief should be implemented to monitor works in the areas of the non-designated asset (if present), which should be recorded ahead of construction works to provide further information to the HER.

8.148 The masterplan appears to retain the existing layout of vegetation surrounding Home Farm Pond (55355), and as such it is noted that this area may not be directly impacted by development. However, in order to protect and maintain the integrity of the asset, physical demarcation from construction works, primarily the road feature proposed directly north, is suggested.

8.149 There is a moderate potential for archaeological remains to be present within the proposed site boundary, which has the potential to be of a medium heritage value. Geophysical Survey undertaken at pre-planning stage across the proposed development suggests that there is some potential for anomalies/ identified features to have an archaeological origin. As such, a programme of archaeological evaluation should take place across the site, to target anomalies identified by the geophysical survey prior to the commencement of ground works associated with the development. Trial trenching will help to establish the nature, extent and survival of archaeological remains below ground, which will in turn allow for engagement with CPAT.

8.150 Engagement with CPAT will be undertaken following the results of the geophysical survey and trial-trenched evaluation in order to create an appropriate mitigation strategy, if the significance of remains require further mitigation. This may include the

implementation of further archaeological works, which may include strip, map and record excavations in advance of, or a watching brief during any ground works.

8.151 It is considered that a programme of archaeological evaluation and subsequent mitigation, as well as the publication of results will reduce the magnitude of impact upon archaeological remains within the site boundary.

Phasing Strategy

8.152 At the time of writing this report, it is currently proposed that the application will implement a phasing strategy for the construction of the application.

8.153 As such, the worst-case scenario for impacts on the non-designated assets is based upon the general assumption that the greatest footprint for both phases (Phase 1 and 2) represents the greatest potential for direct physical impacts (e.g. damage / destruction) discussed above. The combined footprint of all phases, therefore, represents a greater potential for direct impacts than if, for example, only one phase was to be built in isolation. However, the magnitude of effect and impact significance would be the same if either phase was built in isolation.

8.154 As detailed above, the application of mitigation (as detailed above) will be the same for construction of all phases, as for either project built in isolation. As such, it is anticipated that such effects will be reduced or offset to levels considered **Minor Adverse** in EIA terms (not significant).

The Completed and Operational Development

Heritage

8.155 The proposed development will include a material change to the landscape which will change the historical context of some of the surrounding designated assets, namely Cefn Park Lodge (17273), and Gates and gate-piers at Cefn Park Lodge (17274) due to the relationship between the proposed development site and Cefn Park as stated in the 2021 Site Walkover Survey. Additional impacts will include the increase in lighting and noise due to the proximity of the development to the listed buildings.

8.156 Appropriate mitigation may take the form of the retention of landscape features, including historic hedgerows, to retain the historic layout of the landscape and therefore the historical context of Cefn Park Lodge (17273), and Gates and gate-piers at Cefn Park Lodge (17274). Additional mitigation measures suggested include the incorporation of building materials that are sympathetic to the surrounding historic environment; and the limiting of intervisibility between Cefn Park Lodge (17273), and Gates and gate-piers at Cefn Park Lodge (17274) through screening, and height limitations on the residential development. This will reduce the magnitude of impact from **Moderate/Minor** adverse effects to **Minor** adverse effects (not significant).

8.157 It is determined that there will be **no significant effect** on the remaining receptors identified in this assessment.

Archaeology

8.158 No additional measures have been identified during the operational phase.

Residual Effects

Heritage: Construction Phase

8.159 No additional measures have been identified during the Construction Phase. No residual effects are anticipated during the Construction Phase of the development. Due to the temporary nature of the works, any identified impacts are **Negligible** with a **Neutral** effect. The implementation of a CEMP, as additional mitigation, any identified impacts would remain **Negligible** with a **Neutral** effect (not significant).

Archaeology: Construction Phase

8.160 A number of non-designated assets have been identified across the site. Development has the potential to cause a **Substantial Negative** impact on known assets, consisting of several findspots, and Cefn Park Boundary stone (104513), however it is suggested that Home Farm Pond (55355) will be retained. These assets are currently considered to be of a low/ medium heritage value. The implementation of a watching brief to record the Cefn Park boundary stone (104513) prior to development reduces the Residual Impact Magnitude to **Moderate Negative** with a **Moderate/ Minor** effect (significant).

8.161 Home Farm Pond (55355) and its associated vegetation is to be retained as part of the proposed development; however, it is acknowledged that the wider setting of the asset will be changed due to the introduction of residential dwellings and associated infrastructure. No additional mitigation has been suggested to reduce the impact of development on the setting of the asset. However, the physical demarcation of the asset during construction works will seek to protect and maintain its integrity. As a result, the Residual Impact Magnitude reduces to **Slight Negative** resulting in a **Minor/ Neutral** effect (not significant).

8.162 A number of non-designated assets are findspots of metal finds within the site boundary, that have a low/medium heritage value. Subsequently, the implementation of a metal detecting survey around the sites of the assets and the rest of the site, will provide further data for addition to the archaeological record. As a result of their low/medium heritage value, the Residual Magnitude of Impact for these non-designated assets will reduce to **Moderate Negative** with a **Moderate/ Minor** effect (significant).

8.163 Additionally, the implementation of trial-trenched evaluation on site will help to establish the nature, extent and survival of archaeological remains below ground, which will in turn allow for engagement with CPAT. The heritage value of archaeological remains on the site is currently unknown, meaning that remains may retain a **medium** value. The implementation of a programme of archaeological evaluation will provide data to add to and support the archaeological record. As a result of their potentially high heritage significance, the Residual Magnitude of Impact for the unidentified archaeology on site is considered to be up to **Major/Moderate Negative,** with a **Moderate** significance of effect (significant).

Heritage: Operational Phase

8.164 The proposed development will change the historical context of Cefn Park Lodge (17273) and Gates and gate-piers at Cefn Park Lodge (17274) due to the relationship between the proposed development site and Cefn Park, and the impact of increased noise and lighting due to the proximity of the development and listed buildings.

8.165 With appropriate mitigation, including screening, height limitations, the retention of hedgerows within the site, and the use of building materials seen in the surrounding historic landscape, the magnitude of impact will be reduced from a **Moderate/Minor** significance of effect to a **Minor effect** (not significant).

8.166 It is determined that there will be **no significant effect** on the remaining receptors identified in this assessment.

Archaeology: Operational Phase

8.167 The proposed development will introduce a new building/ buildings and associated parking and landscaping. The new access road is likely to introduce lighting, vehicle noise and lights across the site.

8.168 Any archaeological remains identified during archaeological evaluation may provide opportunity to add public value to the scheme through the presentation of the site's archaeology to residents. In order to maximise this public benefit, the results of archaeological investigations should be considered for potential to promote appreciation and understanding of the site and its landscape context.

Table 8.8 Residual Effects Summary

Summary Description of the Identified Impact	Sensitivity of Receptor	Impact Magnitude	Level of Effect	Additional Mitigation	Residual level of effect	Residual Effect (including significance)	Confidence Level
Heritage: Construction							
Cefn Park Lodge (17273)	Medium	Moderate	Moderate/Minor	CEMP	Slight	Minor	High
Gates and gate-piers at Cefn Park Lodge (17274)	Medium	Moderate	Moderate/Minor	CEMP	Slight	Minor	High
Cefn Park (including attached stableyard range to N) (1551)	Medium	Negligible	Neutral	CEMP	Negligible	Neutral	High
Pavilion including attached Skittle Alley at Cefn Park (17272)	Medium	Negligible	Neutral	CEMP	Negligible	Neutral	High
The Lodge (1752)	Medium	Negligible	Neutral	CEMP	Negligible	Neutral	High
Cherry Hill (1747)	Medium	Negligible	Neutral	CEMP	Negligible	Neutral	High

Summary Description of the Identified Impact	Sensitivity of Receptor	Impact Magnitude	Level of Effect	Additional Mitigation	Residual level of effect	Residual Effect (including significance)	Confidence Level
93 and 95 Dean Road (16471 & 1751)	Medium	Negligible	Neutral	CEMP	Negligible	Neutral	High
Ice-house to NW of Llwyn Onn Hall Hotel (17275)	Medium	Negligible	Neutral	CEMP	Negligible	Neutral	High
Heritage: Completed and Operational Development							
Cefn Park Lodge (17273)	Medium	Moderate	Moderate/Minor	Retention of landscape features including historic hedgerows; incorporation of building materials seen in the surrounding historic environment; screening; and height limitations on development	Slight	Minor	High
Gates and gate-piers at Cefn Park Lodge (17274)	Medium	Moderate	Moderate/Minor	Retention of landscape features including historic hedgerows;	Slight	Minor	High

Summary Description of the Identified Impact	Sensitivity of Receptor	Impact Magnitude	Level of Effect	Additional Mitigation	Residual level of effect	Residual Effect (including significance)	Confidence Level
				incorporation of building materials seen in the surrounding historic environment; screening; and height limitations on development			
Cefn Park (including attached stableyard range to N) (1551)	Medium	Negligible	Neutral	None required	Negligible	Neutral	High
Pavilion including attached Skittle Alley at Cefn Park (17272)	Medium	Negligible	Neutral	None required	Negligible	Neutral	High
The Lodge (1752)	Medium	Negligible	Neutral	None required	Negligible	Neutral	High
Cherry Hill (1747)	Medium	Negligible	Neutral	None required	Negligible	Neutral	High
93 and 95 Dean Road (16471 & 1751)	Medium	Negligible	Neutral	None required	Negligible	Neutral	High

Summary Description of the Identified Impact	Sensitivity of Receptor	Impact Magnitude	Level of Effect	Additional Mitigation	Residual level of effect	Residual Effect (including significance)	Confidence Level
Ice-house to NW of Llwyn Onn Hall Hotel (17275)	Medium	Negligible	Neutral	None required	Negligible	Neutral	High
Archaeology: Construction							
Home Farm Pond (55355)	Low	Moderate	Minor	Physical demarcation from construction works.	Slight	Minor/ Neutral	High
Cefn Park Boundary stone (104513).	Low	Substantial Negative	Moderate/ Minor	Watching Brief	Moderate	Minor	Medium
Findspot, Abenbury Buckle (97016)	Low	Substantial Negative	Moderate/ Minor	Metal Detecting across spoil heaps during trial-trenched evaluation.	Moderate	Minor	High
Findspot, Abenbury Buckle (97017)	Low	Substantial Negative	Moderate/ Minor	Metal Detecting across spoil heaps during trial-trenched evaluation.	Moderate	Minor	High
Findspot, Abenbury Buckle (54701)	Low	Substantial Negative	Moderate/ Minor	Metal Detecting across spoil heaps during trial-trenched evaluation.	Moderate	Minor	High

Summary Description of the Identified Impact	Sensitivity of Receptor	Impact Magnitude	Level of Effect	Additional Mitigation	Residual level of effect	Residual Effect (including significance)	Confidence Level
Findspot, Llywn Knottia Roman Coin (106386)	Low	Substantial Negative	Moderate/ Minor	Metal Detecting across spoil heaps during trial-trenched evaluation.	Moderate	Minor	High
Findspot, Abenbury Coin (54713)	Low	Substantial Negative	Moderate/ Minor	Metal Detecting across spoil heaps during trial-trenched evaluation.	Moderate	Minor	High
Findspot, Abenbury Spindlewhorl (97014)	Low	Substantial Negative	Moderate/ Minor	None	Substantial Negative	Moderate/ Minor	High
Findspot, Abenbury Spindlewhorl (97015)	Low	Substantial Negative	Moderate/ Minor	None	Substantial Negative	Moderate/ Minor	High
Unidentified Archaeology	(Up to) Medium	Substantial Negative	Moderate	Archaeological Evaluation	Moderate	Moderate/ Minor	High
Archaeology: Completed and Operational Development							
No identified effects.							

Conclusions

Heritage

8.169 With appropriate mitigation measures, two designated heritage receptors will receive **Slight** negative impact, resulting in **Minor Adverse** effects during the operational and development stage**.** This is deemed to be **not significant.**

Archaeology

8.170 After the implementation of the appropriate mitigation measures, the proposed development is determined to have a **Moderate to Slight Adverse** impact on the majority of non-designated assets within the site boundary, resulting in a **Moderate/ Minor** effect for the majority of assets and a **Minor/ Neutral** effect for Home Farm Pond. This is deemed to be **significant**. Additionally, following the implementation of mitigation, the proposed development is determined to have a **Moderate Adverse** impact on unidentified archaeology within the site boundary, resulting in a **Moderate/ Minor** effect. This is also deemed to be **significant**.

8.171 No mitigation has been proposed for the non-designated findspots of spindlewhorls (97014 and 97015) on site. As a result, the proposed development is determined to have a **Substantial Negative** impact on the assets, resulting in a **Moderate/Minor** effect. This is deemed to be **significant**.

Assessment of Cumulative Effects

8.172 This EIA includes consideration of the cumulative effects of the application with other developments for a robust assessment, as described in full in the front-end chapters.

8.173 Table 8.9 provides a list of the developments which are to be included within the cumulative sites assessment. The scoped in receptors for this ES chapter is the below-ground archaeology and heritage for the application site. It is not considered that the cumulative site could impact the receptors within the application site that are subject of this EIA planning application. On this basis, it is therefore considered that the site in Table 8.9 can be scoped out of the assessment.

Table 8.9 Cumulative Sites

Site Ref.	Application No.	Distance and Direction	Proposal	Scoped-in / Scoped-out	Justification
1.	P/2021/0436 (original application reference) currently subject to a pending appeal (P/2021/0436	Approx 250m north	Land South of Holt Road, Wrexham (KSS2 North)	Scoped out	No connectivity

Likely Residual Cumulative Effects and their Significance

Construction

8.174 Whilst there is no geographical overlap between the two sites, with the consideration of the proximity of the site in Table 8.9 to the application site (250m north), if the proposed development at the Land South of Holt Road is under construction at the same time as the application site is being constructed, there will be increased noise, dust, and vehicle movements associated with both works. Although not directly effecting the individual Listed Buildings (such as Cefn Park Lodge and its associated gates), the setting of the Listed Buildings may be adversely affected, however these effects will be of a temporary nature.

The Completed and Operational Development

8.175 If the proposed development at the Land South of Holt Road is constructed, it will create new development in the landscape of the surrounding area of the application site. Whilst the site has been scoped out, there is cumulative impact considerations with respect to the setting of heritage assets, potentially in the form of intervisibility. The named site required formal planning permission and is therefore anticipated to adopt mitigation strategies similar to this EIA which will seek to avoid, reduce, or offset the effects of direct impacts upon heritage receptors.

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