Cefn Park, Wrexham

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Second Issue

Harworth Group

January 2025

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TETRA TECH

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ACRONYMS/ABBREVIATIONS

Acronyms/Abbreviations	Definition
CIfA	Chartered Institute for Archaeologists
DBA	Desk-Based Assessment
HA	Hectares
HIA	Heritage Impact Assessment
WSI	Written Scheme of Investigation
OSGB NGR	Ordnance Survey National Grid reference system
aOD	Above Ordnance Datum

1.0 NON-TECHNICAL SUMMARY

Mae'r Nodyn Technegol hwn wedi'i baratoi i gefnogi ystyriaeth y safle hwn ar gyfer datblygu yn y dyfodol. Mae'r nodyn hwn yn archwilio iteriadau cyfoes a gorffennol ffin y safle datblygu mewn perthynas â ffin bresennol y safle. Trwy gydol y ddogfen hon, defnyddir y term 'ffin safle gyfredol' i ddisgrifio'r fersiwn fwyaf diweddar o ffin lleoliad y safle ar adeg yr adroddiad hwn fel y dangosir yn Ffigur 1, Atodiad A.

Nod y Nodyn Technegol hwn yw:

- Esbonio'r berthynas rhwng ffin bresennol y safle, ac iteriadau blaenorol ffin y safle; a
- Nodi gwaith archaeolegol a threftadaeth blaenorol a wnaed o fewn ffin bresennol y safle.

This Technical Note has been prepared to support the consideration of this site for future development. This note examines the contemporary and past iterations of the development site boundary in relation to the current site boundary. Throughout this document, the term ‘current site boundary’ is used to describe the most-up-to-date version of the site location boundary at the time of this report as shown in Figure 1, Appendix A.

The aim of this Technical Note is to:

- Explain the relationship between the current site boundary, and previous iterations of the site boundary; and,
- Identify previous archaeological and heritage works undertaken within the current site boundary.

2.0 INTRODUCTION

This Technical Note has been prepared by Ellie Crew (PCIfA), Archaeological Consultant, Tetra Tech, and updated following the revised site boundary by Danielle Farrar (PCIfA), Senior Archaeologist, Tetra Tech, on behalf of the Harworth Group to inform the submission of the relevant archaeological and heritage technical documents composed, to satisfy the archaeological and heritage conditions for development at the above site. At the time of this document’s issue, the proposed development at Cefn Park comprises the construction of approximately 900 dwellings in two phases with their associated drainage, landscaping, utilities, and servicing.

3.0 SITE LOCATION AND CONDITIONS

The site is located at Cefn Park, Abenbury, Wrexham. The current site boundary encloses 40 hectares and is centred on OSGB NGR SJ 35618 50879 (See Figure 1, Appendix A). The site is characterised by a mixture of pasture and arable fields with varying boundaries.

The application site is irregular in shape. Cefn Road lies directly to the west of the site, with Oakhurst Road and Dol Ddraenen to the north-west. Bryn Estyn Road borders the north of the application site.

The geology of the application site comprises Salop Formation, Mudstone, Sandstone and Conglomerate, sedimentary bedrock formed approximately 272 to 310 million years ago. It is noted that the local environment was previously dominated by rivers. Superficial deposits include Glaciofluvial Sheet Deposits,

Devensian comprises of sand and gravel, with the local environment dominated by ice age conditions (NERC, 2024). The application site consists of freely draining slightly acid sandy soils (Soilscape 10) (Cranfield University, 2024).

The site ranges from approximately 60m above Ordnance Datum (aOD) to 86m aOD. The majority of the site consists of enclosed fields separated by hedgerows.

4.0 PREVIOUS ARCHAEOLOGICAL & HERITAGE REPORTS

4.1 ARCHAEOLOGICAL AND HERITAGE DESK-BASED ASSESSMENT, JANUARY 2021 (TETRA TECH)

An Archaeological and Heritage Desk-Based Assessment was prepared by Samantha Hilton (PCIfA) Archaeological Consultant, Tetra Tech, on behalf of Harworth Group (Tetra Tech, 2021a). The DBA reported on the site with an area of 51.26 ha and centred at OSGB NGR SJ 35644 50758 (see Plate 1a). This previous iteration of the site boundary follows the northern, western, and southern area of the current site boundary but the eastern area of the current 2025 site boundary is reduced, compared to the 2021 red line, as described in the 2021 Archaeological and Desk-Based Assessment (see Plate 1b: blue line). The 2025 site boundary can be viewed in Figure 1, Appendix A. As such, the Archaeological and Heritage Desk-Based Assessment (2021) is considered a point in time document.

It should be noted that, at the time of writing, the local area adhered to the Wrexham Unitary Development Plan (1996-2011). However, as of December 2023, the new Wrexham Local Development Plan (2013-2028) replaced the UDP. There is a single, relevant policy relating to heritage and archaeology:

- **Policy SP15**: Historic and Cultural Environment

Additionally, since this 2021 report, there have been updates to Planning Policy Wales (PPW) which is now at Edition 12 and was last updated in February 2024. The supplementary document to PPW, Technical Advice Note (TAN) 24 (2017) remains unchanged.

Also, since the 2021 report, the Historic Environment (Wales) Act, 2023 came into full effect on 4th November 2024, replacing the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Report Objectives

The DBA determined, as far as is reasonably possible from existing records, the nature, extent, and significance of the historic environment within the site location boundary and study area. This study examined the cultural heritage potential of the proposed development site and the surrounding 1km area to:

- Identify recorded cultural heritage sites within the site boundary and located nearby with settings and significance affected by the proposal;
- Identify the potential for previously unrecorded archaeological remains to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and,
- Make recommendations for further work where required.

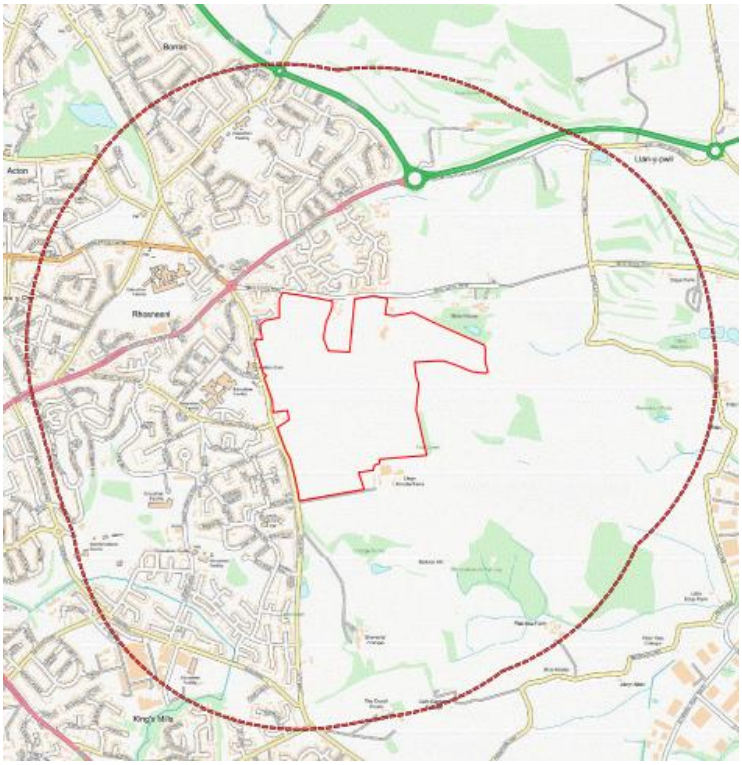


Plate 1a – Site boundary, January 2021

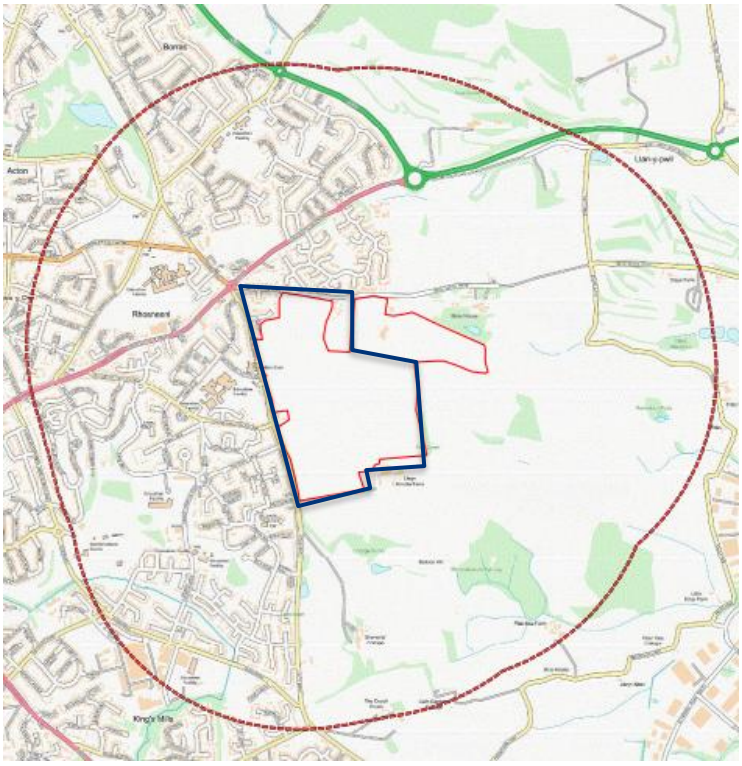


Plate 1b – Site boundary, January 2021 (Blue – denotes approximate location of the current site boundary (Figure 1, Appendix A) included in the January 2021 version of the site boundary)

4.2 HERITAGE IMPACT ASSESSMENT, OCTOBER 2021 (TETRA TECH)

A Heritage Impact Assessment was issued in October 2021 prepared by Samantha Hilton (PCIfA) Archaeological Consultant, Tetra Tech, and Dr Paul Tubb, Archaeological Consultant, Tetra Tech, on behalf of Harworth Group (Tetra Tech, 2021b). At the time of this document, the site was 51.26 hectares and centred at OSGB NGR SJ 35644 50758 (see Plate 2a). As was the case with the Desk-Based Assessment (Tetra Tech, 2021a), this iteration of the site boundary covers the northern, western, and southern areas of the current site boundary (See Figure 1, Appendix A) but the eastern area of the current site boundary has been reduced, compared to the red line as documented in the 2021 Heritage Impact Assessment (see Plate 2b: blue line). As such, this is considered a point in time document.

As aforementioned, at the time of writing, the local area adhered to the Wrexham Unitary Development Plan (1996-2011). However, as of December 2023, the new Wrexham Local Development Plan (2013-2028) replaced the UDP. There is a single, relevant policy relating to heritage and archaeology:

- **Policy SP15**: Historic and Cultural Environment

Additionally, since this 2021 report, there have been updates to Planning Policy Wales (PPW) which is now at Edition 12 and was last updated in February 2024. The supplementary document to PPW, Technical Advice Note (TAN) 24 (2017) remains unchanged.

Again, since the 2021 report, the Historic Environment (Wales) Act, 2023 came into full effect on 4th November 2024, replacing the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Report Objectives

This HIA 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 value. Throughout the assessment, more detailed attention was given to those assets in the immediate vicinity of the site. These assets tended to be above ground structures and/or those assets of significant height or those situated on particularly high ground whereupon views of the proposed could have a negative impact on the setting of those assets. This study examined the cultural heritage potential of the proposed development site and the surrounding 1km study area in order to:

- Identify designated cultural heritage sites within the site boundary and located nearby with settings and significance affected by the proposal;
- Identify potential impacts and mitigation strategies where appropriate for these designated assets; and,
- Make recommendations for further work where required.

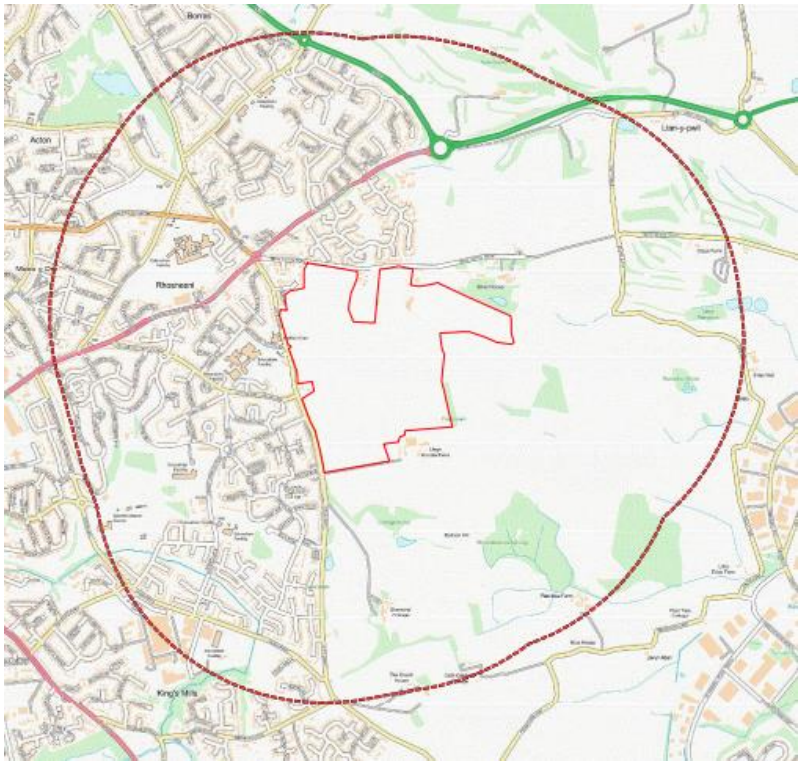


Plate 2a - Site boundary, October 2021

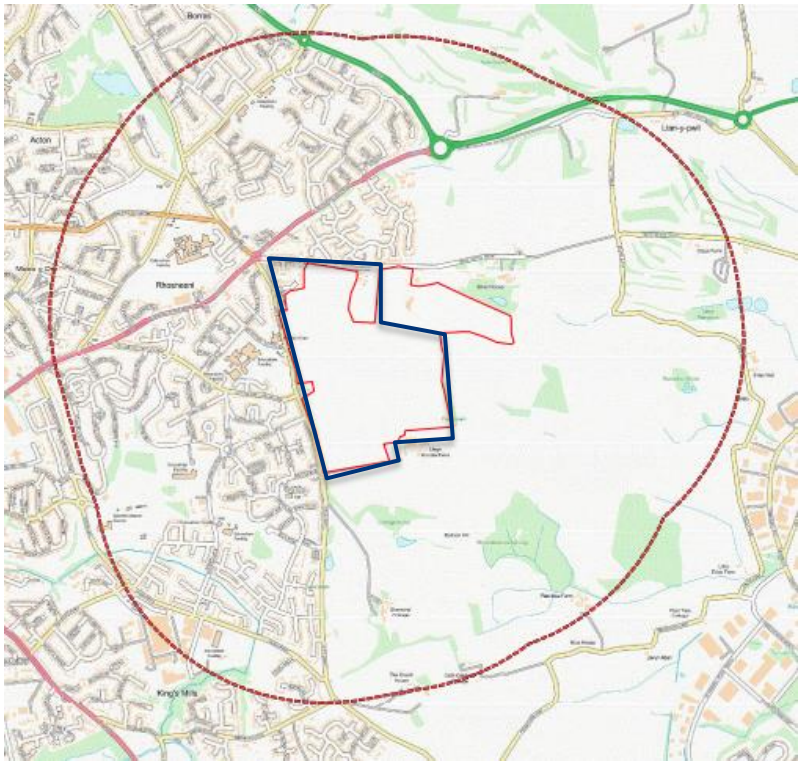


Plate 2b - Site boundary, October 2021 (Blue – denotes approximate location of the current site boundary (Figure 1, Appendix A) included in the October 2021 version of the site boundary)

4.3 GEOPHYSICAL SURVEY, MAY 2022 (PHASE SITE INVESTIGATIONS)

An initial stage of Geophysical Survey was undertaken by Phase Site Investigations in May 2022 on behalf of the Harworth Group (PSI, 2022). The site boundary was limited to Phase 1 of the Cefn Park development; the boundary included approximately 7 ha in the north-west of the proposed development area and centred at OSGB NGR SJ 35378 51089, and an area of land to the south-west that included approximately 10.8ha and was centred on OSGB NGR SJ 35554 50521 (See Plate 3a). The boundary for the survey follows the north-western, and south-western sections of the current site boundary only (See Figure 1, Appendix A). Most of the northern, southern, western, and eastern area of the 2025 site boundary was not included in this survey (see Plate 3b: blue line). As such, this is considered a point in time document.

Report Objectives

This Geophysical Survey was undertaken to help establish the presence or absence, extent, character, relationships and date (as far as circumstances and the inherent limitations of the technique permits) of archaeological features within the survey area. The survey was undertaken using a Phase Site Investigations Ltd multi-sensor array cart system (MACS). The MACS comprised 8 Foerster 4.032 Ferex CON 650 gradiometers with a control unit and data logger.

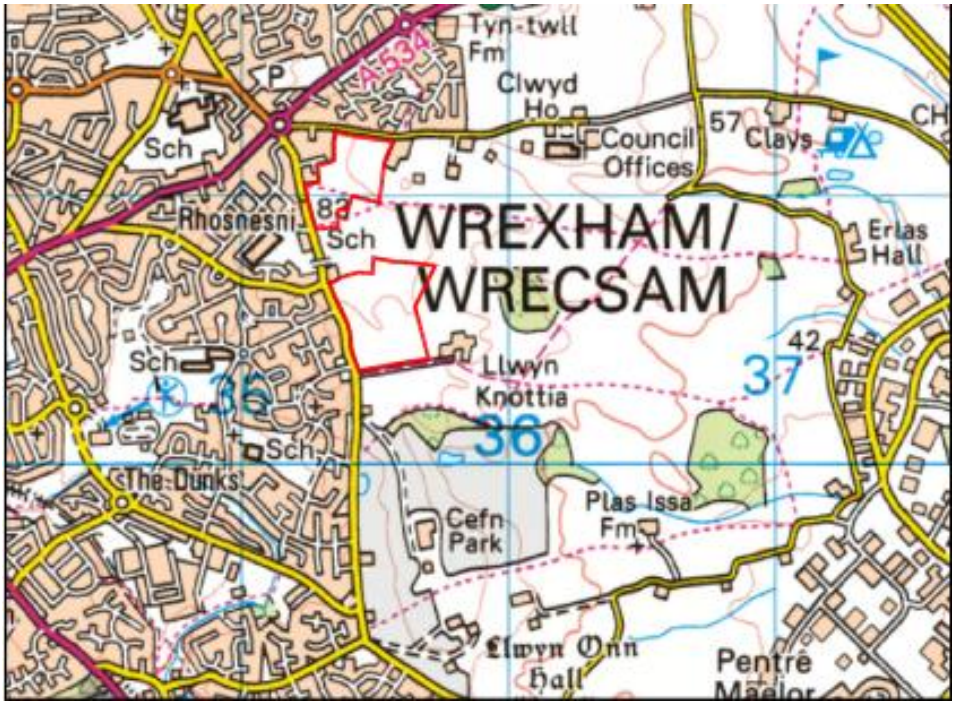


Plate 3a - Site boundary, May 2022

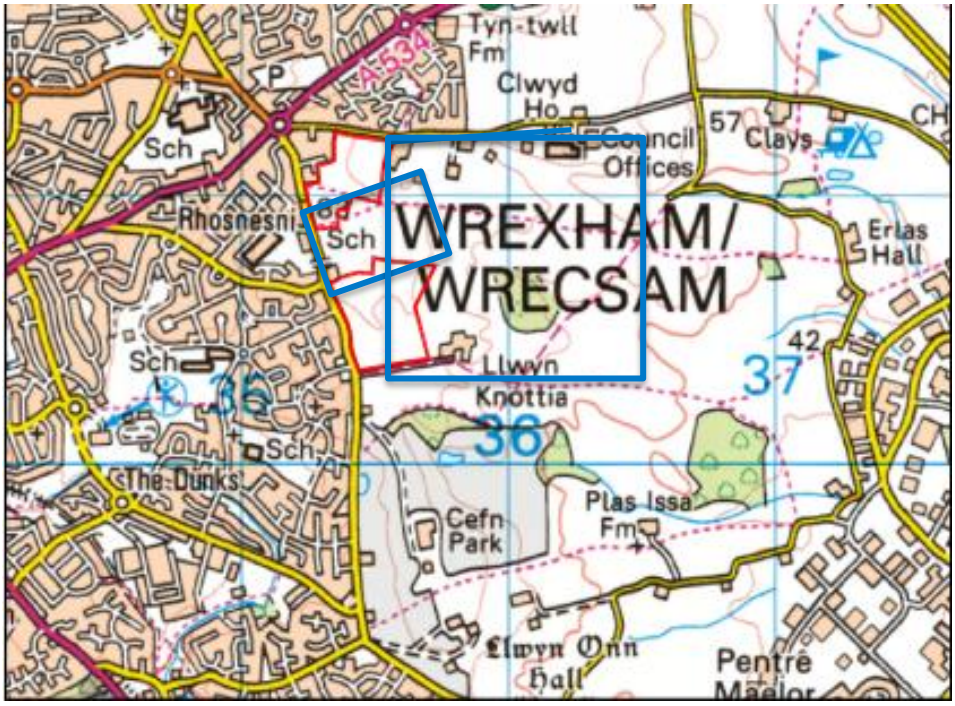


Plate 3b - Site boundary, May 2022 (Blue – denotes approximate location of the current site boundary (Figure 1, Appendix A) not included in the May 2022 version of the site boundary)

4.4 GEOPHYSICAL SURVEY, JANUARY 2024 (MAGNITUDE SURVEYS)

An additional tranche of Geophysical Survey was undertaken by Magnitude in January 2024, on behalf of the Harworth Group (Magnitude Surveys, 2024). The site boundary included an area of approximately 29.4ha, centred at OSGB NGR SJ 35737 50860 and comprised the majority of the land within the current site boundary available for survey at that time, with the exception of areas previously surveyed by Phase Site Investigations (2022) (see Plate 3a, 3b, 4b of this report). An additional area of land to the south-east (see Plate 4b; indicated by the blue square to the south-east), no longer considered to be within the current site boundary, was surveyed at the same time. As such, this is considered a point in time document.

Report Objectives

This Geophysical Survey was undertaken to help establish the presence or absence, extent, character, relationships, and date (as far as circumstances and the inherent limitation of the technique permits) of archaeological features within the survey area. The survey was undertaken using a quad-towed GNSS-positioned fluxgate gradiometer survey.

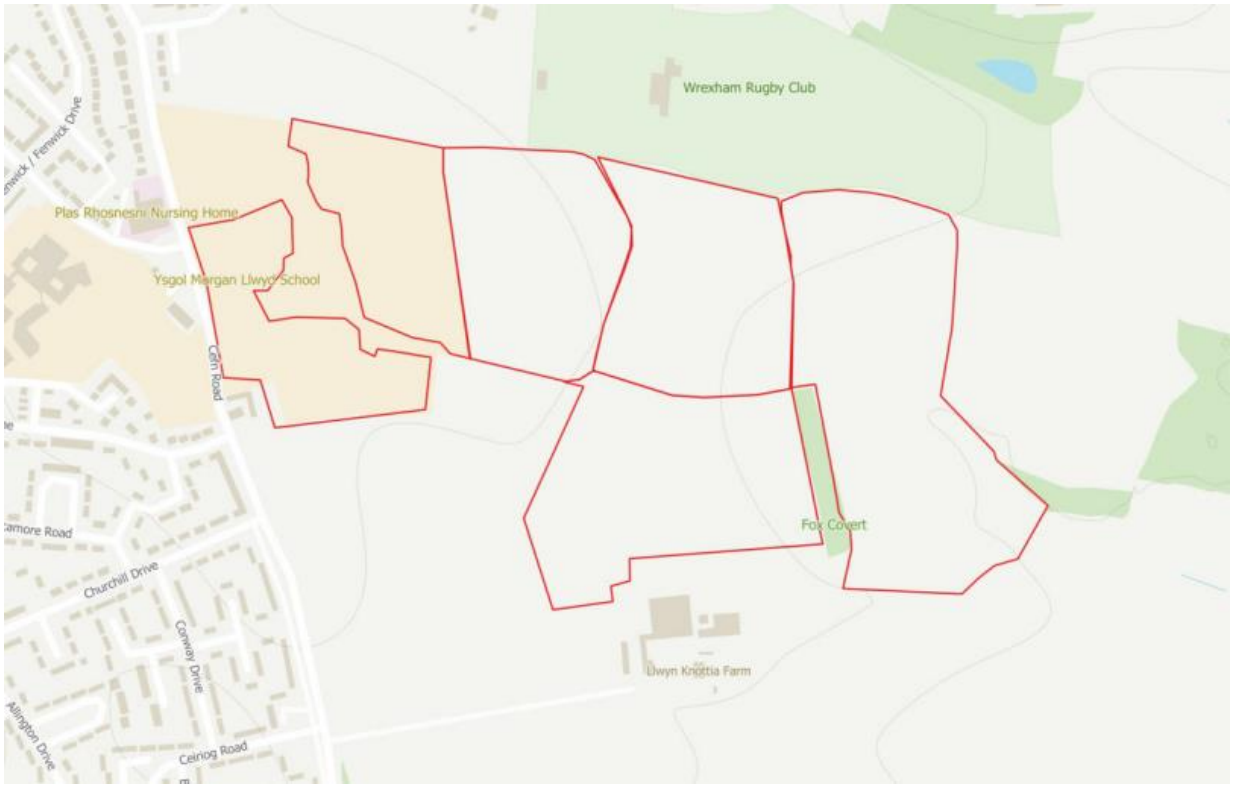


Plate 4a - Site boundary, January 2024

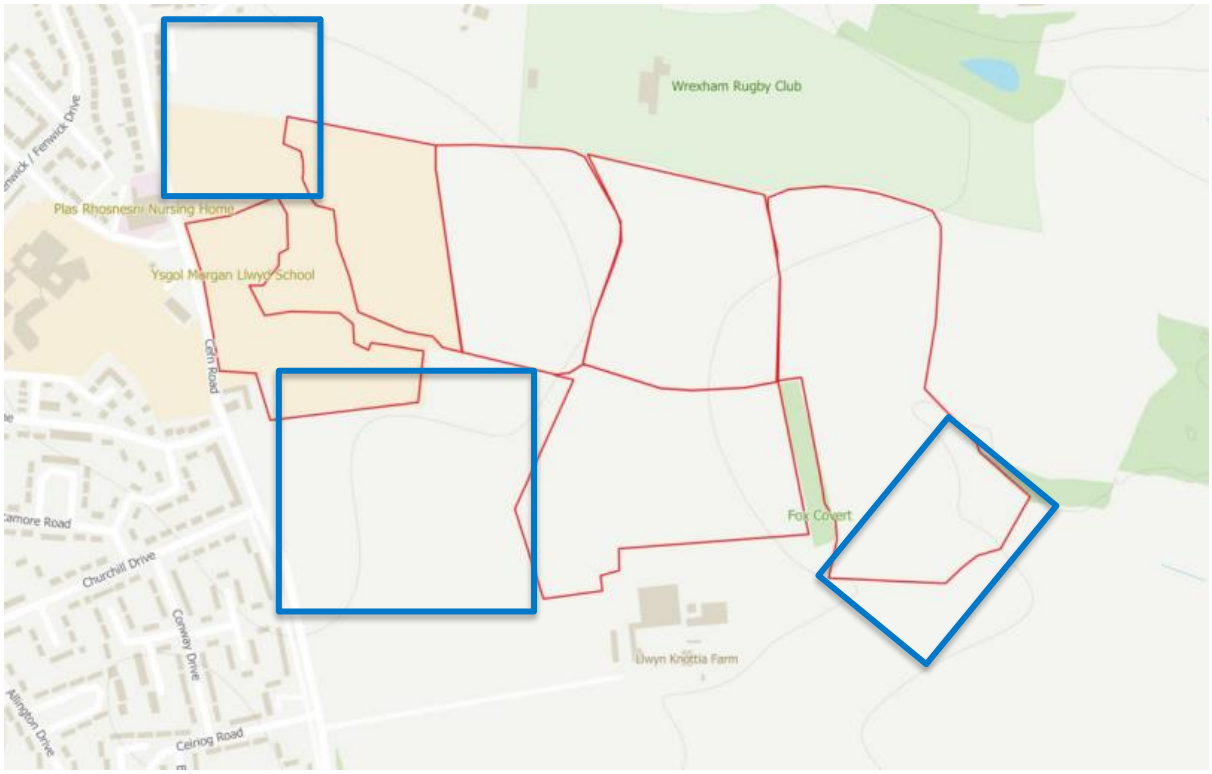


Plate 4b - Site boundary, January 2024 (Blue – denotes approximate location of the current site boundary (Figure 1, Appendix A) not included in the January 2024 version of the site boundary)

4.5 SETTING ASSESSMENT, MARCH 2024 (TETRA TECH)

In consultation with the Clwyd-Powys Archaeological Trust and CADW, it was determined that a Setting Assessment was required for the above site. This Settings Assessment was undertaken by Lauren Hynes (PCIfA), Consultant Archaeologist, Tetra Tech (Tetra Tech, 2024) in February and March 2024. This assessment was conducted on the entire area enclosed by the current site boundary (See Figure 1, Appendix A). This site was, at the time of the Setting Assessment, an area of 45.96 hectares and is centred on OSGB NGR SJ 35618 50879. As was the case with the Desk-Based Assessment (Tetra Tech, 2021a), and the Heritage Impact Assessment (2021), this iteration of the site boundary covers the northern, western, and southern areas of the current site boundary (See Figure 1, Appendix A) but the eastern area of the current site boundary has been reduced, compared to the red line as documented in the 2021 Heritage Impact Assessment (see Plate 5b: blue line). As such, this is considered a point in time document.

Report Objectives

This Setting Assessment identified the designated heritage assets that may be affected by the proposed development works within a 1km radius around the site. It defined and analysed the settings of those assets and placed them within their historical and archaeological context. It then evaluated the potential impact of the proposed development and considered options to mitigate or improve any potential effects.

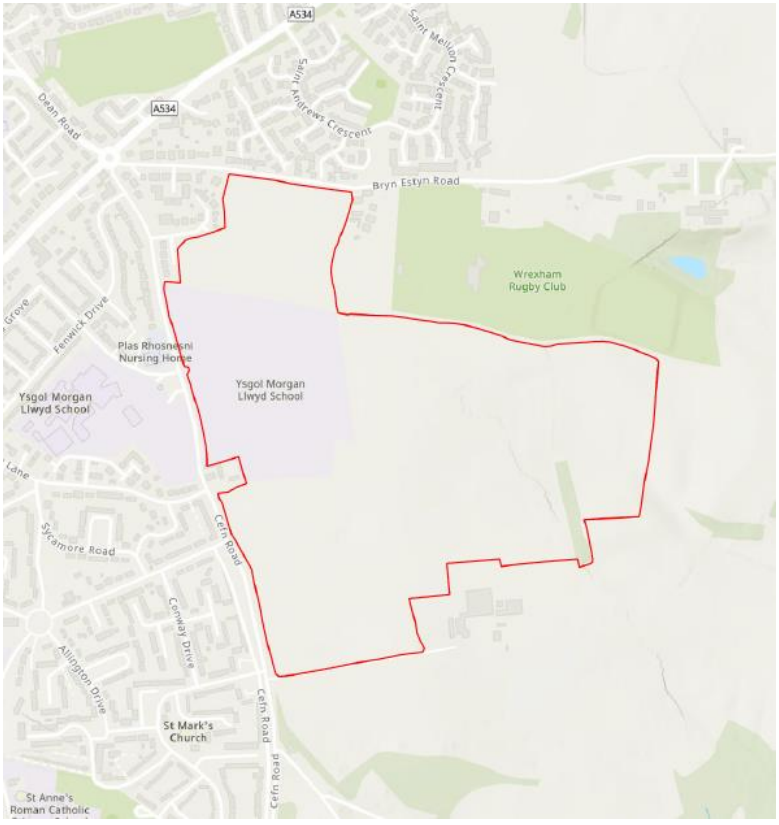


Plate 5a: Site Boundary, October 2024



Plate 5b: Site boundary, October 2021 (Blue – denotes approximate location of the current site boundary (Figure 1, Appendix A) included in the October 2024 version of the site boundary)

4.6 ENVIRONMENTAL SCOPING CHAPTER, JANUARY 2025 (TETRA TECH)

An Environmental Scoping Chapter was undertaken in January 2025 by Danielle Farrar (PCIfA), Senior Archaeological Consultant, Lauren Hynes (PCIfA), Consultant Archaeologist, and Ellie Crew (PCIfA), Consultant Archaeologist, at Tetra Tech (Tetra Tech, 2025). This assessment covered the entire area enclosed by the current site boundary (See Figure 1, Appendix A). This site has an area of area 40 hectares and is centred on OSGB NGR SJ 35618 50879.

Report Objectives

This Environmental Scoping Chapter assessed the effects of the proposed development on the archaeology and heritage of the site and its surroundings and identified and assessed the anticipated effects of change on known and potential below ground archaeological remains within the site, and on the existing built heritage within the wider area. The assessment included all buried and above ground archaeological remains, historic landscapes, and any other features that contribute to the archaeological interest of the area; as well as built heritage assets including statutorily listed buildings, Registered Parks and Gardens, and Conservation Areas, and locally listed buildings.

5.0 SUMMARY

The extent of each archaeological and heritage report in relation to the current site boundary has been outlined below.

	Use of current site boundary	Study Area	Areas of current site boundary not included in assessment	Justification
Archaeological and Heritage Desk-Based Assessment (Tetra Tech, 2021)	No	1km	None	The Study Area was inclusive of the current site boundary
Heritage Impact Assessment (Tetra Tech, 2021)	No	1km	None	The Study Area was inclusive of the current site boundary
Geophysical Survey (Phase Site Investigations, 2022; Magnitude Surveys, 2023-2024)	No	N/A	None	The entirety of the current site boundary has been surveyed, in addition to an area to the east outwith the current site boundary
Settings Assessment (Tetra Tech, 2024)	Yes	1km	None	The current site boundary has been used
Environmental Scoping Chapter (Tetra Tech, 2025)	Yes	1km	None	The current site boundary has been used

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- Tetra Tech, 2021b. Heritage Impact Assessment. Cefn Park, Wrexham. Southampton.
- Tetra Tech, 2024. Settings Assessment. Cefn Park. Manchester.
- Tetra Tech, 2025. Environmental Statement: Chapter 8. Cefn Park, Wrexham. Leeds.

APPENDIX A – SITE LOCATION PLAN

Site Boundary

Cefn Park, Wrexham

Site Boundary

Borras Road
Ysgol Rhosnesni High School
B5100
A534
Saint Andrews Crescent
Bryn Estyn Road
Wrexham Rugby Club
Tanydre
Rhosnesni
Almond Grove
Fenwick Drive
Plas Rhosnesni Nursing Home
Ysgol Morgan Llwyd School
Hullah Lane
Deva Way
Tower View
Sycamore Road
Cefn Road
Conway Drive
Allington Drive
Hafod y Wern Community Primary School
St Mark's Church
Roman Catholic

0 70 140 210 Meters

Scale 1:5,000 @A3

24 January 2025

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