The Oaks, Wrexham Industrial Estate
Heritage Statement
April 2024

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Report
Heritage Statement

Site
The Oaks, Wrexham Industrial Estate

Client
FI Real Estate Management Ltd

Date
April 2024

Planning Authority
Wrexham County Borough Council

Grid Reference
SJ 38762 49306

CPAT HER Enquiry Number
E6906

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Executive Summary

This heritage statement considers land at The Oaks, Wrexham Industrial Estate (hereinafter referred to as the 'study site'), and the potential impact of the proposed development of the site on the significance of those built heritage assets located within it and in its vicinity.

The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission.

In accordance with Welsh government policy (Planning Policy Wales 2024) and the Wrexham County Borough Local Development Plan, this report first identifies the historic development of the site and outlines the significance of the relevant designated and non-designated heritage assets before going on to consider the impact of the proposed development on said significance.

The assessments within this report demonstrate that the proposed development will have no impact on the Grade II listed Pickhill Bridge (18059). Its significance is considered to be preserved.

The assessments within this report demonstrate that the proposed development will have no impact on the non-designated groups of buildings at Higher Oak (CPAT 146937-146941), Lower Oak (CPAT 147333-147334), Parkey Farm (CPAT 147678-147681) and Pickhill Bridge Farm (CPAT 147939-147947).

The assessments within this report demonstrate that the proposed development will have no impact on the following non-designated heritage assets located within the study site:

CPAT HER No.	Name	Grid Reference
110352	Wrexham, ROF Marchwiel, building	SJ389491
110353	Wrexham, ROF Marchwiel, pill box I	SJ38954925
110354	Wrexham, ROF Marchwiel, pill box II	SJ391490
110357	Wrexham, ROF Marchwiel, pill box V	SJ387493
120554	Wrexham, ROF Marchwiel, Isycoed, Pillbox	SJ389490

While the proposed development will result in a visual change within the surroundings of the abovementioned assets, it is considered that said change will have no impact on their potential significance, which itself is considered to be limited owing to the loss of their historic function and poor maintenance. The proposed sensitive landscaping which would highlight these assets within the wider landscape would constitute a heritage benefit and as such the potential significance of these assets would be preserved in relation to the proposed development.

The assessments within this report demonstrate that the proposed development will have result in the demolition of the following non-designated heritage assets located within the study site:

CPAT HER No.	Name	Grid Reference
110358	Wrexham, ROF Marchwiel, pill box VI	SJ386493
110360	Wrexham, ROF Marchwiel, pill box VIII	SJ386493

The proposed development will be located across the site of the abovementioned pillboxes, requiring their demolition. This would remove any potential heritage value associated with these pillboxes, however they are already considered to be of limited potential significance with eroded settings and as such little harm would arise from their demolition and the construction of the proposed development across their historic footprints. The proposed sensitive landscaping across the remainder of the study site, which would highlight the remaining non-designated heritage assets associated with the ROF Marchwiel site, would constitute a heritage benefit and as such the potential limited harm arising from the demolition of the abovementioned pillboxes would be offset by the landscaping of the proposed development.

The remaining buildings and structures associated with the former ROF Marchwiel site that are located within the study site – those listed at paragraph 3.21 which are not also included by the Clwyd-Powys Historic Environment Record – will be subject to the same level of impacts (or lack thereof) as has been described above. These structures have the potential to be incorporated within the proposed sensitive landscaping which would highlight any extant assets within the wider landscape, constituting a heritage benefit. As these remaining structures are all of varying levels of dereliction and disuse, most are considered to be of little to no heritage value, and therefore will not be impacted by the proposed development, regardless of whether they require demolition for their lack of structural integrity, or whether they can be incorporated within the wider landscaping proposals.

1.0 Introduction

1.1 This heritage statement considers land at The Oaks, Wrexham Industrial Estate (Figure 1) and has been prepared for the purpose of providing initial advice to the commissioning client and in support of an application for planning permission.

1.2 The report enables relevant parties to assess the significance of designated and non-designated heritage assets both within the site and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

1.3 In accordance with Welsh government policy (Planning Policy Wales 2024) this report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.

1.4 The study area used in this report is a 1km radius from the site boundary (Figure 2).

1.5 A site visit was undertaken on the 18th March 2024 when the conditions were sunny and visibility was clear.

Location and Description

1.6 A site visit was undertaken on the 18th March 2024 when the conditions were sunny and visibility was clear.

1.7 The study site is located at the southern extent of the Wrexham Industrial Estate. Redwither Road, which turns to Oak Road, forms the eastern boundary of the study site, with Redwith Brook forming the west. The brook feeds into to the River Clywdog which flows along the southern boundary of the study site. Agricultural land lies to the south-west and south of the study site.

1.8 The locations of designated heritage assets within the 1km study area are shown on Figure 2. The locations of relevant non-designated heritage assets within the study site and the 1km study area are shown within CPAT Historic Environment Record data on Figure 3.

Site Visit

1.9 A site visit was undertaken to gain a greater understanding of existing land use and the potential for built heritage impacts arising from the proposed development. The study site is currently comprised of an extensively wooded area which is bisected by several footpaths and contains numerous extant Second World War structures including pillboxes associated with the Marchwiel Royal Ordnance Factory which was formerly located within the study site. Brickwork remains and foundations associated with these structures were noted across the study site. Many of these structures were inaccessible due to extensive woodland and shrubland, which prevented their photographic documentation. Plates 3-5 show some examples of those structures that were accessible, though these structures are not included on the Clywd-Powys Historic Environment Record therefore their full heritage value is unknown.



Plate 1 View into the study site from the northern site boundary



Plate 2 View within the south-east of the study site



Plate 3 Structure located at SJ 38811 49228



Plate 4 Structure located at SJ 38711 49433



Plate 5 Structure located at SJ 38842 49050

2.0 Planning Background & Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention to 'the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

Historic Environment (Wales) Act

2.4 The Historic Environment (Wales) Act was given Royal Assent in March 2016. This Act provides the legislative framework for managing the historic environment in Wales. Accompanying the Act is new policy and guidance in the form of a Technical Advice Note (TAN) specific to the Historic Environment (see below), and changes to Planning Policy Wales (PPW) Chapter 6 – Conserving the Historic Environment.

2.5 It is noted that the Historic Environment (Wales) Bill was given Royal Assent in June 2023, but will not come into force until secondary legislation has been made, expected in the later part of 2024.

Planning Policy Wales

2.6 The Welsh Government has published Planning Policy Wales (PPW), currently updated to Version 12 from February 2024. This sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in circulars and policy clarification letters.

2.7 Section 6.1 of PPW, entitled 'The Historic Environment', provides policy for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Section 6.1.6 sets out the Welsh Government's specific objectives for the historic environment as seeking to:

- 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.

2.8 Section 6.1.1 of PPW states 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".

Technical Advice Note (TAN) 24: The Historic Environment

2.9 The purpose of the TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building applications. The TAN provides specific guidance on how the following aspects of the historic environment should be considered:

- World Heritage Sites;
- Scheduled monuments;
- Archaeological remains;
- Listed Buildings;
- Conservation Areas;
- Historic parks and gardens;
- Historic landscapes; and
- Historic assets of special local interest

2.10 The following relevant aspects are covered in detail:

Listed Buildings

2.11 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority. When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building. If in any doubt owners are advised to contact their local planning authority to seek clarification on whether or not consent is needed.

2.12 Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.

Historic Assets of Special Local Interest

2.13 Historic assets that the local planning authority may consider to be of special local interest are not accompanied by any additional consent requirements over and above those required for planning permission. However, if such assets are to contribute successfully to the conservation or enhancement of local character their status needs to be clear in the development management process. If a local planning authority chooses to identify historic assets of special local interest, it must include policies for their preservation and enhancement in the local development plan.

Conservation Principles for the Sustainable Management of the Historic Environment in Wales 2011

2.14 This document provides the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers. Conservation Principles should be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process.

2.15 There are six principles:

- Historic assets will be managed to sustain their values;
- Understanding the significance of historic assets is vital;
- The historic environment is a shared resource;
- Everyone will be able to participate in sustaining the historic environment;
- Decisions about change must be reasonable, transparent and consistent; and
- Documenting and learning from decisions is essential.

2.16 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.17 The Wrexham County Borough Local Development Plan 2 2013-2028 (adopted in December 2023) contains the following policy relevant to this assessment:

Policy SP15: Historic and Cultural Environment

Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets of the County Borough and their setting:

i. Listed Buildings;
ii. Conservation Areas;
iii. Pontcysyllte Aqueduct and Canal World Heritage Site;
iv. Registered Historic Parks, Gardens and Landscapes; and
v. Scheduled Monuments and Archaeological Remains

3.0 Historic Context & Built Heritage Assets

Introduction

3.1 The following section presents the historical development of the study site and wider area through the results of a map regression exercise and a review of relevant background documentation.

3.2 The location of built heritage assets within the 1km study area are also discussed below; these are shown on Figure 2 and 3.

Historical Background

3.3 The study site once formed part of Royal Ordnance Factory (ROF) Marchwiel (72200), a World War Two munitions factory which employed 13,000 workers for the production of cordite to be used in propellants. The factory was approved in August 1939, was served by an internal railway system (119838) and covered an area of c. 700ha, being the second largest Royal Ordnance Factory after ROF Waltham Abbey (Kennedy 2017).

3.4 The Marchwiel site was chosen for the factory due to high local unemployment and available labour, its distance from urban populations, and good railway links. It is thought that the study site formed part of the storage and depot facilities associated with the factory, constructed as one of the final phases of the wider factory, and may not have ever been fully operational. It closed in 1945 and the surviving buildings have been adapted for re-use as the Wrexham Industrial Estate (Kennedy 2017).

3.5 A number of pillboxes, including some located within the study site itself, (110354, 110357, 110358, 110360 & 120554) around its perimeter secured the factory site. The location of a brick-built building (110352) within the study site may also relate to the munitions factory.

3.6 The 1819 Chester Ordnance Survey drawing (Figure 4) shows the general area of the study site to the south of Oak Road and to the north of Redwither Brook and the River Clywedog. The non-designated Lower Oak, Higher Oak, Parkey Lodge and Pickhill Bridge Farm are marked in the wider vicinity of the study site.

3.7 The study site is not covered by a tithe survey, as is indicated by the extents of neighbouring tithe maps (Figure 5).

3.8 The 1879 1:10,560 Ordnance Survey map (Figure 6) shows the study site in detail and to scale. The study site is comprised of numerous enclosed land parcels which are bisected by multiple tracks or footpaths. A structure is marked within the study site at its north-eastern extent, adjacent to Oak Road.

3.9 The 1954 1:10,560 Ordnance Survey map (Figure 7) shows the extent of development associated with ROF Marchwiel within the study site. This mapping shows the site of six large structures as well as numerous smaller structures and connecting tracks. Many of these structures are marked with dotted lines where other buildings within the wider factory complex are marked with solid lines. This may support historic evidence that some buildings within the study site may not have been fully operational or were temporary in nature, and potentially even disused by the time of this mapping.

3.10 The 1964 1:10,000 Ordnance Survey map (Figure 8) shows further development within the study site, including several pillboxes. Wrexham Industrial Estate is shown to the north of the study site.

3.11 Many of the buildings within the study site are shown to have been demolished by the time of the 1992-1993 1:10,000 Ordnance Survey map (Figure 9). Several pillboxes and smaller structures are retained across the study site, most being concentrated to the east. There has been further development within Wrexham Industrial Estate to the north of the study site.

3.12 Many more buildings within the study site are shown to have been demolished by the time of the 2024 1:10,000 Ordnance Survey map (Figure 10). Extant structure and pillboxes are shown across the study site – the original structure marked in the north-eastern extent of the study site on the 1879 1:10,560 Ordnance Survey map (Figure 5) has been demolished. The current extent of development within Wrexham Industrial Estate is shown to the north of the study site.

Built Heritage Assets

Listed Buildings

3.13 The study site does not contain any listed buildings.

3.14 The Grade II listed Pickhill Bridge (18059) is located within the 1km study area, c. 900m to the south-east of the study site. The significance of this bridge is considered to be preserved in relation to the proposed development. This is due to a lack of intervisibility between the study site and the bridge owing to sufficient distance and intervening mature vegetation, which would also screen the proposed development from the bridge. There are also no proven historic ownership or functional links between the study site and the bridge. The study site is also considered to lie beyond the setting of the bridge, which is confined to its historic plot and that part of the River Clywedog which it crosses. As such, the study site makes no contribution to the significance of the bridge, which is considered to be preserved in relation to the proposed development. This asset does not merit further consideration in relation to the proposed development.

3.15 There are no listed buildings beyond the 1km study area which merit further consideration in relation to the proposed development.

Registered Parks and Gardens

3.16 The are no registered parks and gardens located within the study site or the 1km study area. There are no registered parks and gardens beyond this study area which merit further consideration in relation to the proposed development.

Conservation Areas

3.17 The are no conservation areas located within the study site or the 1km study area. There are no conservation areas beyond this study area which merit further consideration in relation to the proposed development.

Scheduled Monuments

3.18 The are no scheduled monuments located within the study site or the 1km study area. There are no scheduled monuments beyond this study area which merit further consideration in relation to the proposed development.

Locally Listed Buildings

3.19 Wrexham County Borough Council has not yet produced a local list.

Non-Designated Heritage Assets

3.20 There are numerous structures associated with the former ROF Marchwiel site located within the study site, all of varying levels of dereliction and disuse. Despite the landscape preventing accessibility to many of these structures, and therefore preventing a thorough assessment of their significance, most of these structures are considered to be of little to no heritage value, and therefore do not merit further consideration as potential assets in relation to the proposed development.

3.21 The extant structures within the study site which could be retained as part of proposed landscaping (which could include a site-wide heritage trail) are shown on the most recent Ordnance Survey mapping, shown on Figure 10 and listed as follows:

1. Structure at SJ 38709 49438
2. Structure at SJ 38774 49296
3. Structures at SJ 38812 49230
4. Structures at SJ 38825 49181
5. Structures at SJ 38922 49219 (CPAT 110353)
6. Structure at SJ 38888 49167

7. Structures at SJ 38961 49124
8. Structure at SJ 38978 49178
9. Structure at SJ 39095 48994 (CPAT 110354)
10. Structures at SJ 39001 48969
11. Structures at SJ 38964 49005
12. Structures at SJ 38912 49058
13. Structures at SJ 38848 49079
14. Structure at SJ 38845 49040
15. Structure at SJ 38804 49117
16. Structure at SJ 38764 49074
17. Structures at SJ 38763 49142
18. Structure at SJ 38702 49196
19. Structure at SJ 38708 49123
20. Structure at SJ 38648 49138

3.22 The Clwyd-Powys Historic Environment Record also contains information relating to six pillboxes and one brick-built building within the study site, listed as follows:

CPAT HER No.	Name	Grid Reference
110352	Wrexham, ROF Marchwiel, building	SJ389491
110353	Wrexham, ROF Marchwiel, pill box I	SJ38954925
110354	Wrexham, ROF Marchwiel, pill box II	SJ391490
110357	Wrexham, ROF Marchwiel, pill box V	SJ387493
110358	Wrexham, ROF Marchwiel, pill box VI	SJ386493
110360	Wrexham, ROF Marchwiel, pill box VIII	SJ386493
120554	Wrexham, ROF Marchwiel, Isycoed, Pillbox	SJ389490

3.23 The abovementioned structures will be assessed as non-designated heritage assets with the potential to be impacted by the proposed development.

3.24 The following groups of buildings located within the wider 1km study area have also been identified as potential non-designated heritage assets for their inclusion on the Clwyd-Powys Historic Environment Record:

- Higher Oak Farm Buildings (CPAT 146937-146941)
- Lower Oak Farm Buildings (CPAT 147333-147334)
- Parkey Lodge Farm Buildings (CPAT 147678-147681)
- Pickhill Bridge Farm Buildings (CPAT 147939-147947)

3.25 The significance of the abovementioned groups of buildings is considered to be preserved in relation to the proposed development. This is due to limited intervisibility with the study site owing to sufficient distance and intervening mature vegetation, which would also screen much of the proposed development from the buildings themselves. There are also no proven historic

ownership or functional links between the study site and these buildings. The study site is also considered to lie beyond the setting of the buildings, which is confined to their historic plots and their more immediate surroundings. As such, the study site makes no contribution to the significance of these groups of buildings, which is considered to be preserved in relation to the proposed development.

3.26 While the proposed development will bring the built line of industrial development closer to the abovementioned groups of buildings, it will read as continuous with existing development to the north and west of the study site within Wrexham Industrial Estate. The colour design of the proposed development will also be more sensitive than surrounding existing warehouses and industrial developments; the proposed development will bring no further harm to any of the abovementioned buildings within the 1km study area. They do not merit further consideration in relation to the proposed development.

4.0 Proposed Development & Potential Impacts

Background

4.38 This section identifies and assesses the impacts of the proposed development on the significance of the built heritage assets located within the 1km radius study area. In assessing the built heritage impacts of the proposed development, the relevant policies cited in section 2 have been referenced.

Site Conditions

4.39 The study site comprises wooded areas bisected by several tracks and containing several pillboxes and structures associated with the former ROF Marchwiel site.

The Proposed Development

4.40 The proposed development comprises the construction of a main unit for light/general industrial use (HIAB), including integral offices extending to approximately 70,000 sqft within a 7-acre site. The proposals also comprise sensitive landscaping within the remainder of the study site surrounding this main unit. This landscaping presents an opportunity to incorporate extant buildings and structures associated with the former ROF Marchwiel site within an ecological and heritage trail that preserves any remaining significance of the site as part of the former Royal Ordnance Factory.

Potential Impacts on Built Heritage Assets

4.41 As noted in section 3, there are seven non-designated heritage assets associated with the former ROF Marchwiel site located within the study site. They will be assessed for their potential to be impacted by the proposed development.

Non-Designated Heritage Assets

Wrexham, ROF Marchwiel, Building (CPAT 110352)

4.42 This building is located within the east of the study site and is described as follows by its HER entry:

Brick 2 storey building incorporating embrasures, with concrete floor and roof. Steel threaded studs on floor suggest a mounting base for something. This site could be linked to other Wrexham sites, or could be part of one complex. There are numerous other brick buildings and pathways connecting them in this location.

4.43 The potential significance of this building is derived from its historic value as a building of presumed military function within the wider ROF Marchwiel site. This value has been reduced through the loss of its historic function after the closure of the ROF Marchwiel site and its poor maintenance.

4.44 The setting of this building is comprised of its historic plot and the remainder of the study site within which it was constructed as part of a complex within the wider ROF Marchwiel site. This setting has been eroded through the loss of historic fabric within the study site and modern industrial development within its surroundings.

Impact of Development Proposal

4.45 While the proposed development will result in a visual change within the surroundings of this building, it is considered that said change will have no impact on its potential significance, which itself is considered to be limited owing to the loss of its historic function and poor maintenance. The proposed sensitive landscaping which could highlight this asset within the wider landscape would constitute a heritage benefit and as such the potential significance of this building would be preserved in relation to the proposed development.

Wrexham, ROF Marchwiel, Pill Box I (CPAT 110353)

4.46 This pillbox is located within the east of the study site and is described as follows by its HER entry:

Brick pillbox with 4 small embrasures and large entrance to rear, with an external blast wall.

4.47 The potential significance of this pillbox is derived from its historic value as a defensive structure constructed to protect the wider ROF Marchwiel site. This value has been reduced through the loss of its historic function after the closure of the ROF Marchwiel site and its poor maintenance.

4.48 The setting of this pillbox is comprised of its historic plot and the remainder of the study site within which it was constructed as part of a complex within the wider ROF Marchwiel site. This setting has been eroded through the loss of historic fabric within the study site and modern industrial development within its surroundings.

Impact of Development Proposal

4.49 While the proposed development will result in a visual change within the surroundings of this pillbox, it is considered that said change will have no impact on its potential significance, which itself is considered to be limited owing to the loss of its historic function and poor maintenance. The proposed

sensitive landscaping which could highlight this asset within the wider landscape would constitute a heritage benefit and as such the potential significance of this pillbox would be preserved in relation to the proposed development.

Wrexham, ROF Marchwiel, Pill Box II (CPAT 110354)

4.50 This pillbox is located along the eastern site boundary and is described as follows by its HER entry:

Type 24 brick and concrete pillbox (Type FW3/24) with small enclosure to the rear. Site overlooks site of old ordnance factory.

4.51 The potential significance of this pillbox is derived from its historic value as a defensive structure constructed to protect the wider ROF Marchwiel site. This value has been reduced through the loss of its historic function after the closure of the ROF Marchwiel site and its poor maintenance.

4.52 The setting of this pillbox is comprised of its historic plot and the remainder of the study site within which it was constructed as part of a complex within the wider ROF Marchwiel site. This setting has been eroded through the loss of historic fabric within the study site and modern industrial development within its surroundings.

Impact of Development Proposal

4.53 While the proposed development will result in a visual change within the surroundings of this pillbox, it is considered that said change will have no impact on its potential significance, which itself is considered to be limited owing to the loss of its historic function and poor maintenance. The proposed sensitive landscaping which could highlight this asset within the wider landscape would constitute a heritage benefit and as such the potential significance of this pillbox would be preserved in relation to the proposed development.

Wrexham, ROF Marchwiel, Pill Box V (CPAT 110357)

4.54 This pillbox is located within the west of the study site and is described as follows by its HER entry:

Pillbox, appears to be a rectangular structure with two embrasures at one end and a central entrance.

4.55 The potential significance of this pillbox is derived from its historic value as a defensive structure constructed to protect the wider ROF Marchwiel site. This value has been reduced through the loss of its historic function after the closure of the ROF Marchwiel site and its poor maintenance.

4.56 The setting of this pillbox is comprised of its historic plot and the remainder of the study site within which it was constructed as part of a complex within the wider ROF Marchwiel site. This setting has been eroded through the loss of historic fabric within the study site and modern industrial development within its surroundings.

Impact of Development Proposal

4.57 While the proposed development will result in a visual change within the surroundings of this pillbox, it is considered that said change will have no impact on its potential significance, which itself is considered to be limited owing to the loss of its historic function and poor maintenance. The proposed sensitive landscaping which could highlight this asset within the wider landscape would constitute a heritage benefit and as such the potential significance of this pillbox would be preserved in relation to the proposed development.

Wrexham, ROF Marchwiel, Pill Box VI (CPAT 110358)

4.58 This pillbox is located within the west of the study site and is described as follows by its HER entry:

Pillbox; appears to be based on two type 26 pillboxes and central entrance chamber.

4.59 The potential significance of this pillbox is derived from its historic value as a defensive structure constructed to protect the wider ROF Marchwiel site. This value has been reduced through the loss of its historic function after the closure of the ROF Marchwiel site and its poor maintenance.

4.60 The setting of this pillbox is comprised of its historic plot and the remainder of the study site within which it was constructed as part of a complex within the wider ROF Marchwiel site. This setting has been eroded through the loss of historic fabric within the study site and modern industrial development within its surroundings.

Impact of Development Proposal

4.61 The proposed development will be located across the site of this pillbox, requiring the demolition of the latter. This would remove any potential heritage value associated with the pillbox, however it is already considered to be of limited potential significance with an eroded setting and as such little harm would arise from its demolition and the construction of the proposed development across its historic footprint.

4.62 The proposed sensitive landscaping across the remainder of the study site, which could highlight the remaining non-designated heritage assets

associated with the ROF Marchwiel site, would constitute a heritage benefit and as such the potential limited harm arising from the demolition of this pillbox would be offset by the landscaping of the proposed development.

Wrexham, ROF Marchwiel, Pill Box VIII (CPAT 110360)

4.63 This pillbox is located within the west of the study site and is described as follows by its HER entry:

Pillbox, or loopholed building.

4.64 The potential significance of this pillbox is derived from its historic value as a defensive structure constructed to protect the wider ROF Marchwiel site. This value has been reduced through the loss of its historic function after the closure of the ROF Marchwiel site and its poor maintenance.

4.65 The setting of this pillbox is comprised of its historic plot and the remainder of the study site within which it was constructed as part of a complex within the wider ROF Marchwiel site. This setting has been eroded through the loss of historic fabric within the study site and modern industrial development within its surroundings.

Impact of Development Proposal

4.66 The proposed development will be located across the site of this pillbox, requiring the demolition of the latter. This would remove any potential heritage value associated with the pillbox, however it is already considered to be of limited potential significance with an eroded setting and as such little harm would arise from its demolition and the construction of the proposed development across its historic footprint.

4.67 The proposed sensitive landscaping across the remainder of the study site, which could highlight the remaining non-designated heritage assets associated with the ROF Marchwiel site, would constitute a heritage benefit and as such the potential limited harm arising from the demolition of this pillbox would be offset by the landscaping of the proposed development.

Wrexham, ROF Marchwiel, Isycoed, Pill Box (CPAT 120554)

4.68 This pillbox is located within the east of the study site and is described as follows by its HER entry:

One rectangular pillbox made from a mixture of material such as concrete, brick, etc. 360 degree capability,

4.69 The potential significance of this pillbox is derived from its historic value as a defensive structure constructed to protect the wider ROF Marchwiel site. This

value has been reduced through the loss of its historic function after the closure of the ROF Marchwiel site and its poor maintenance.

4.70 The setting of this pillbox is comprised of its historic plot and the remainder of the study site within which it was constructed as part of a complex within the wider ROF Marchwiel site. This setting has been eroded through the loss of historic fabric within the study site and modern industrial development within its surroundings.

Impact of Development Proposal

4.71 While the proposed development will result in a visual change within the surroundings of this pillbox, it is considered that said change will have no impact on its potential significance, which itself is considered to be limited owing to the loss of its historic function and poor maintenance. The proposed sensitive landscaping which could highlight this asset within the wider landscape would constitute a heritage benefit and as such the potential significance of this pillbox would be preserved in relation to the proposed development.

5.0 Summary & Conclusions

5.1 This assessment considers land at The Oaks, Wrexham Industrial Estate which is proposed for the construction of a main unit for light/general industrial use (HIAB), including integral offices extending to approximately 70,000 sqft within a 7-acre site (Figure 1).

5.2 The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission.

5.3 The assessments within this report demonstrate that the proposed development will have no impact on the Grade II listed Pickhill Bridge (18059). Its significance is considered to be preserved.

5.4 The assessments within this report demonstrate that the proposed development will have no impact on the non-designated groups of buildings at Higher Oak (CPAT 146937-146941), Lower Oak (CPAT 147333-147334), Parkey Farm (CPAT 147678-147681) and Pickhill Bridge Farm (CPAT 147939-147947).

5.5 The assessments within this report demonstrate that the proposed development will have no impact on the following non-designated heritage assets located within the study site:

CPAT HER No.	Name	Grid Reference
110352	Wrexham, ROF Marchwiel, building	SJ389491
110353	Wrexham, ROF Marchwiel, pill box I	SJ38954925
110354	Wrexham, ROF Marchwiel, pill box II	SJ391490
110357	Wrexham, ROF Marchwiel, pill box V	SJ387493
120554	Wrexham, ROF Marchwiel, Isycoed, Pillbox	SJ389490

5.6 While the proposed development will result in a visual change within the surroundings of the abovementioned assets, it is considered that said change will have no impact on their potential significance, which itself is considered to be limited owing to the loss of their historic function and poor maintenance. The proposed sensitive landscaping which could highlight these assets within the wider landscape would constitute a heritage benefit and as such the potential significance of these assets would be preserved in relation to the proposed development.

5.7 The assessments within this report demonstrate that the proposed development will have result in the demolition of the following non-designated heritage assets located within the study site:

CPAT HER No.	Name	Grid Reference
110358	Wrexham, ROF Marchwiel, pill box VI	SJ386493
110360	Wrexham, ROF Marchwiel, pill box VIII	SJ386493

5.8 The proposed development will be located across the site of the abovementioned pillboxes, requiring their demolition. This would remove any potential heritage value associated with these pillboxes, however they are already considered to be of limited potential significance with eroded settings and as such little harm would arise from their demolition and the construction of the proposed development across their historic footprints. The proposed sensitive landscaping across the remainder of the study site, which could highlight the remaining non-designated heritage assets associated with the ROF Marchwiel site, would constitute a heritage benefit and as such the potential limited harm arising from the demolition of the abovementioned pillboxes would be offset by the landscaping of the proposed development.

5.9 The remaining buildings and structures associated with the former ROF Marchwiel site that are located within the study site – those listed at paragraph 3.21 which are not also included by the Clwyd-Powys Historic Environment Record – will be subject to the same level of impacts (or lack thereof) as has been described above. These structures have the potential to be incorporated within the proposed sensitive landscaping which would highlight any extant assets within the wider landscape, constituting a heritage benefit. As these remaining structures are all of varying levels of dereliction and disuse, most are considered to be of little to no heritage value, and therefore will not be impacted by the proposed development, regardless of whether they require demolition for their lack of structural integrity, or whether they can be incorporated within the wider landscaping proposals.

Sources

General

Clwyd-Powys Historic Environment Record
The National Archives

Cartographic

1819 Chester Ordnance Survey Drawing
1842 Abenbury Vawr & Abenbury Vechan, Wrexham Tithe Map and 1843 Ridley, Gresford Tithe Map
1879 1:10,560 Ordnance Survey Map
1954 1:10,560 Ordnance Survey Map
1964 1:10,000 Ordnance Survey Map
1992-1993 1:10,000 Ordnance Survey Map
2024 1:10,000 Ordnance Survey Map

Websites

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Cadw – www.cadw.gov.wales/advice-support/cof-cymru/search-cadw-records
Coflein – www.coflein.gov.uk/en
The Genealogist – www.thegenealogist.co.uk

Bibliographic

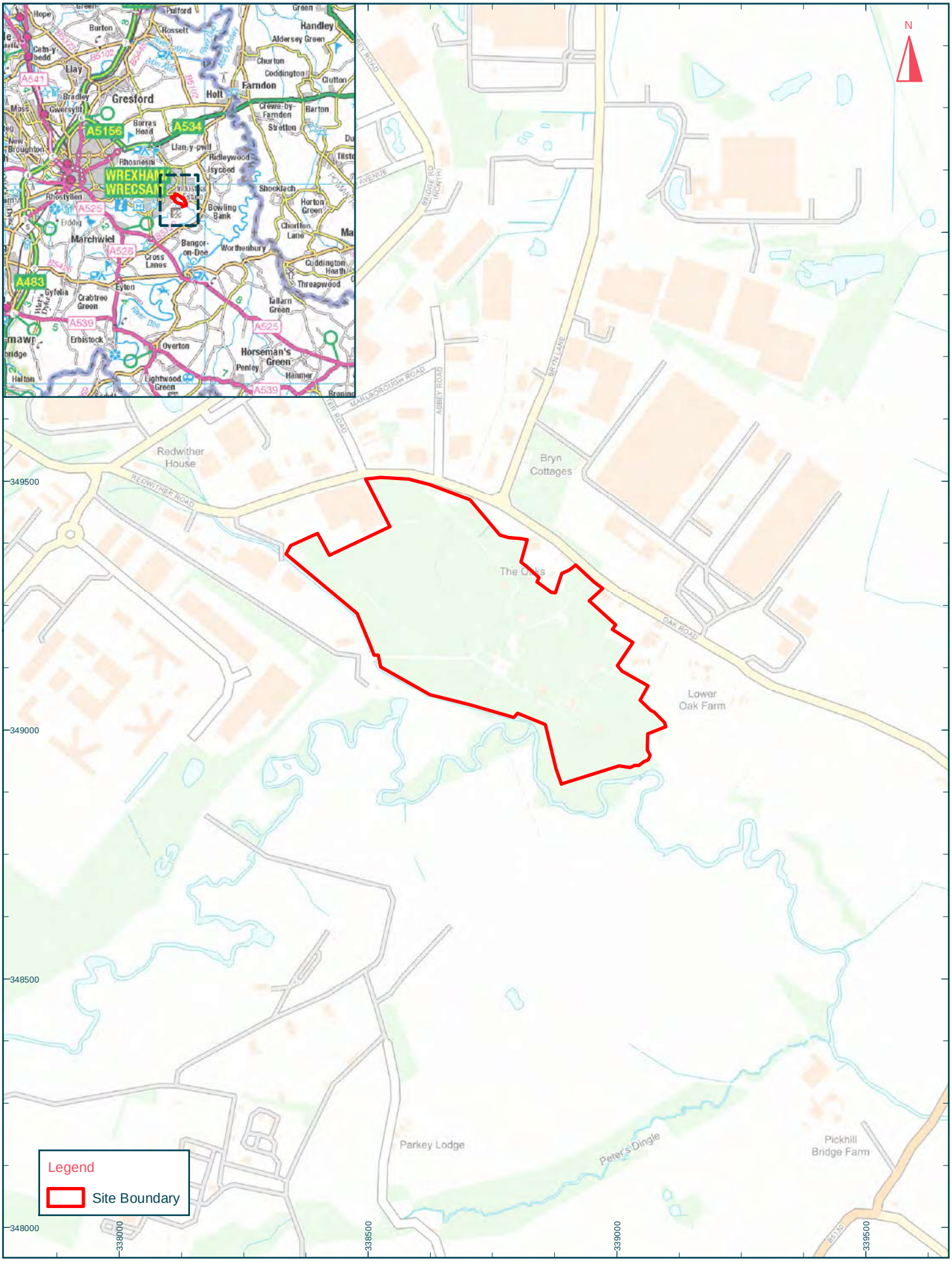
Cadw. 2011. Conservation Principles for the sustainable management of the historic environment in Wales

Kennedy, J. 2017. Royal Ordnance, Marchwiel, (34), Wrexham – Historical Scoping Report. Lancaster: Townscape

Welsh Government. 2017. Planning Policy Wales – Technical Advice Note 24: The Historic Environment

Welsh Government. 2024. Planning Policy Wales (Edition 12)

Wrexham County Borough Council. 2023. Wrexham Local Development Plan 2 2013-2028



Title:
Figure 1: Site Location
Address:
The Oaks, Wrexham Industrial Estate

Scale at A4: 1:10,000
0 300m

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Legend

- Site Boundary
- 1km Area Buffer

Designated Heritage Assets

- Ancient Woodland

Listed Building

- Grade II

37166

30640

33412

33343

33344

33342

18059

N

Erlas Cottages
Russel House
Higher Farm
Lower Farm
Plum Tree Farm
Isycoed
Blackwood House
Little Erlas Farm
Plas Issa Farm
Pear Tree Cottage
Redwither Brook
Blue House
Llwyn Aben
Redwither House
Bryn Cottages
Coed Aben Farmhouse
The Oaks
Lower Oak Farm
Bowling Bank Farm
Torriad Farm
Pentre Maelor
Roden's Hall Cottages
Little Llwyn Onn
Glanrafon Cottage
Bowling Bank
Pum-Rhyd Mill Cottage
Pum-Rhyd
Parkey Lodge
Pickhill Bridge Farm
Sutton Green
Sutton Green Farm
Parkey Farm
Talwrn
Pickhill Farm
Tyddyn Daniel

350500
350000
349500
349000
348500
348000

336500
337000
337500
338000
338500
339000
339500
340000
340500
341000

Title:
Figure 2: Designated Heritage Assets

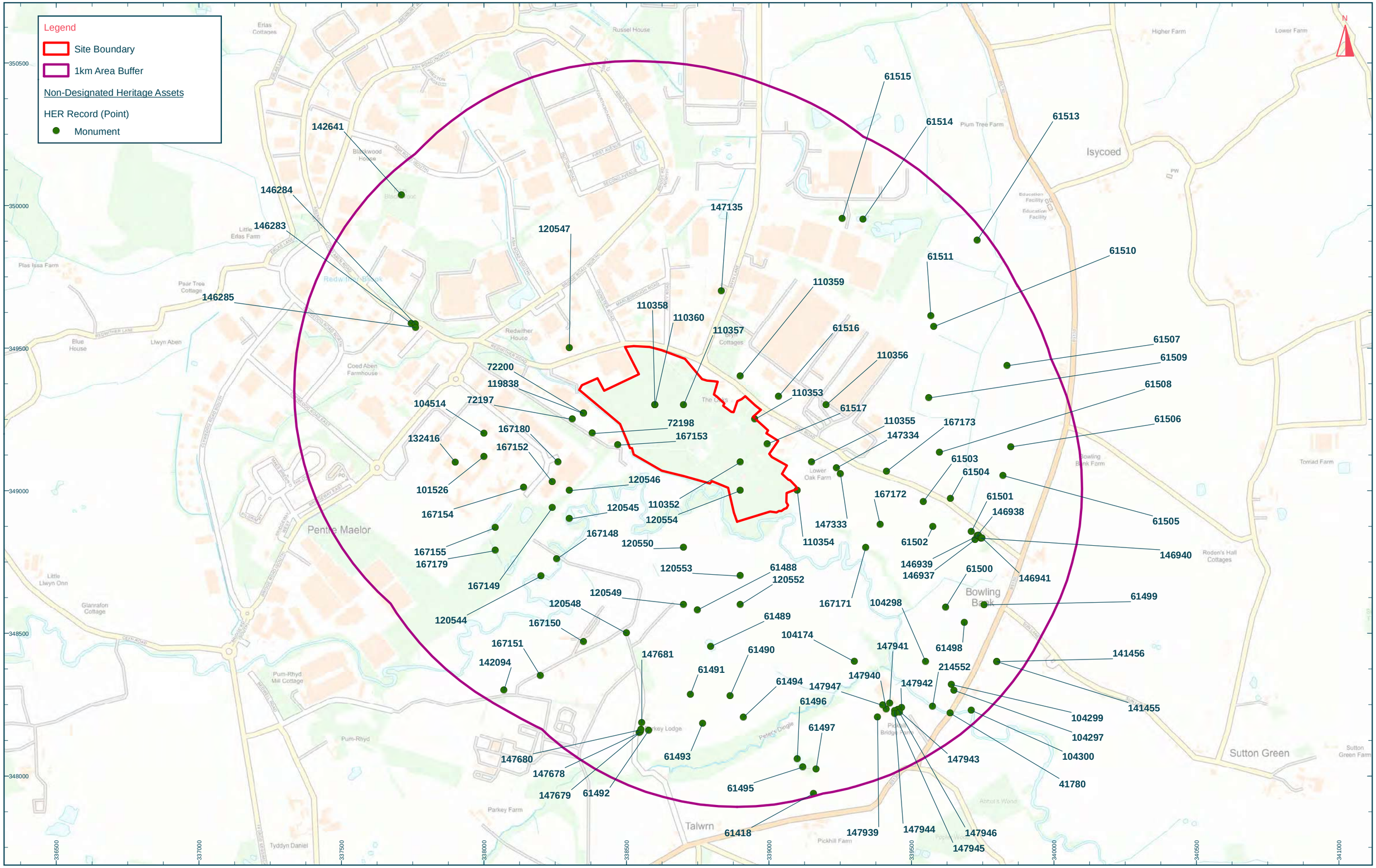
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The Oaks, Wrexham Industrial Estate

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Title:
Figure 3: HER Monuments Data
Address:
The Oaks, Wrexham Industrial Estate

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Title:
Figure 4: 1819 Chester Ordnance Survey Drawing
Address:
The Oaks, Wrexham Industrial Estate

Scale at A4: 1:10,000
0 300m

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C:\Users\FrancescaSouthon\Orion Heritage Ltd\Graphics - Documents\General\Project Graphics\PN Graphics\PN4101-4200\PN4184 - The Oaks, Wrexham\GIS\HS\Figure 5.mxd

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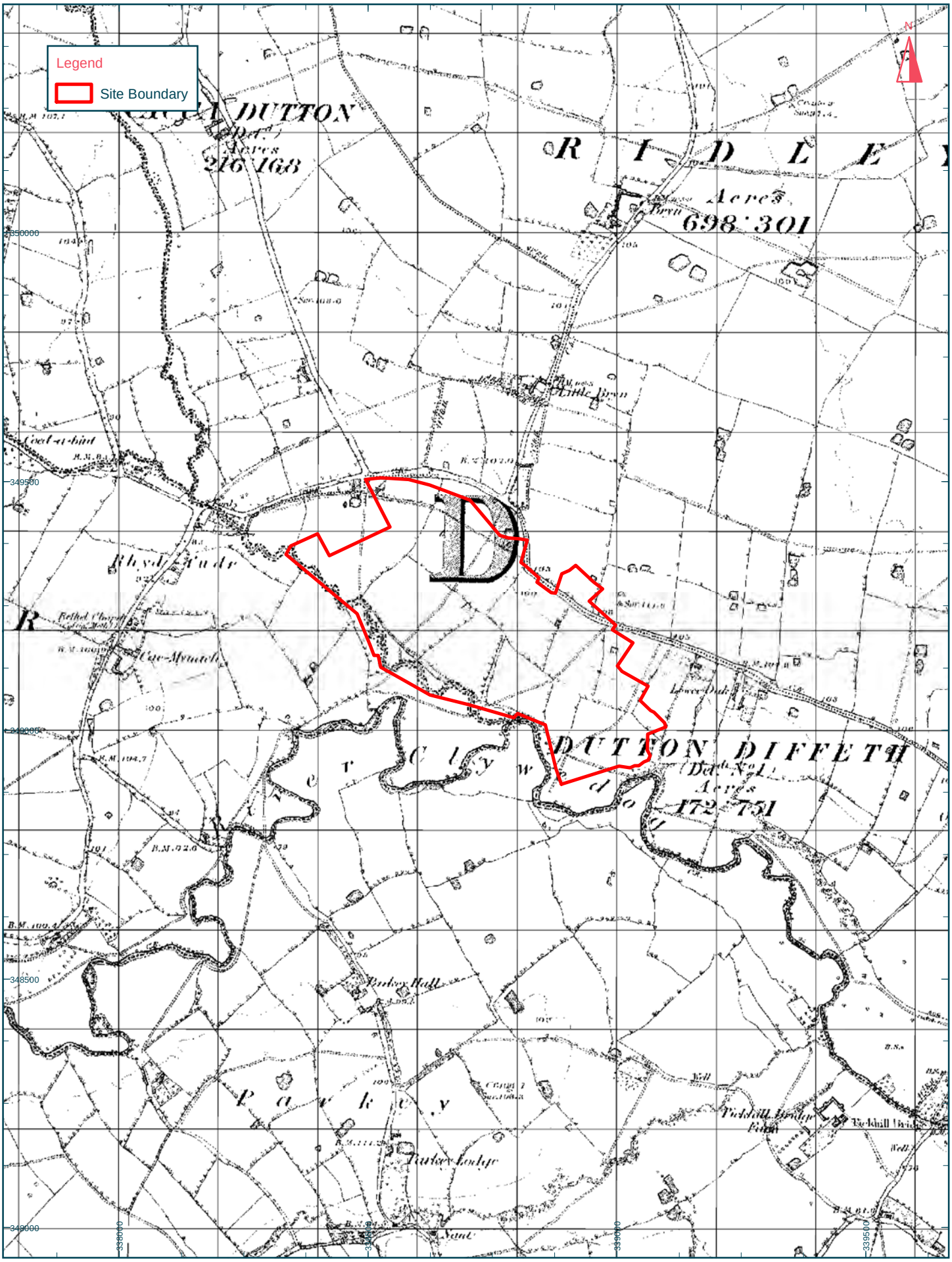


Title:
Figure 5: 1842 Abenbury Vawr & Abenbury Vechan, Wrexham Tithe Map and 1843 Ridley, Gresford Tithe Map

Not to scale

Address:
The Oaks, Wrexham Industrial Estate

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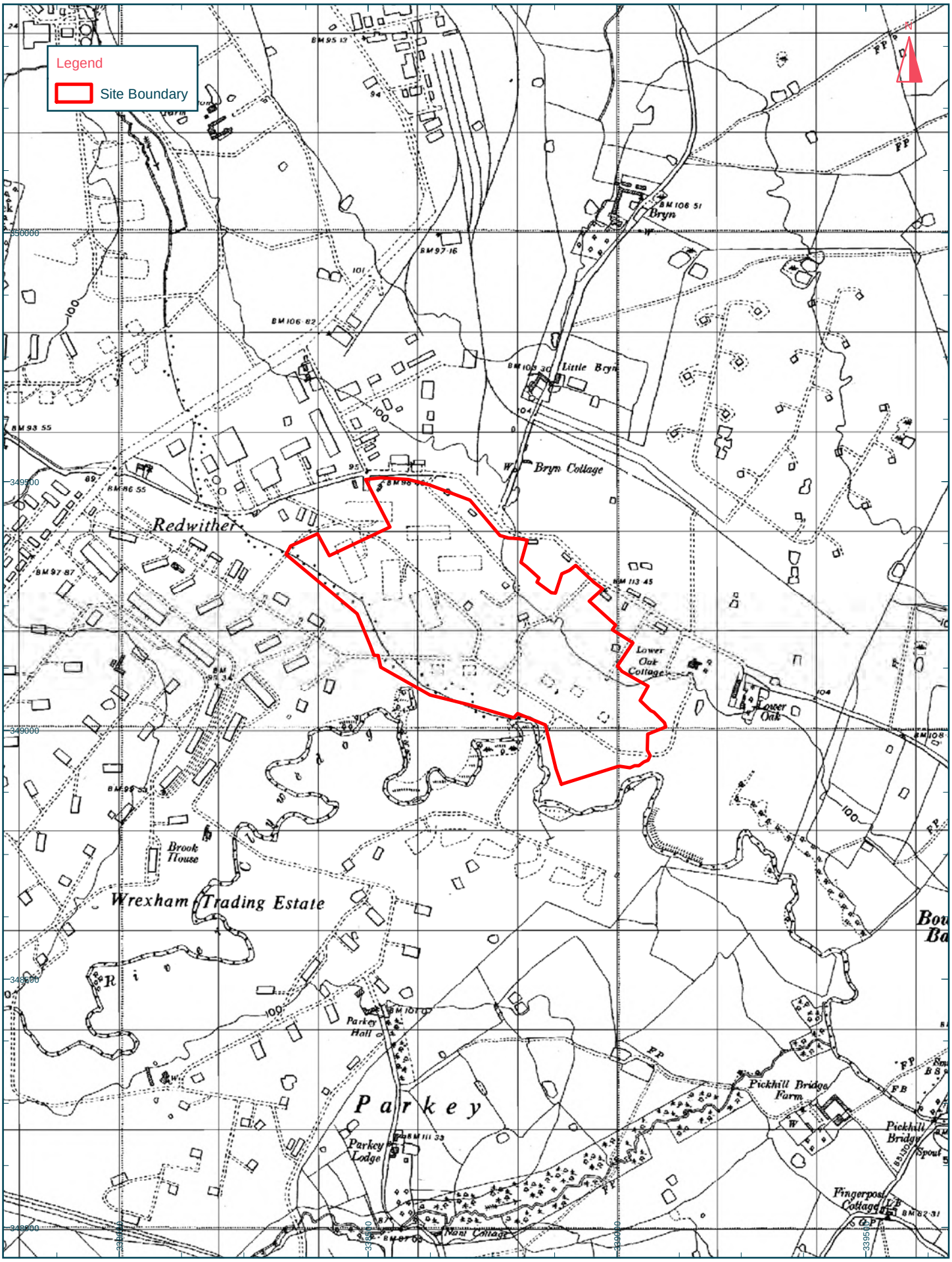


Title:
Figure 6: 1879 1:10,560 Ordnance Survey Map
Address:
The Oaks, Wrexham Industrial Estate

Scale at A4: 1:10,000
0 300m

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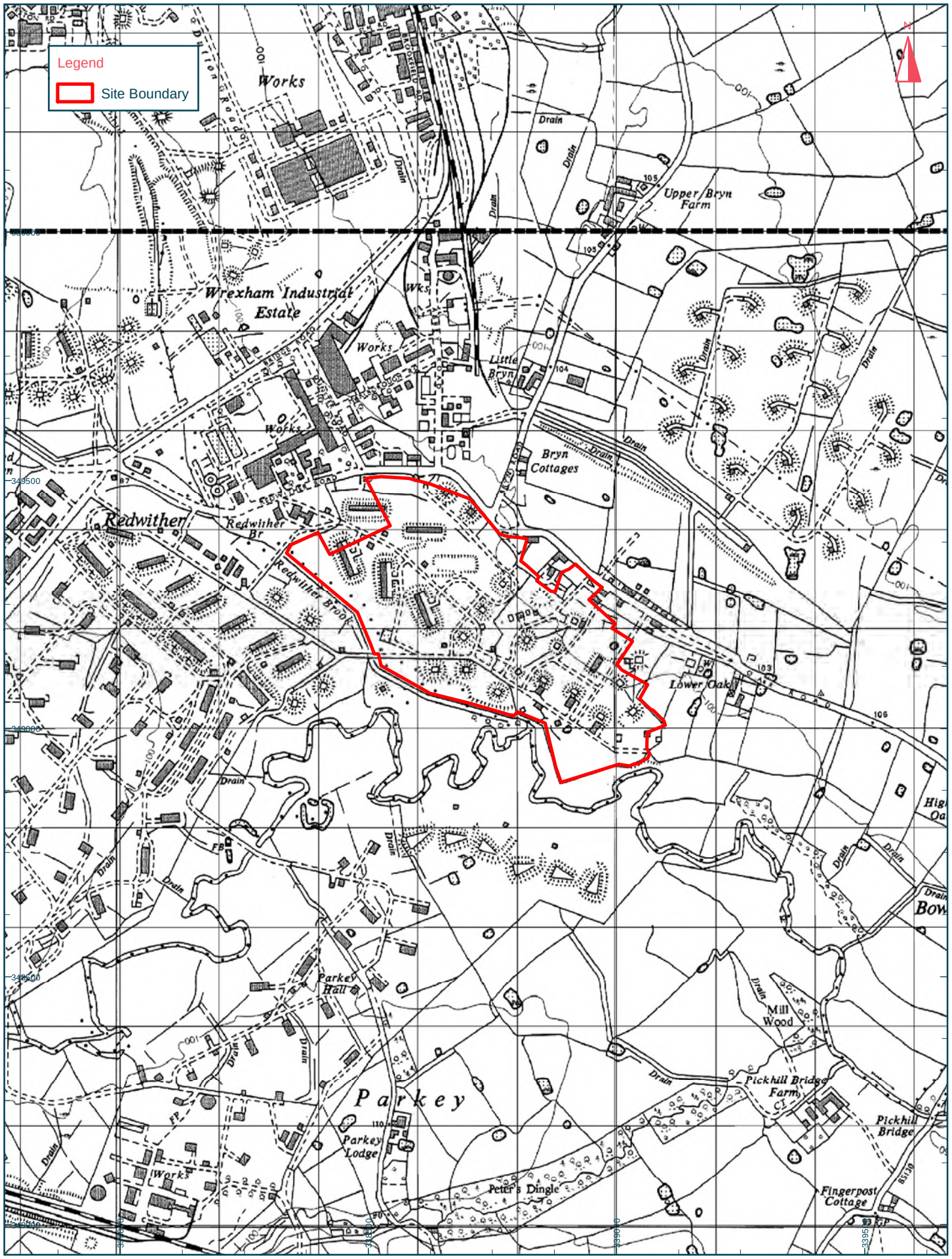


Title:
Figure 7: 1954 1:10,560 Ordnance Survey Map
Address:
The Oaks, Wrexham Industrial Estate

Scale at A4: 1:10,000
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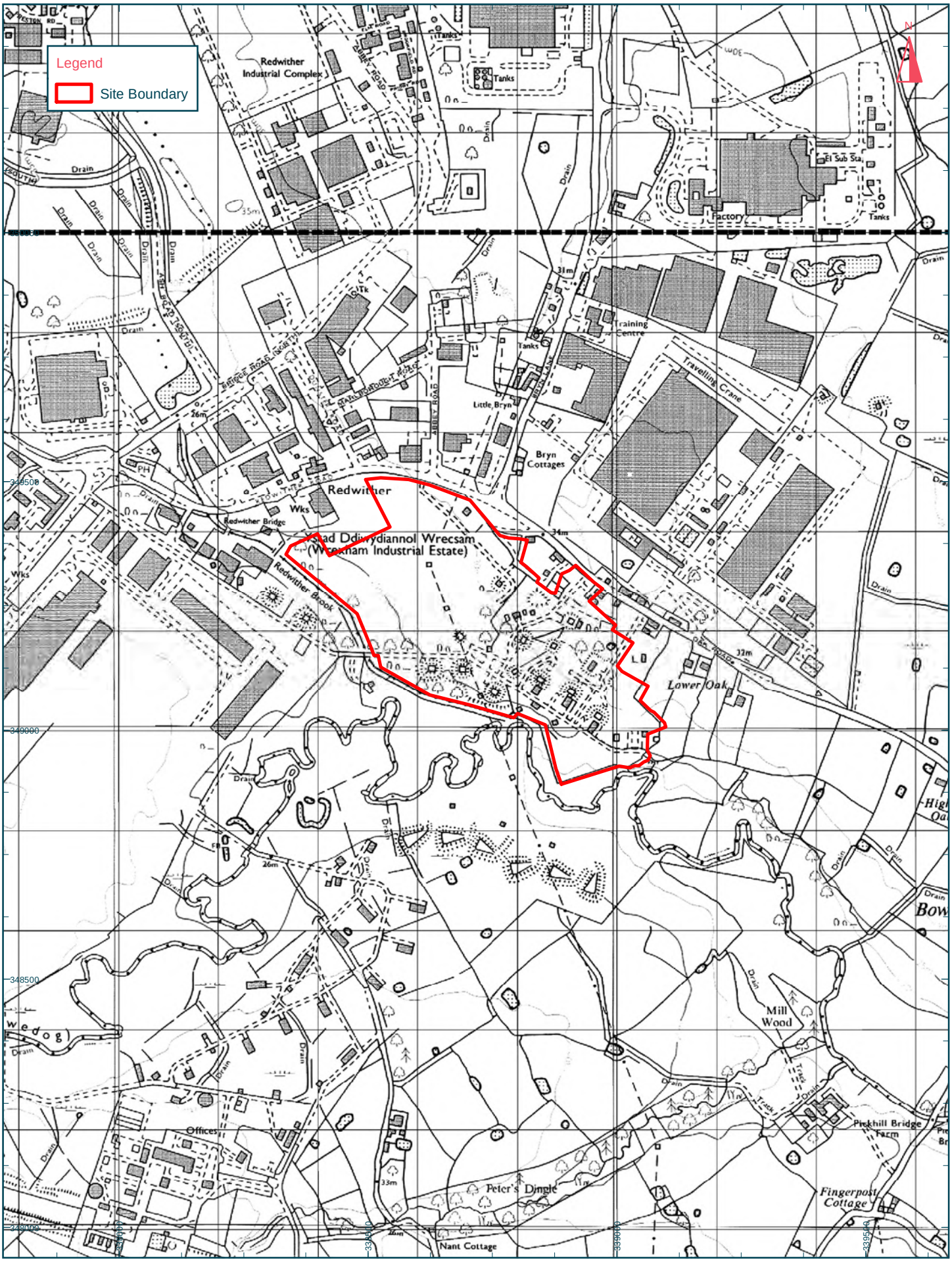


Title:
Figure 8: 1964 1:10,000 Ordnance Survey Map
Address:
The Oaks, Wrexham Industrial Estate

Scale at A4: 1:10,000
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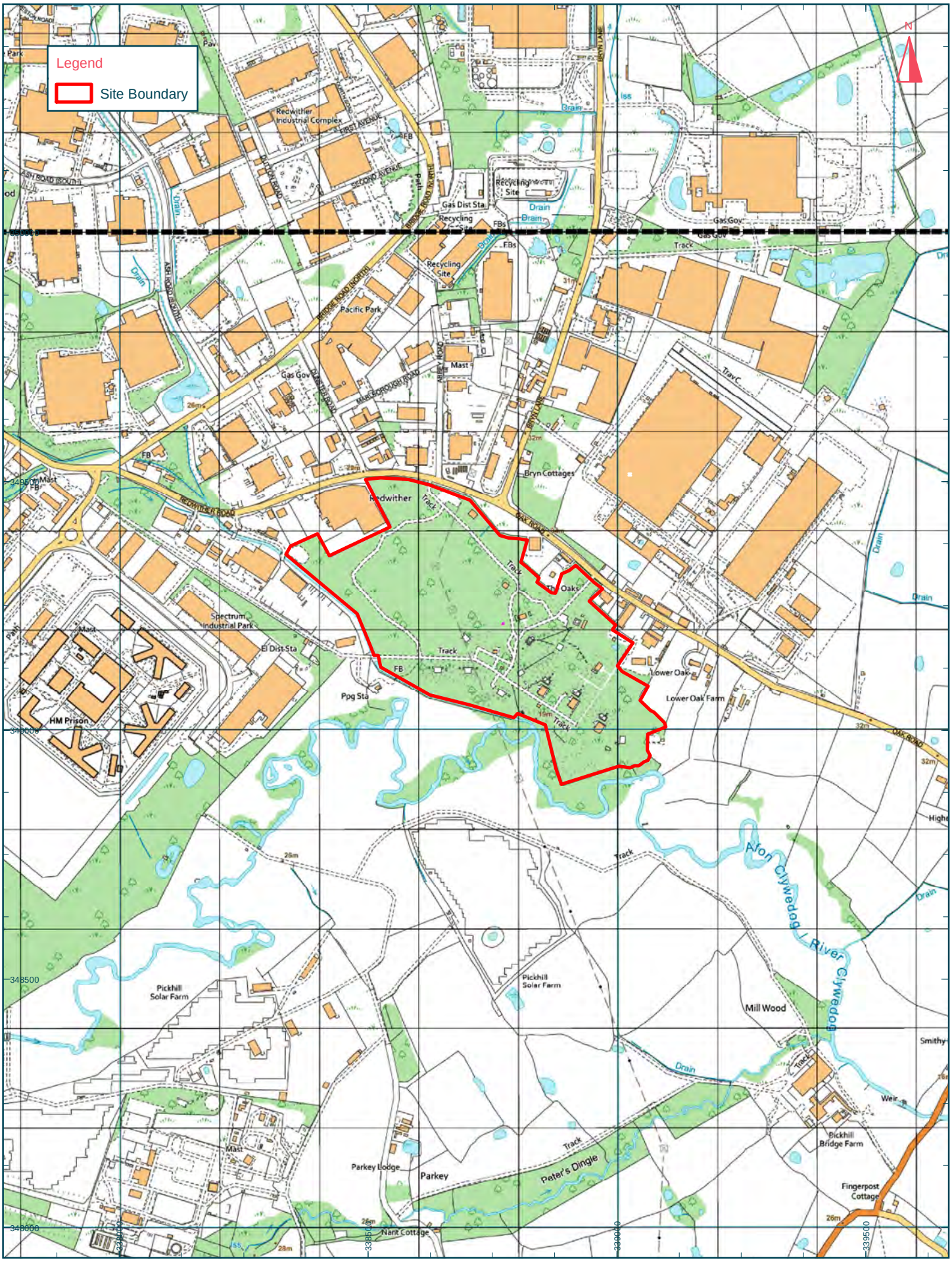
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Title:
Figure 9: 1992-1993 1:10,000 Ordnance Survey Map
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The Oaks, Wrexham Industrial Estate

Scale at A4: 1:10,000
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Title:
Figure 10: 2024 1:10,000 Ordnance Survey Map
Address:
The Oaks, Wrexham Industrial Estate

Scale at A4: 1:10,000
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