Ref: CP485 Works to Listed Building
Date: 18th June 2025

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Wrexham Council
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Dear Sirs,

RE: Works to Listed Former Colliery Engine House, Alyn Industrial Estate, Cefn-y-Bedd, Wrexham, LL12 9YG

Concept Town Planning Limited is instructed by Mr S Williams (hereafter 'the applicant') to prepare a retrospective application for listed building consent for works to the engine house at the former Llay Hall Colliery how forming part of Alyn Industrial Estate to the east of Mold Road, Cefn Y Bedd, Wrexham.

The following sets out how the works meet relevant policy and access requirements and would not adversely impact upon the heritage value of the listed building. This covering letter provides that background and the access arrangements, and the application is accompanied by:

- Site Location Plan and Block Plan;
- A Heritage Impact Assessment undertaken by Richard Hayman, Buildings Historian and Archaeologist, May 2025;
- Images of the doors installed.

The application has been submitted online via the planning portal and no fee is required.

Description of Proposed Works
The applicant seeks consent for the installation of two hinged steel doors, similar in appearance to those in the east and west ranges which when closed would conceal a modern doorway and windows. This doorway would however be retained for security reasons and to keep the building weathertight.

Access Arrangements
Access arrangements to the building have remained unchanged.

History of the Building and Current Position
The engine house is one of the surviving buildings at the former Llay Hall Colliery and comprises one of three listed buildings on the site. The building is listed grade II (Cadw reference 15827).

The engine house block consists of three conjoined ranges: A gabled range on the west side, a lower central range at right angles under a hipped roof in the centre, and a longer range on the east side, also under a hipped roof, which gives the block and overall L-shaped plan.

The largest and most prominent range is on the west side built of red brick on a blue-brick plinth. On its northern elevation side is a large, suspended sliding steel door over an aperture inserted probably after the colliery had closed and an alternative use was found for the building. The longer east range is also brick under a hipped slate roof on a moulded eaves cornice. It's northern elevation also features a wide modern opening with a sliding steel door.

The central range to which the application applies, is also of red brick on a blue-brick plinth, but under a hipped slate roof on a moulded eaves cornice. In the north wall is a modern entrance where much of the wall has been rebuilt. Again, this was probably made necessary after it was partially demolished for the removal of colliery winding gear. A doorway and window inserted into an aperture to the northside of the range detract from the overall character of the building having more the character of a shop front than an industrial building.

Assessment of the impact upon significance

It was argued above that the aperture in the wall resulted from when it was partly dismantled when the colliery closed, to remove machinery. Therefore, whilst it was probably similar to the south wall, it is not possible to determine the exact original appearance of the north wall, and the Cadw guidance cautions against speculative restoration. Partial demolition of the wall c1947 is part of the history of the colliery and therefore not without historical significance. Replacement of the doorway with another wooden door would give a misleading impression of the original appearance of the building and would therefore perpetuate the loss of significance derived from the current door and window. For this reason, there is therefore a high capacity for change in this part of the building and the steel doors would seem an appropriate solution which acknowledges that this side of the building has been altered, and it would therefore have a positive impact on the significance of the listed building.

We trust the proposals are acceptable and that listed building consent will be forthcoming. We shall look forward to the Council's response. Should you require any further information, then I would request that you do not hesitate to contact me.

Yours sincerely,

John Hall

John Hall
Concept Town Planning Ltd.