

Archaeological Assessment

D016 – WALKER BUILDING RUABON

For Blueprint Architectural Services



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Report Number: 24-1037

Archaeological Assessment

D016 -WALKER BUILDING RUABON

Client: Blueprint Architectural Services

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Planning App: P/2023/0606

Report Number: 24 - 1037

Project Manager: Matthews, R

NGR: 329340, 343331

Date: May 24

Quality Check

Report version	Written by	Reviewed by	Signature	Date	Reason for issue
1.0	R Matthews	Blair Poole		14/05/2024	1 st draft
1.1	R Matthews	Blair Poole		16/05/2024	Final draft

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Registered Office: Yew Tree Inn, High Street, Gresford, Wrexham, Clwyd, LL12 8RF

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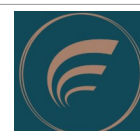


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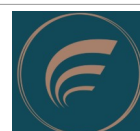


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Ni leolir y safle oddi mewn i unrhyw Ardal Gadwraeth ac nid yw'n cynnwys unrhyw asedau treftadaeth dynodedig. Ond ceir pedair heneb gofrestredig a pharc a gardd gofrestredig o fewn 500m i'r safle.

Awgryma'r gwaith ymchwil y ceir potensial mawr i ddod ar draws olion Canoloesol Cynnar ac Ôl-ganoloesol yn ymwneud â'r henebion cofrestredig, ar ffurf olion dan wyneb y tir sy'n gysylltiedig â Ffos Clawdd Offa yn union i'r gorllewin, a Phwll Glo Wynnstay. Byddai unrhyw olion sydd wedi goroesi ar y safle yn hynod bwysig a byddent yn ychwanegu at ein gwybodaeth am yr henebion hyn.

Go brin y caiff y datblygiad newydd unrhyw effaith ar yr henebion sy'n amgylchynu'r safle, oherwydd ni cheir dim/fawr ddim rhyngwelededd: ailddatblygwyd y tir yn flaenorol yn yr ugeinfed ganrif ac mae tai a phriffordd yn rhannu'r hyn sy'n weddill o asedau Pwll Glo Wynnstay a Pharc Wynnstay. Mae'r Pwll Glo ei hun a'r datblygiadau modern yn trychu Clawdd Offa.

Cynghorir y dylid cynnal cyfres o ymchwiliadau archaeolegol er mwyn asesu cymeriad a goroesiad yr olion claddedig, fel y gellir llywio strategaeth liniaru addas. Dylid gwneud cynlluniau i ddiogelu asedau treftadaeth arwyddocaol ar y safle wrth fynd ati i baratoi ar gyfer y gwaith.



Abstract

This report has been produced to assess land at Wynn Offa in Ruabon; it contains the results of cartographic, archaeological and documentary research into the site, undertaken by Rachael Matthews of Dee Archaeological Services on behalf of Blueprint Architectural Services.

The site does not lie within any Conservation Areas, or contain any designated heritage assets, however there are four scheduled monuments and a registered park and garden within 500m of the site.

Research suggests a high potential to encounter significant Early Medieval and Post Medieval remains related to the scheduled monuments. In the form of possible sub-surface remains associated with Offa's Dyke Ditch to the immediate west, and the Wynnstay Colliery. Any surviving in-situ remains encountered, would be of high significance and add to our knowledge of these monumnets.

The new development is unlikely to have any impact on the setting of the monuments surrounding the site, as there is limited to no inter-visibility: the landscape has previously been redeveloped in the 20th century with, housing and a main road dividing the remaining Wynnstay Colliery assets and Wynnstay Park. The Colliery itself and modern developments in turn, truncating Offa's Dyke.

A programme of archaeological investigation is advised to assess the character and survival of the buried remains, in order to inform a suitable mitigation strategy. This should allow for preservation in-situ of significant heritage assets during groundworks.



1. Introduction

- 1.1. This Archaeological Assessment considers land at Wynn Offa, Wynnstay Yard, Ruabon, LL14 6DP. This is an updated document from the 2016 DBA (PRN 164296) which supports planning application (P/2023/0606) for the construction of a new single storey dwelling with associated services (Appendix 1).
- 1.2. This document has been researched and prepared by Rachael Matthews of Dee Archaeological Services (DAS) on behalf of Blueprint Architectural Services and was completed in April 2024.
- 1.3. The project code allocated by DAS is **24-1037**.
- 1.4. The site is an irregular polygon covering approximately 572m² of land, it lies between Park Road to the south and an active railway track to the north. The site is centred on NGR 329340, 343331.
- 1.5. The local authority is Wrexham County Borough Council.
- 1.6. The following terms are used in this report:
 - ◆ “the site” - the area defined by the perimeter of the site itself (Figure 1).
 - ◆ “the study area” - a 500m radius from the boundary of the site (Figure 2).
- 1.7. The assessment will comprise of two elements:
 - 1.7.1. an examination of previous archaeological works, material from online repositories and map regression, in order to review the impact on potential underlying archaeological deposits,
 - 1.7.2. and any potential effects the development would have on above ground designated assets and assets of designation, their significance and setting.
- 1.8. It conforms to the Standard and Guidance of the Chartered Institute of Archaeologists (CIfA, 2020) and guidance Setting of Historic Assets in Wales (Cadw, 2017b).
- 1.9. Overall, the assessment will seek to enable relevant parties to assess the archaeological potential of the site and consider the need for an appropriate foundation design, civil engineering and archaeological solutions to the potential identified.



2. Planning Background

2.1. NATIONAL PLANNING POLICY

2.1.1. The Historic Environment (Wales) Act (2023) is the most recent legislation for the management of the Historic Environment in Wales. It consolidates enactments contained in or made under:

- the Historic Buildings and Ancient Monuments Act 1953
- Parts 1 and 3 of the Ancient Monuments and Archaeological Areas Act 1979
- Parts 14 and 15 of the Town and Country Planning Act 1990
- the Planning (Listed Buildings and Conservation Areas) Act 1990
- Part 5 of the Planning and Compulsory Purchase Act 2004
- the Historic Environment (Wales) Act 2016

2.1.2. In 2024 the Welsh Government published an updated version of Planning Policy Wales (PPW12), which sets out the land use planning policies of the Welsh Government, supplemented by a series of Technical Advice notes (TANs) to provide a national planning policy framework for Wales. In the case of the historic environment, this is specifically Section 6 and Tan 24: the Historic Environment (2017).

Paragraph 6.1.1 of PPW states that 'it is important that the historic environment - encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks and gardens and landscapes - is protected'.

Paragraph 6.1.23 states 'the planning system recognises the need to conserve archaeological remains. The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a scheduled monument or not.'

Paragraph 6.5.1 states that 'The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. In cases involving lesser archaeological remains, local planning authorities will need to weigh the relative importance of archaeology against other factors, including the need for the proposed development.'

2.1.3. The Welsh Government and Cadw have produced a best practice guidance to Heritage Impact Assessments in Wales (2017a) and the Setting of Historic



Assets in Wales (2017b). This latter document explains the significance of historic assets and the principles used to assess the potential impact of development or land management with their settings.

2.1.4. Important hedgerows are protected under The Hedgerows Regulations 1997 (Defra). An important hedgerow is defined as:

- has existed for 30 years or more; and
- satisfies at least one of the criteria listed in Part II of Schedule 1.

2.1.5. The criteria for archaeologically or historically important hedgerows are given in Part II of Schedule subsections 1-5:

- 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.
- 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(7); or
 - (b) recorded at the relevant date in a Sites and Monuments Record.
- The hedgerow is:
 - (a) situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site;
- The hedgerow; 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.
- The hedgerow is
 - (a) 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(8); or
 - (b) part of, or visibly related to, any building or other feature associated with such a system, and that system is:
- substantially complete; or
- 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 Act(9), for the purposes of development control within the authority’s area, as a key landscape characteristic.



2.2. LOCAL PLANNING POLICY

- 2.2.1. In considering any planning application for development the Local Planning Authority is Wrexham County Borough Council (WCBC) who take archaeological planning advice from Heneb, the Welsh Archaeological Trust.
- 2.2.2. WCBC are preparing the Wrexham Local Development Plan 2 (LDP2) 2013-2028, this will replace the current Unitary Development Plan (1996-2011) (2005). The environment and conservation is covered in Chapter 5, with the relevant policies as follows:

Policy EC9:

Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

Policy EC11:

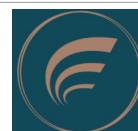
Development that directly affects non-scheduled sites of archeological importance will only be permitted if an archeological investigation has been carried out to determine the nature, extent and significance of the remains, and this investigation indicates that in-situ preservation is not justified, and a programme of excavation and recording has been agreed. Development will also be carefully controlled to ensure that the setting of non-scheduled sites of archeological importance is not harmed where appropriate.

2.3. PREVIOUS WORK

- 2.3.1. A previous Desk Based Assessments has taken place to the immediate west of the site, by L – P : Archaeology (Poole and Charvet), PRN 1642296 in 2016.

2.4. STATUTORY DESIGNATIONS

- 2.4.1. There are no designated assets within the site, however within a 500m radius are two Scheduled sections of Offa's Dyke (PRN106777/De141, PRN106779/De177); two scheduled monuments/Listed Buildings: Wynnstay Colliery Walker Fan House (PRN19144/DeE238) and Wynnstay Colliery Winding Engine House (PRN47147/De190).
- 2.4.2. The 18th century Registered Park and Gardens of Wynnstay (C64) is located c.40m to the south of the site, this contains listed buildings and recorded assets.



2.5. NON-STATUTORY DESIGNATIONS

- 2.5.1. There are 33 recorded non-designated heritage assets with the study area and seven events recorded within the Clwyd Powys HER, in a 500m search radius. One event falls within the site: a previous desk based assessment by L – P : Archaeology in 2016.
- 2.5.2. In accordance with government guidelines and best practice, this report has been completed at the early stages of the pre-planning process to accompany a future planning application and to inform all parties of any archaeological concerns affecting the development site.



3. Methodology

3.1. This report has been researched and written to conform to Dee Archaeological Services (DAS) Standards and Guidance for Desk Based Assessment. In accordance with the guidance set out below, the report analyses the sources listed below to create a model of the archaeological and heritage significance and impact, of the study site.

3.2. GUIDANCE

3.2.1. The following guidance was consulted:

- ◆ Standards and guidance for historic environment desk based assessments (CIfA, 2020).
- ◆ Historic Environment Good Practice advice in Planning Note 1 (Historic England, 2015a).
- ◆ Historic Environment Good Practice Advice in Planning Note 2 (Historic England, 2015b).
- ◆ Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (Historic England, 2017).
- ◆ Conservation Principles: Policy and guidance for the sustainable management of the historic environment (English Heritage, 2008).
- ◆ Management of Research Projects in the Historic Environment (Historic England, 2015c).
- ◆ Conservation Principles: Policy and guidance for the sustainable management of the historic environment in Wales (Cadw, 2011)
- ◆ Setting of Historic Assets in Wales (Cadw, 2017b).

3.2.2. The data was gathered for all designated heritage assets within a 500m search radius of the site from the regional Historic Environment Record (HER). This was done in order to create a manageable dataset: this radius is not a set boundary and any relevant information from beyond this will be included in this assessment.

3.3. SOURCES

3.3.1. The heritage assets were identified from the following sources:



- ◆ A 500m radius search of the Heneb Historic Environment Record centred on the site. Enquiry number: E6918.
- ◆ Examination of historic maps, aerial photographs and other historical images.
- ◆ Data from published and unpublished literature, available on line and from archival research undertaken at Wrexham Archive and Local Studies Service.
- ◆ Data on heritage assets held by Cadw and Archwilio.
- ◆ Research was undertaken by Rachael Matthews of Dee Archaeological Services (DAS) in April 2024.

3.3.2. A site visit was undertaken by Rachael Matthews of DAS in May 2024.

3.4. SIGNIFICANCE CRITERIA

3.4.1. A heritage asset is defined in the NPPF (DLUHC, 2023) as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.4.2. The significance of the heritage assets can be seen as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (Historic England, 2017a).

3.4.3. The significance of an archaeological asset may not be fully determined until its nature and extent has been sufficiently tested through archaeological fieldwork.

3.4.4. The following criteria is used in this report:

Value	Description
Very High	World Heritage Sites Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled monuments designated or undesignated assets of national importance Undesignated sites of the quality and importance to be designated Assets that can contribute significantly to acknowledged national research objectives
Medium	Designated or undesignated assets of regional importance or that can contribute significantly to regional research objectives.



Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local re- search objectives.
Negligible	Assets with little or no surviving archaeological interest.
Unknown	The importance of the asset has not been ascertained.

Table 1 - Significance criteria

3.5.LIMITATIONS OF THE METHODOLOGY

3.5.1. The assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these sources which include:

- ◆ The data from the Heneb – The Trust for Welsh Archaeology, can be limited because it is not based on a systematic search of the county but rather, the records are reliant upon chance finds, opportunities for research and public contribution. The HER at any given time is incomplete, new information is always coming to light, and consequently the HER is continually evolving.
- ◆ Documentary sources may be biased, inaccurate or difficult to interpret.
- ◆ The presence of buried archaeology is not always obvious during walk over surveys.
- ◆ Grid coordinates for heritage assets may be rounded to such an extent that the actual location of the asset can be difficult to locate.
- ◆ The radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.
- ◆ The significance of the heritage assets identified in the assessment may be revised as a result of information provided through the monitoring of any exploratory works which may be required.



4. Aims of the Assessment

4.1. It is not the aim of this assessment to present a complete history of the area, nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to construct a model of the potential archaeology within the site.

4.1.1. The assessment seeks to address the following issues:

- ◆ To assess the potential for archaeology.
- ◆ To assess the significance of potential archaeology.
- ◆ To assess the condition of potential archaeology.
- ◆ To assess the impact of the proposed development on the potential archaeology.

4.2. Research Framework

4.2.1. This assessment has been guided by 'A Research Framework for the Archaeology of Wales' (2008) (<https://archaeoleg.org.uk/intro.html>). This Framework is designed to form a dynamic document covering current knowledge and future research potential. It is formed of a resource assessment, research agenda and research strategy. This allows an assessment of current knowledge and gaps in the resource and identifies areas of future research priorities. The document is used to assess current projects within the established known archaeological resource of the region and to allow research aims to be established on current projects which contribute and enhance the existing resource and understanding.

4.2.2. Any work on the site has the potential to address the Early Medieval and Industrial frameworks, but specifically the sections on:

Offa's, Wat's and short dykes

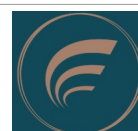
- ◆ Systematic examination by modern archaeological methods to resolve issues such as the reality of the apparent 'gaps' in the dykes
- ◆ Considered analysis of the dykes at a landscape level (incorporating the mass of data now available through air photography etc.) to better understand their original relationship to the surrounding human environment, and the topographical positioning of the earthworks



- ◆ Considered re-analysis of the monuments (and Offa's Dyke in particular) to recapture its significance as a major piece of evidence in understanding ancient Mercia and the impact of Offa on the subsequent development of early medieval Britain.
- ◆ Sampling of the palaeo-environmental potential of the dykes

The use and exploitation of natural resources

- ◆ The scope for recording in the more industrialised towns of Wrexham and of Flintshire is huge and needs to be addressed urgently in light of the current trend for 'brownfield' development of derelict industrial sites. Full use should be made of original architects' plans where these exist.
- ◆ Industrial plant continues to be altered, developed or demolished; from experience in south Wales and applicable perhaps only in the field of industrial archaeology is the need to carry out detailed process recording at those sites which are representative of their industry, despite the existence of apparently reliable documentation.



5. Proposed Development

5.1. PREVIOUS IMPACTS

- 5.1.1. The site was likely undeveloped agricultural land until the mid 19th century.
- 5.1.2. The Wynnstay Colliery (NPRN85123) was opened in 1856, with the site lying within the complex, to the north/northeast of the main structure, over a small rail sidings. The colliery remained active until 1927 when it finally closed.
- 5.1.3. The rail track lay *in situ* on the site until the 1967 OS map, when the central lines were removed, leaving only the track long the northern border. A small building was constructed in the northwest corner of the site, likely associated with the adjacent bungalow.
- 5.1.4. The site has remained a vacant plot next to the bungalow until present day (2024).

5.2. PROPOSED DEVELOPMENT

- 5.2.1. In accordance with government guidelines and best practice, this report has been completed at the early stages of the process as supporting documentation to inform all parties of any archaeological concerns affecting the site.
- 5.2.2. The proposed development site lies within a plot of land off Wynnstay Yard, Ruabon, approximately 572m² in size. The proposal is for the construction of a single dwelling with associated parking and landscaping.

5.3. PROPOSED IMPACTS

- 5.3.1. The impact of the development will be particularly high to the west part of the site due to the proximity of Offa's Dyke (NPRN 275783/306866), or an associated ditch, which may be encountered during any landscaping works or for service excavations.
- 5.3.2. It is also possible that former the train tracks used for the coal mine may be found during the clearance of the vegetation and/or the grading of the site, as these are visible on the 1873 to 1949 (at least) OS maps.



6. Site Background

6.1. GEOLOGY

- 6.1.1. The British Geological Survey GeoIndex shows the site to be located on a bed rock of Pennine Lower and Middle Coal Measures Formation, with superficial deposits of Devensian Till (BGS, 2024).
- 6.1.2. This data is at relatively low resolution and offers only a rough indication of the site geology.
- 6.1.3. Several boreholes (ID144115, ID144137, ID17087483, ID17087482) have been undertaken within 350m of the site in association with the Ruabon Bypass to a total depth of 8m.
- 6.1.4. These indicate that the glacial till underlying the top soil was observed between 110.60m and 112.5 m OD and is a lot thicker to the south/southwest. In this area, the till was also covered by a layer of mottled clay mixed with cobbles lying between 114.3m and 115m OD. To the north - northeast the glacial sand and gravel was encountered between 107.3m and 109.6m OD. It was overlaid in this area by a roughly 0.60m thick layer of sandy to clayey silt.

6.2. LANDSCAPE AND TOPOGRAPHY

- 6.2.1. The site is situated to the southwest of Ruabon on a piece of land bordered to the north by the railway track and to the south by Park Road (B5605). The site is lying to the east of the Offa's Dyke earthworks which crosses the western end of the site.
- 6.2.2. The site itself is a vacant grassed plot, between two private residential dwelling to the east and west; accessed by an unnamed lane from Park Road. The site is an irregular polygon c.572m²; it is higher than the road located on a raised bank, which is likely associated with the railway. It is recorded at an average level of 124mOD.



7. Archaeological and Historical Background

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1750AD
MODERN	1750	PRESENT

Table 2- Timescales used in this report

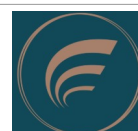
7.1.Information from the Heneb Historic Environment Record (HER) is referenced with the monument ID in brackets e.g. (HER12345), (DCH12345) and shown in Figure 3; a gazetteer is provided in Appendix 2. This is taken from a 500m radius search of the HER centred on the site.

7.2.The site does not lie within a Conservation Area, nor are there any Scheduled Monuments or Listed Buildings within the site.

7.3.The research below is taken from the 2016 Desk based assessment undertaken by L – P : Archaeology (Poole and Charvet).

7.4.PREHISTORY

7.4.1. Mesolithic and Neolithic activity within the Clwyd area is well documented, with the dominant sites generally located further north (Brassil, 1991). There is Neolithic activity at Borrass Quarry in Wrexham, around nine miles northeast, suggesting an active landscape at this time. The Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) records an oval enclosure (NPRN409227, PRN152263) in the grounds of Home Farm, along



with other linear crop marks, 310m to the south of the site. An irregular oval enclosure with a single ditch, listed as 'prehistoric' seen through aerial photography.

7.4.2. Bronze Age Activity in the wider area is widespread, with evidence of settlement and ritual, with round barrows being most common (Lynch, 1991). In Ruabon itself less than one mile to the northeast of the site on Cleveland Street, is a stone cist with cinery urn dating to 1400-900AD and in the playing field of the local school less than 800m to the north, a cairn with associated bone, flint arrowhead and bronze axe was discovered (Pritchard, 2000).

7.4.3. Less than one mile directly north of the site lies the Iron Age hill fort of Y Gardden, thought to date to 400BC and lasted in the first century AD, it is recorded as a multi-valliate stone rampart and ditch fort (Pritchard, 2000).

7.4.4. The potential for Prehistoric activity within the site is low, any found would be of low to medium significance.

7.5.ROMAN

7.5.1. There is no evidence for Roman presence within Ruabon, though it sits within an active landscape. 16 km to the northeast lies the Legionary pottery and tile works of Holt (Bovium), 29 km to the north the Legionary Fortress of Chester (Deva) and about 32 km northwest are the lead mines of Halkyn Mountain and religious sites of Ruthin (Blockley, 1991).

7.5.2. The site has low potential for Roman archaeology but if any were exposed it would be of low to medium significance.

7.6.EARLY MEDIEVAL

7.6.1. Archaeological evidence for this period is very fragmentary, however, two very important linear earthworks Wat's and Offa's Dyke both run north to south through Ruabon. Wat's Dyke (PRN275776/306867) is to the east of the site and goes through Wynnstay Park, though an exact date is not known it is believed to be early medieval. Offa's Dyke associated with the King of Mercia AD759-98 runs directly through the west end of the site (Hill, 1991), a Scheduled Monuments (DE141, 177) with with multiple sections locally registered (PRN106777, 106778, 106779, 28279, 28280, 28283-28292, NPRN275783), with the northern area generally well preserved with areas overlaid by the



road; to the south the dyke has primarily been destroyed by the railway and mining (Hugues, et al., 1994)

7.6.2. Ruabon or Rhiwabon, means Mabon's Slope or Hill, this is believed to derive from two possible people: the first Mabon from the story of Culhwch and Owen to whom the original pre-1274 church was thought to be dedicated too. The second was St Mabon the Confessor dating to the 6th century, a church in Anglesey and one in Glamorganshire are also dedicated to him (Pritchard, 2000; Owen and Morgan, 2007).

7.6.3. The potential for Early Medieval archaeology within the site boundary is high, due to the proximity to Offa's Dyke. However, deposits may have been truncated or removed from 19th and 20th century development. Any surviving would be of high significance.

7.7.MEDIEVAL

7.7.1. The town of Ruabon is not mentioned in the Domesday Book, however it may sit on the boarder of the Hundred of Maelor Cymraeg which is noted only a few miles east of Ruabon (Morris, 1978).

7.7.2. Between 1066 and 1282 the community of Ruabon was part of the Welsh Kingdom of Powys in Bromfield, it remained such until 1282 when it was given by Edward I to John Warrene the earl of Surrey and became a Marcher Lordship. At this time the majority of people living in the community were pastoral farmers, who grazed their cattle and sheep across vast areas of the townships (Pritchard, 2000).

7.7.3. In the early 16th century, the town of Ruabon was home to a group of craftsmen known for the occupation of Bucklers (a small shield used in hand to hand combat) and in fact the Buckler to the King himself Geffory Bromfield, resided here (Edwards, 1986).

7.7.4. The HER records several areas of surviving 'ancient semi natural woodlands' within 500m of the site, these border either side of Park Road but not within the site itself. No dates are associated with these records.

7.7.5. The potential for Medieval deposits within the site are low, with any surviving deposits likely agricultural and of low to medium significance.



7.8. POST MEDIEVAL

- 7.8.1. The town has often been associated with industry, evidence of grain mills taking advantage of the River Dee have been recorded in Robert d'Eggerley's survey of 1391 and in further surveys dating to 1562 and 1620. Several of these later became part of the Wynnstay Estate that once bordered the site (Pritchard, 2000).
- 7.8.2. The 17th century saw the beginning of local industries such as Iron, Coal and Clay. At this time the iron industry became big business, with blast furnaces in Ruabon producing pig iron to supply local forges (Grenter and Williams, 1991). Coal had already been mined in the Denbighshire area in small quantities since the Medieval period, but with the increasing demand for iron the coalfields really began at this time; most locally were associated with Thomas Myddleton of Chirk Castle. The North Wales coalfields cover a narrow strip around nine miles across, stemming from Point of Ayr to Oswestry in Shropshire. During the 18th century hundreds of small pits were in operation, with most run by one or two men (KELLY 1990). The industry prospered until the end of the 19th century when it started to fall into decline (Grenter and Williams, 1991), by the 1940s only 14 remained, by the 1960s just two and by 1990 none were left (Kelly, 1990).
- 7.8.3. Clay too was a major industry in Ruabon, previously small scale since medieval times, however between the 18th and 20th century Ruabon became known for its bricks, tiles and terracotta, with the red bricks becoming particularly popular in the Victorian period (Grenter and Williams, 1991)
- 7.8.4. Evidence for Post Medieval activity on the site is low, any encountered would be of low to medium significance.

7.9. MODERN

- 7.9.1. The HER data shows no assets within the site, however within the study area is multiple records and a registered park and gardens of Wynnstay PGW C64 WRE. It is Grade I listed, built in 1768-85, it is noted as an "outstanding 18th century landscape park, one of the largest and most import in Wales" (Cadw). Originally recorded as deer park enclosed in 1678 by Sir John Wynn, a house and formal layout had been constructed by the time of the 1740



estate map. Further alterations including the building of a road, park wall and landscaping by 'Capability' Brown occurred between 1768-89.

- 7.9.2. Within the park lies Wynnstay Hall and Home Farm, a ha-ha (PRN141529), a boundary wall (PRN141530) surviving at 2m in height, a pond (PRN141531) and Home Farm itself, with associated structures (PRN146968, 146969, 146970, 146971, 146974, 146975, 146976, 146977, 146978, 146979, 146980, 146981).
- 7.9.3. Other assets include a mile stone (PRN164949) to the southwest and a blacksmiths smithy known as The Green (PRN126509), 280m to the northeast of the site. Identified on the 1899 25 inch OS mapping and noted as partly demolished in 1985.
- 7.9.4. The HER also denoted a turnpike road, running from the northeast of the site in a southwest alignment. It splits at the A539 with the southern road running along Park Road (B5605) and south around the site of the current caravan dealership.

The site

- 7.9.5. Coflein records the site within the area of The Wynnstay Colliery (NPRN85123) opened in 1856 and running until 1927. Surviving buildings include the Scheduled Ancient Monuments of the Walker Fan house southwest of the site and winding engine house further to the southwest, as well as, ancillary buildings. Aspects of this colliery are registered national monuments on the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW). The Walker fan house is a Scheduled Monument and Grade II listed building (DE238, CADW15730, RCAHMW NPRN107, HER PRN19144), that was built in 1902 to ventilate the working of the colliery, it is described as a 'good example of it's type' made by the Walker Brothers of Wigan; it was said to house a fan of 6.7 metre diameter. The second Scheduled Monument and grade II* listed building is the vertical winding engine house situated to the southwest of the site (DE190, CADW15731, PRN41747), built c.1855 it is also constructed of sandstone and ashlar walls (Hugues and et al., 1994, p. 172).
- 7.9.6. The Ruabon-Wrexham coalfield was the first in Wales to have railway network which also provided a passenger and goods service (Wrexham County Borough, 2010), this line can still be seen and is still used today, it runs along the northern boundary of the site.



7.9.7. The 19th century saw the coming of the railway to Ruabon, the track was proposed in 1847 but due to the economic finances of the county at the time, plans were halted until 1859 when a programme for the 'Vale of Llangollen Railway' received Royal Assent. Construction was undertaken by Thomas Brassey and in December 1861 the Chester to Shrewsbury Freight line was opened, less than one year later in June 1862, passengers were also able to take the route. By 1900 the line between Ruabon and Llangollen was doubled, this is the line that marks the northern boarder of the site (Jones and Rear, 1990).

7.9.8. Therefore the potential for Post Medieval archaeological features surviving below ground within the site is high likely relating to the Wynnstay Colliery, any found would be of high significance.

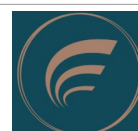
7.10.MAP REGRESSION

7.10.1.The 1845 Tithe Map for the parish of Ruabon, shows the site lay in the township of Rhyddallt (Figure 4). Offa's Dyke runs north-south down the west of the site and creating the township boundary.

7.10.2.The site partly overlies two plots: Plot 41, which was a house and gardens occupied by Elanor Jones (widow) and plot 44 by Richard Rogers (surgeon) noted as meadow, both were owned by Sir Wynn Watkins Williams Bart.

7.10.3.The Ordnance Survey (OS) maps for the area begin at 1879 and continue until 1996. The 1879 OS (Figure 5) shows the site in an area to the east of the Wynnstay Colliery. The central are of the plot appears to be undeveloped, possibly gardens or a grassed area associated with a structure to the immediate west. This building has a smaller square building associated with it, which sits in the western part of the site and a small rail track crossing the southeast corner associated with the colliery: the main line is directly north of the site. Smaller buildings lie scattered around the complex, with the main colliery building to the southwest of the site; one long road curves around the area which is still present in modern day (2024), open fields then surround the entire colliery.

7.10.4.The 1900 OS (Figure 6) shows no change to the site, however further structure have been added to the east of the site and the gardens, grassed area is no longer depicted.



7.10.5. There is no change identified to the site on the 1914, 1948 and 1954 OS. However a rectangular structure has appeared to the south of the plot.

7.10.6. The 1963 OS (Figure 7) map no longer labels the site as Wynnstay Colliery and it is now noted as a disused mine. The smaller railway lines around the site have disappeared, including those through the south of the site.

7.10.7. The 1967 OS (Figure 8) map shows the structure to the immediate west has now gone, but the small square building remains.

7.10.8. The 1971 OS (Figure 9) map shows major changes, the Ruabon Bypass has been built which borders the south side of the site, the original Colliery buildings are all but gone and a large business park has been built to the north of the railway line. The small structure on the site is now gone, and a new structure has replaced the old one to the west. This is thought to be the house presently situated adjacent to the site.

7.10.9. The 1983 and 1996 OS maps are too small a scale to make out any detail of consequence, but they do show the Colliery as completely gone and the dwellings on the site are still standing.

7.11. AERIAL DATA

7.11.1. A search of aerial photographs, as available from, GoogleEarth, Francis Frith, Cambridge air photos and BritainFromAbove.

7.11.1. The earliest clear image on GoogleEarth dates to 2006 (Plate 1), which shows the site as an undeveloped plot immediately adjacent to a dwelling to the west. The site is heavily overgrown with trees and shrubs. The scheduled walker fan house to the west is undistinguishable through the foliage, but the winding engine can be seen to the south surrounded by caravans. No change is seen after, with the images running to 2021.

7.11.2. No images of the site were found on Francis Frith, Cambridge air photos or BritainFromAbove.

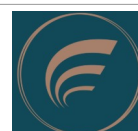




Plate 1- The site. GoogleEarth ©2024. 20/04/2009, 52°58'52.80"N 3°03'12.96"W. eye alt 502m

7.12.SITE WALKOVER SURVEY

7.12.1.A site visit was undertaken by Rachael Matthews of DAS on the 14th May 2024. The site was not fully accessed as it lay within private property:



Plate 2- looking northwest towards the site from Park Road.

7.12.2. The site is a small sub-rectangular plot, bordered by properties to the northeast and southwest, an unnamed road to the southeast and to the northwest, the Chester to Shrewsbury Railway. To the immediate north of the rail tracks is a small industrial area which includes a recycling centre and packing plant.

7.12.3. Present access to site is possible via a slip-road off Park Road (Plate 2), to the south of the site. The site is located on a raised area, adjacent to the road. It forms a level platform, which appears to be part of the lawned gardens associated with the property to the immediate west. Within the centre of the site is a telephone and electric pole.



Plate 3- Looking southwest from Park Road toward the Scheduled winding house hidden behind the trees and boundary of Wynnstay Park.

7.12.4. The plot slopes down on the southern boundary towards the access road. To the east a small fence dividing the site and property on the east, with a metal fence forming the northern boundary between the site and railway.

7.12.5. To the south and west of the site are two sections of Offa's Dyke scheduled monument (DE141-DE177), neither are visible from the site (Plate 4). The Walker fan house (DE238) and winding house (DE190), both associated with the Wynnstay Colliery, lie to the southwest of the site, neither can be seen from the site (Plate 3, Plate 5).

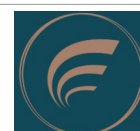




Plate 4- Looking towards the area of Offa's Dyke, west of the site, from Park Road



Plate 5- Looking towards the Walker fan house from Park Road, obscured by the trees.

8. Setting of the Historic Monuments

- 8.1. The significance of a heritage asset is based on an assessment of its value to present and future generations. Significance is judged on the basis of four main values (historic, evidential, aesthetic and/or communal) and is interconnected with the asset's setting. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 190, NPPF 2023) is fundamental to understanding the scope for and acceptability of change.
- 8.2. All heritage assets have a setting, to a greater or lesser extent. Setting is, however, not an asset in its own right; its significance lies in the contribution that setting makes to the significance of assets. The assessment of setting, or nature of the surrounding area around the heritage asset, plays an important part when determining whether proposed works will have an impact on the significance of a heritage asset.
- 8.3. Neither the site or the study area, lies within any conservation area or battlefields. The site does not contain any scheduled monuments, listed buildings or non-designated heritage assets.
- 8.4. However within the 500m search area, are four scheduled monuments: two sections of Offa's Dyke (DE141 AND DE177), the Wynnstay colliery winding Engine House (DE190) and Wynnstay Colliery Walker Fan House (DE238). As, well as, an 18th century Registered Park and Gardens: Wynnstay (C64) c.60m to the southeast of the site, which contains its own listed buildings and assets.
- 8.5. This section will discuss the significance and potential impact on these designated Heritage Assets and Areas.
- 8.6. Information from Cadw is referenced with the unique ID or list number in brackets and can be viewed in Appendix 3.
- 8.7. Guidance on the Setting of Historic Assets, explains that the setting includes "the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape" (CADW 2017: 2). The list of contributing factors include:
- The impact of the development will be high throughout the site within the footprint of the foundations for the proposed development and at the location of service trenches.
 - functional and physical relationships with other structures/historic assets and how these have changed over time



- topographic features that influenced its location
- physical character of the surrounding landscape or townscape, including any formal design or land use
- the original layout of the historic asset and how this has changed
- potential buried or archaeological elements surrounding the historic asset
- views to, from and across the historic asset or place
- formal or planned vistas
- the prominence of the historic asset in views throughout the surrounding area
- views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes
- historical, artistic, literary, place name, cultural or scenic associations might all contribute to the significance of a historic asset
- other sensory elements — noise or smell associated with the historic asset
- tranquillity, remoteness, 'wildness'.

OFFA'S DYKE

- 8.7.1. There are two sections of Offa's Dyke c.38 m north and 404m south of the site, both are Scheduled Monuments built in the latter part of the 8th century and associated with the King of Mercia (HILL 1991). The southern section of the Dyke (DE177) lies to the south of the caravan park and is not visible from the site, as such, it will not be discussed in this section.
- 8.7.2. The northern section (DE141) lies to the north of the railway tracks and is not clearly visible from the site due to the rail track and amount of shrub which lies between. This section of the monument has fields to the east and a large recycling directly west, its alignment suggests it runs to the immediate west of the site. It is noted at survives as a small well persevered section between the railway and Llangollen Road to the north, covered by woodland, scrub and grasses.
- 8.7.3. This section of the monument forms part of a much larger linear earthwork which runs north to south through Wales and this area of Wrexham county. Its survival is patchy, with many areas destroyed or truncated by modern development. This particular section survives well, with the ditch well defined; further north it is seen as a roadside verge and incorporated into private gardens.



8.7.4. There is potential that development in the eastern part of the site may encountered below ground deposits associated with Offa's Dyke. However, the site has been built up and re-landscaped from the previous development of housing and industry (Wynnstay Colliery), it is likely any deposits have already been removed or truncated, but may survive below the road level. The development itself should have no additional impact on the setting of the Dyke, as there is limited to no inter-visibility and the site is between domestic structures.

THE WYNNSTAY COLLIERY WALKERS FAN HOUSE

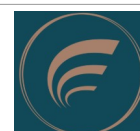
8.7.5. The Wynnstay Colliery Walkers Fan house (Plate 6) lies directly 147m to the southwest of the site, it is a Scheduled Monument (DE238) and a Grade II listed building (PRN19144). The structure was built in 1902 as part of the Wynnstay Colliery complex to house a 6.7m diameter fan, it was constructed of red brick with high sides and an dentilled evasee. The scheduled area includes a rectangular area 8m by 55m the extant structural remains of the fan chamber and associated engine mountings. Modern housing and dense foliage means there is no inter-visibility between the monument and the site.

8.7.6. The monument is located west of the site, surrounded by a dense area of tree and shrub growth, with foliage also growing over and in the structure. Between the site and the monument are a road and several domestic dwellings; to the north is a used railway track and to the south in Park Road, which sits at a higher ground level to the monument. It has a good level of survival, with extant walls, door and window openings.

8.7.7. The monument forms part of the wider historic landscape of Wynnstay Colliery (NPRN 85123), which was originally located over the site, operating between 1856 and 1927 by the New British Iron Company. The fan house was built in 1902 to ventilate the working of the colliery and is described as a 'good example of it's type' made by the Walker Brothers of Wigan.

8.7.8. Most of the Colliery has since been demolished and parts redeveloped, with a main road now built through its centre, a caravan sales park to the south and several domestic buildings over the northern part, including within the site boundary.

8.7.9. A single storey new build within the site would have no direct inter-visibility with the monument, therefore having no impact on the monument.



8.7.10. The setting of the monument has already been compromised by the surrounding development: the housing, road and caravan park all detract from the original nature of the Colliery, with the road dividing the remaining historic features across several sites. The monument itself is heavily overgrown, disappearing into the undergrowth. The new build would not affect the setting of the monument, or the surrounding landscape which has already been heavily modified.

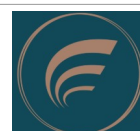


Plate 6- The Walker Fan House (Williams 2016)

THE WYNNSTAY COLLIERY WINDING ENGINE HOUSE

8.7.11. The Wynnstay Colliery Winding House lies 140m to the southwest of the site, it is a Scheduled Monument (DE190) and grade II* listed building. Built as a vertical winding engine house in c.1855 and constructed of sandstone and ashlar walls (HUGUES ET AL. 1994: 172) (Plate 7).

8.7.12. The monument lies to the southwest of the site, on the opposite side of Park Road, and within a caravan sales park. The sales plot sits higher than the surrounding landscape, caravans and tall trees partially shield the monument from the road and further trees on the side of the site mean there is no inter-visibility. If the trees were removed, there would likely be direct visibility between the site and winding engine house. The monument has a good level of survival with extant walls, doors, windows openings and even some



frames surviving. Foliage is growing over the monument and in its immediate vicinity, however, this is minimal as multiple caravans are parked around its base.

8.7.13. As described above, the monument forms part of the wider historic landscape of Wynnstay Colliery (NPRN85123), which operated between 1856 and 1927. Much of its character has been eroded by the modern road and small scale developments either side of Park Road.

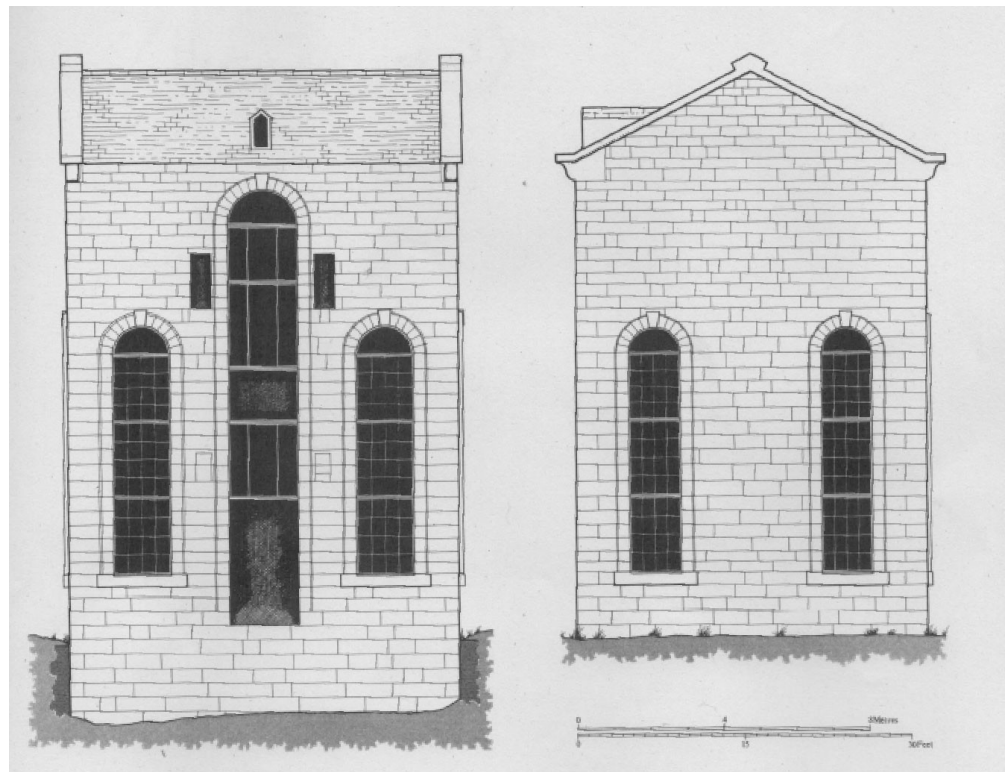


Plate 7- Winding Engine in Wynnstay Colliery. Hughes, S. et al. 1994, p172

8.7.14. It is unlikely that a single construction within the site would have any effect on the setting of the monument. While the development may be partially visible from the monument, there are currently structures either side of the site, as such the view would not change from what it currently is.

WYNNSTAY PARK AND GARDENS

8.7.15. The Wynnstay park and gardens (PGW C 64 WRE) lies 40m to the south of the site, on the opposite side of Park Road – a name which is likely derived from Wynnstay house, gardens and parklands. The park is grade 1 listed,



constructed between 1768 and 1830, associated with the Williams-Wynn family; and designated in 2022.

8.7.16. The park is noted as one of the most important in Wales, retaining many of its historic features, monuments and structures. However the site was divided in the 20th century by the A483 further east.

8.7.17. There is direct visibility between the site and a small part of the park, however this is limited to its stone boundary wall and high trees directly opposite the site. There is no visibility into the parklands themselves.

8.7.18. While the new building would directly look onto the park, the structure itself would not be visible from within the park looking out. The build would sit between two pre-existing structures of the same height and thus, is not expected to have any impact on the setting of the monument.



9. Casgliadau

9.1. Lluniwyd yr Asesiad Archaeolegol hwn er mwyn asesu safle yn Wynn Offa, lard Wynnstay, Rhiwabon LL14 6DP, lle bwriedir datblygu annedd un llawr a man parcio/gwaith tirlunio cysylltiedig (P/2023/0606).

9.2. Yn yr adroddiad hwn, ystyrir potensial ac arwyddocâd unrhyw olion archaeolegol islaw'r ddaear, yn ogystal ag arwyddocâd a lleoliad y datblygiad arfaethedig a'i effaith ar yr asedau treftadaeth amgylchynol, y gallai'r datblygiad effeithio arnynt.

9.3. Yr effaith ar olion islaw'r ddaear

9.3.1. Ni wyddys ble yn union y lleolir Clawdd Offa rhwng y rheilffordd a'r ffordd ac ni wyddys ychwaith i ba raddau y mae'r Clawdd wedi'i ddiogelu, felly rhaid ystyried bod gan y datblygiad arfaethedig y potensial i effeithio ar y clawdd ac unrhyw ddyddodion cysylltiedig. Cyn gostwng lefel y tir, bydd angen asesu natur, cadwraeth ac union leoliad y clawdd unionlin hwn.

9.3.2. Effeithiwyd yn fawr ar ardal Pwll Glo Wynnstay yn ystod yr ugeinfed ganrif yn sgil adeiladu'r ffordd tua'r de. Adeiladwyd nifer o anheddau domestig bach ar yr ardal ac addaswyd lefel y tir. Yn y mannau lle gadawyd y tir fel ag yr oedd neu yn y mannau lle adeiladwyd ar y tir, mae'n bosibl iawn bod y nodweddion archaeolegol mewn cyflwr da.

9.3.3. Ceir potensial mawr i ddod ar draws olion Canoloesol Cynnar yn ymwneud â Chlawdd Offa ynghyd ag olion Ôl-ganoloesol yn ymwneud â phwll glo Wynnstay. Byddai unrhyw olion o'r fath yn arwyddocaol iawn.

9.4. Yr effaith ar asedau treftadaeth

9.4.1. Ni chredir y byddai adeiladu oddi mewn i'r safle yn effeithio ar y pedair heneb na'r parc a'r ardd gofrestredig.

9.4.2. Mae gwaith a wnaed yn y bedwaredd ganrif ar bymtheg i adeiladu rheilffordd a Phwll Glo Wynnstay, yn ogystal â datblygiadau yn yr ugeinfed ganrif, fel adeiladu'r ffordd a'r tai, eisoes wedi effeithio ar ddwy ran o Glawdd Offa gerllaw'r safle.

9.4.3. Ymhellach, mae ffordd fodern, tai a delwriaeth garafannau wedi datgysylltu asedau'r pwll glo. Credir y byddai uchder yr adeilad newydd yr un fath ag uchder yr eiddo cyfagos, felly awgrymir na fyddai'r adeilad newydd yn



effeithio rhyw lawer ar olygfeydd o'r henebion: gan fod y safle wedi tyfu'n wyllt, nid yw'r henebion yn weladwy iawn beth bynnag.

9.4.4. Mae'r A438, ffyrdd eraill, tai a datblygiad eisoes wedi effeithio ar leoliad y parc hanesyddol. Amgylchynir yr ardal gyferbyn â'r safle gan wal gerrig a choed hanesyddol uchel; er y byddai'r adeilad newydd yn wynebu rhan fechan o'r ardal hon, ni fyddai modd gweld y safle o'r parc nac ychwaith yr adeileddau o'i boptu.

9.5. Mae'n bosibl y gallai'r gwaith adeiladu sy'n gysylltiedig â'r datblygiad gael effaith negyddol dros dro ar yr Henebion Cofrestredig a'r parc, a hefyd ar yr ardal leol o ran sŵn, llwch a dirgrynu, a bydd y gwaith yn addasu dros dro y modd y gellir profi'r asedau'n weledol ac yn amgylcheddol.

9.6. Gan fod y safle yn agos at y clawdd a chan ei fod wedi'i leoli ar y pwll glo hanesyddol, argymhellir y dylid cynnal cyfres o ymchwiliadau archaeolegol er mwyn asesu cymeriad a goroesiad unrhyw olion claddedig. Byddai ymchwiliadau o'r fath yn llywio strategaeth liniaru addas. Dylid gwneud cynlluniau i ddiogelu asedau treftadaeth arwyddocaol ar y safle wrth fynd ati i baratoi ar gyfer y gwaith.



10. Conclusions

10.1. This Archaeological Assessment has been prepared to assess a site at Wynn Offa, Wynnstay Yard, Ruabon LL14 6DP, which is proposed for the development of a single storey dwelling and associated parking/landscaping (P/2023/0606).

10.2. This report considers the potential and significance of any below ground archaeological remains, as well as, the significance, setting and impact of the proposed development on the surrounding heritage assets, capable of being affected by the development.

10.3. Impact on below ground remains

10.3.1. The exact location and preservation of Offa's dyke between the railway and road is unknown, therefore it must be considered that the proposed development has the potential to impact the earthwork and any associated deposits. Prior to any ground reduction, it is necessary to assess the nature, the conservation and the precise location of this linear earthwork.

10.3.2. The area of the Wynnstay Colliery has been heavily impacted in the 20th century, with the construction of the road to the south. Several small domestic dwellings have been constructed on the area and the ground levels modified. Where ground has been left untouched, or built up, there is a high possibility of good preservation of archaeological features.

10.3.3. The site has an overall high potential of encountering Early Medieval remains relating to Offa's Dyke, and Post Medieval remains associated with the Wynnstay colliery. Any encountered would be of high significance.

10.4. Impact and setting on heritage assets

10.4.1. A build within the site is not thought to impact the setting of the four monuments or register park and garden.

10.4.2. The two sections of Offa's Dyke close to site have previously been affected by the construction of the 19th century Wynnstay Colliery and railway, as well as 20th century developments such as the road and housing.

10.4.3. The colliery assets themselves, have also been disjointed by the modern road, housing and caravan dealership. The height of the new build is thought to equal to the height of the neighbouring property, suggesting minimal



impact on the views of the monuments: which are themselves impeded by the overgrown nature of the site.

10.4.4. The setting of the historic park has previously been compromised by the A438, further roads, housing and development around and in it. The area across from the site is encompassed by a stone wall and tall historic trees; while the new build would look directly on to a small section of this, there would be no visibility from the park towards the site or the extant structures either side of it.

10.5. Building works associated with the development may have a temporary negative impact on the Scheduled Monuments and park, and local environs in terms of noise, dust and vibrations, and these works will temporarily alter the way in which the assets would be experienced visually and environmentally.

10.6. Due to the site's proximity to the Dyke and location over the historic colliery, a programme of archaeological investigation is recommended to assess the character and survival of the buried remains. This would inform a suitable mitigation strategy. This should allow for preservation *in situ* of significant heritage assets during groundworks.



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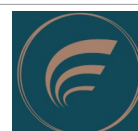
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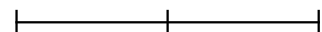
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FIGURES



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Figure 1: Site Location

Project: D016 Walker Building

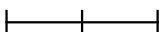
Report ref: 24-1037-DBA-v1

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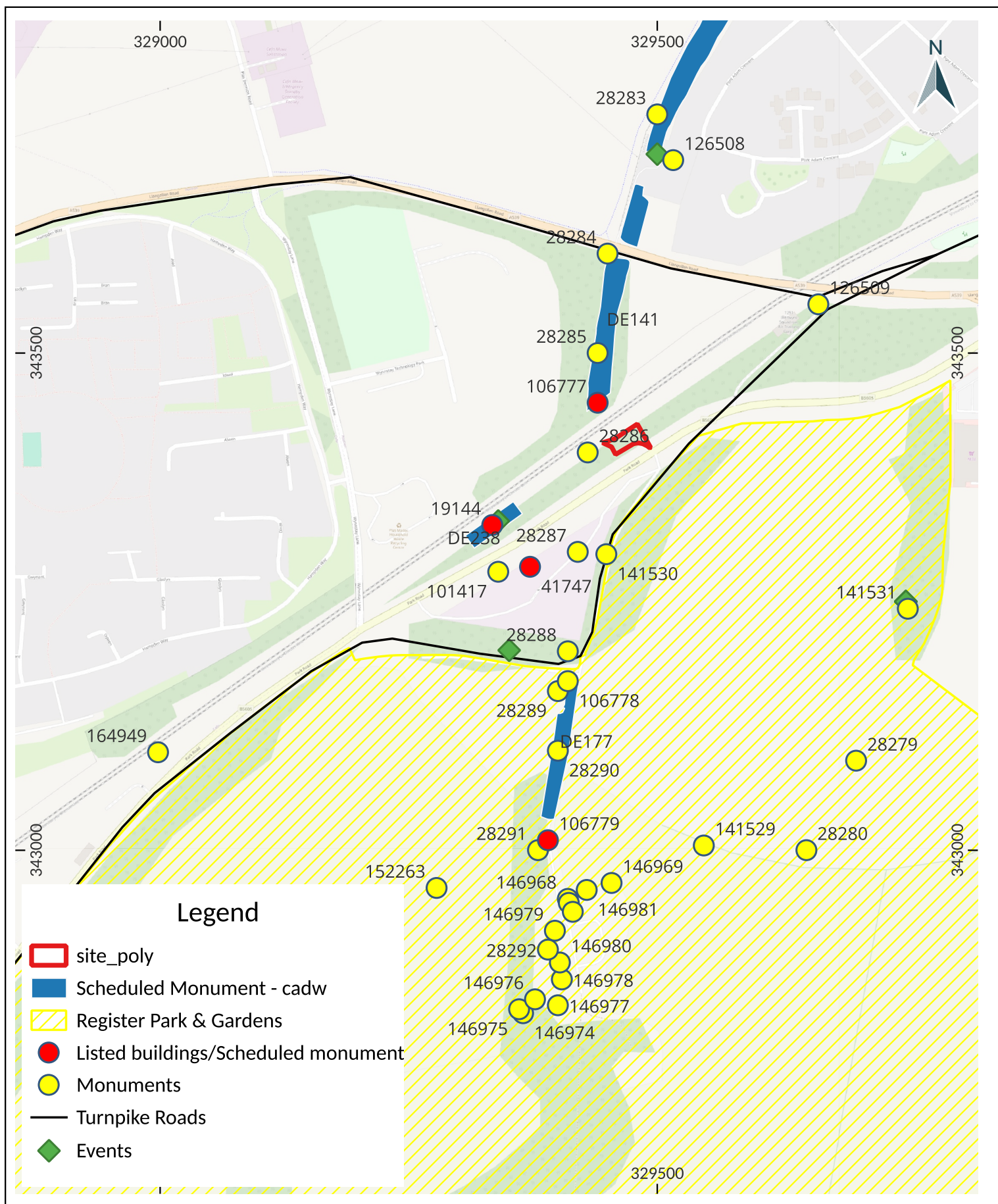


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figure 2: Site detail

Project: D016 Walker Building

Report ref: 24-1037-DBA-v1



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figure 3: CP HER data

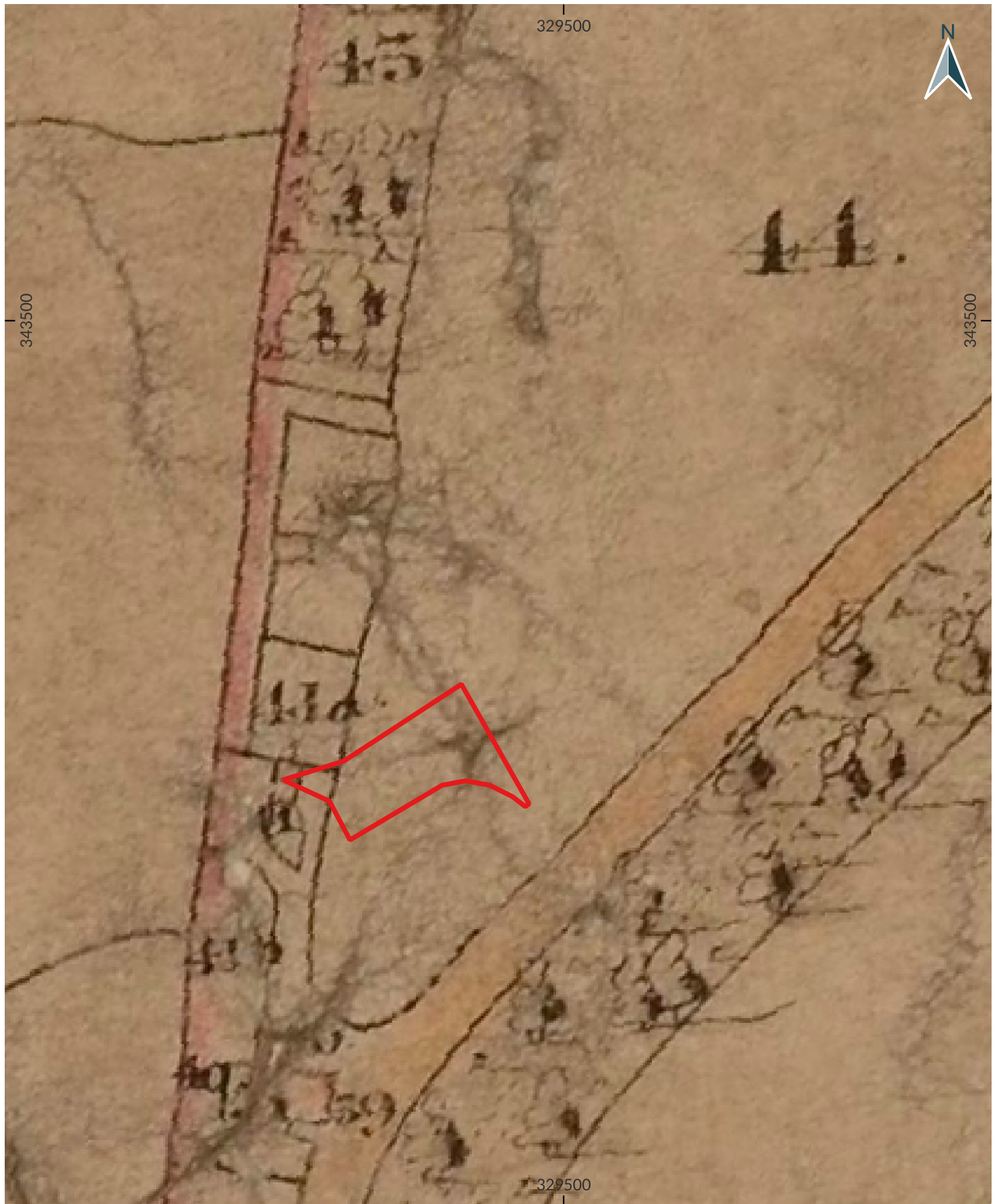
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Report ref: 24-1037-DBA-v1

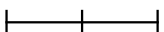
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***Contains Clwyd-Powys Historic Environment Record data, Enquiry Number:E6918 © The Clwyd-Powys HER Charitable Trust [and database right] [2024].



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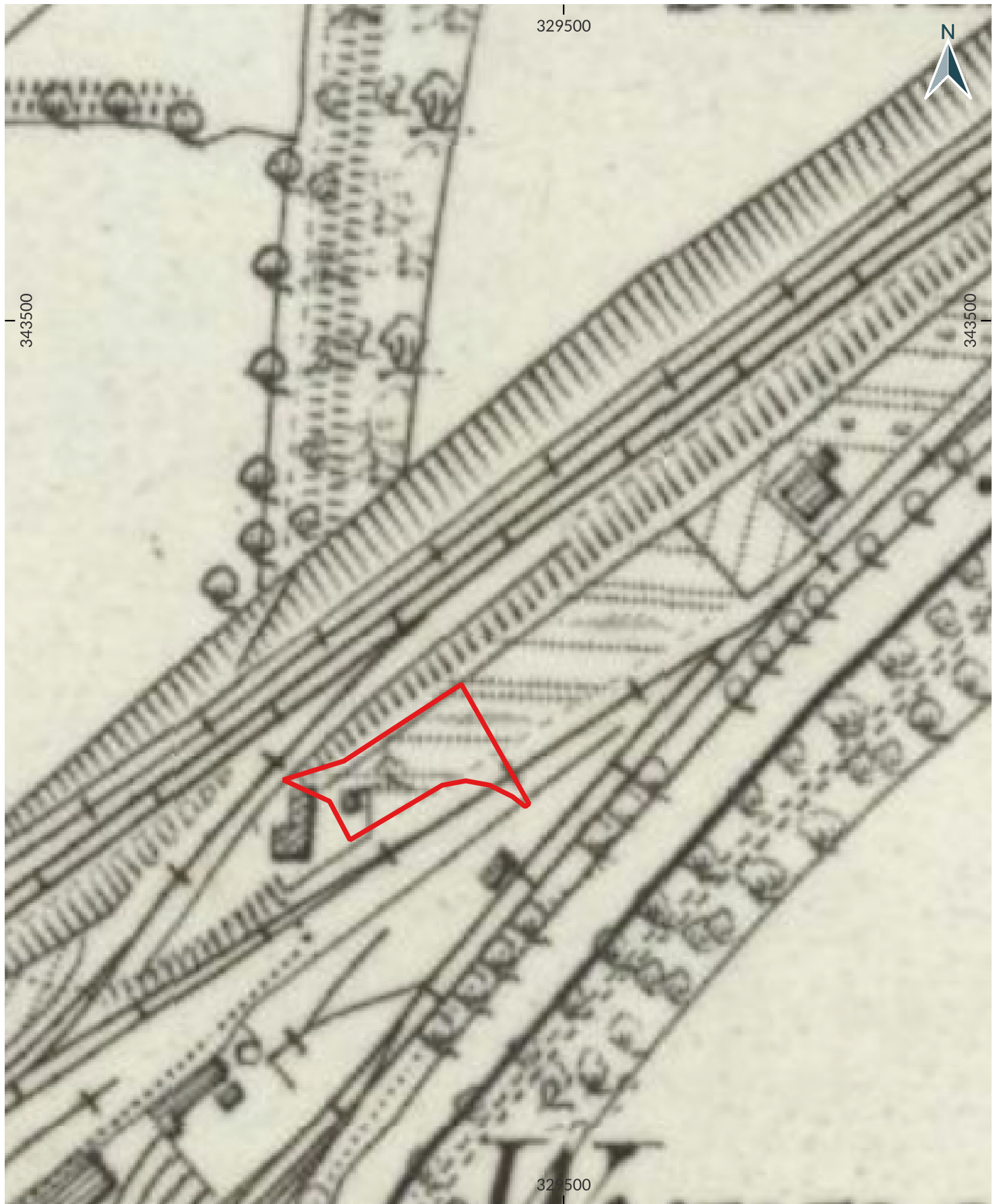
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**figure 4: Excerpt from 1845 Map of the
Townships of Rhyddallt**
Project: D016 Walker Building
Report ref: 24-1037-DBA-v1

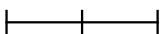
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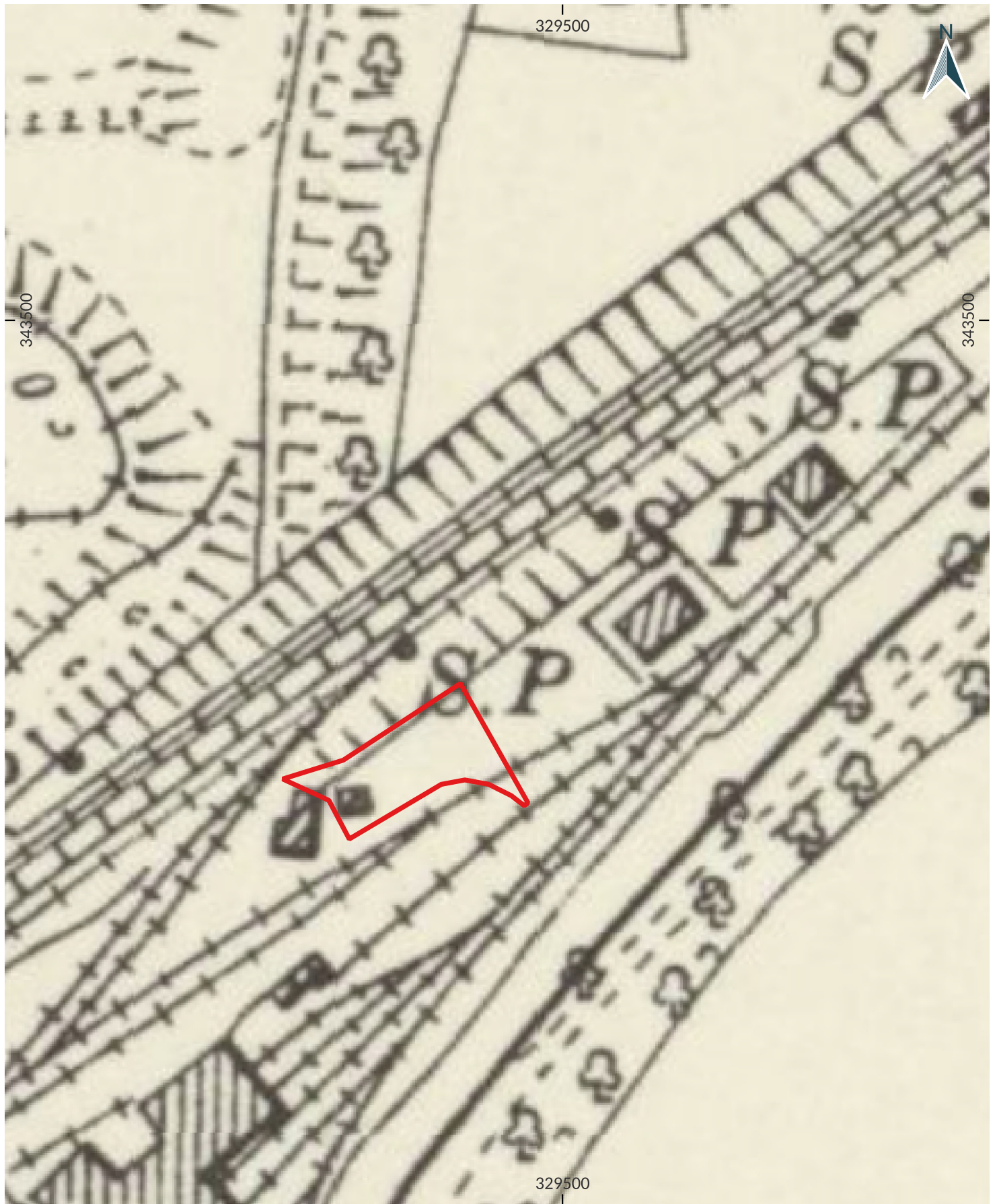


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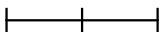
figure 5: 1879 Ordnance Survey 6"

Project: D016 Walker Building

Report ref: 24-1037-DBA-v1



0 10 20 m

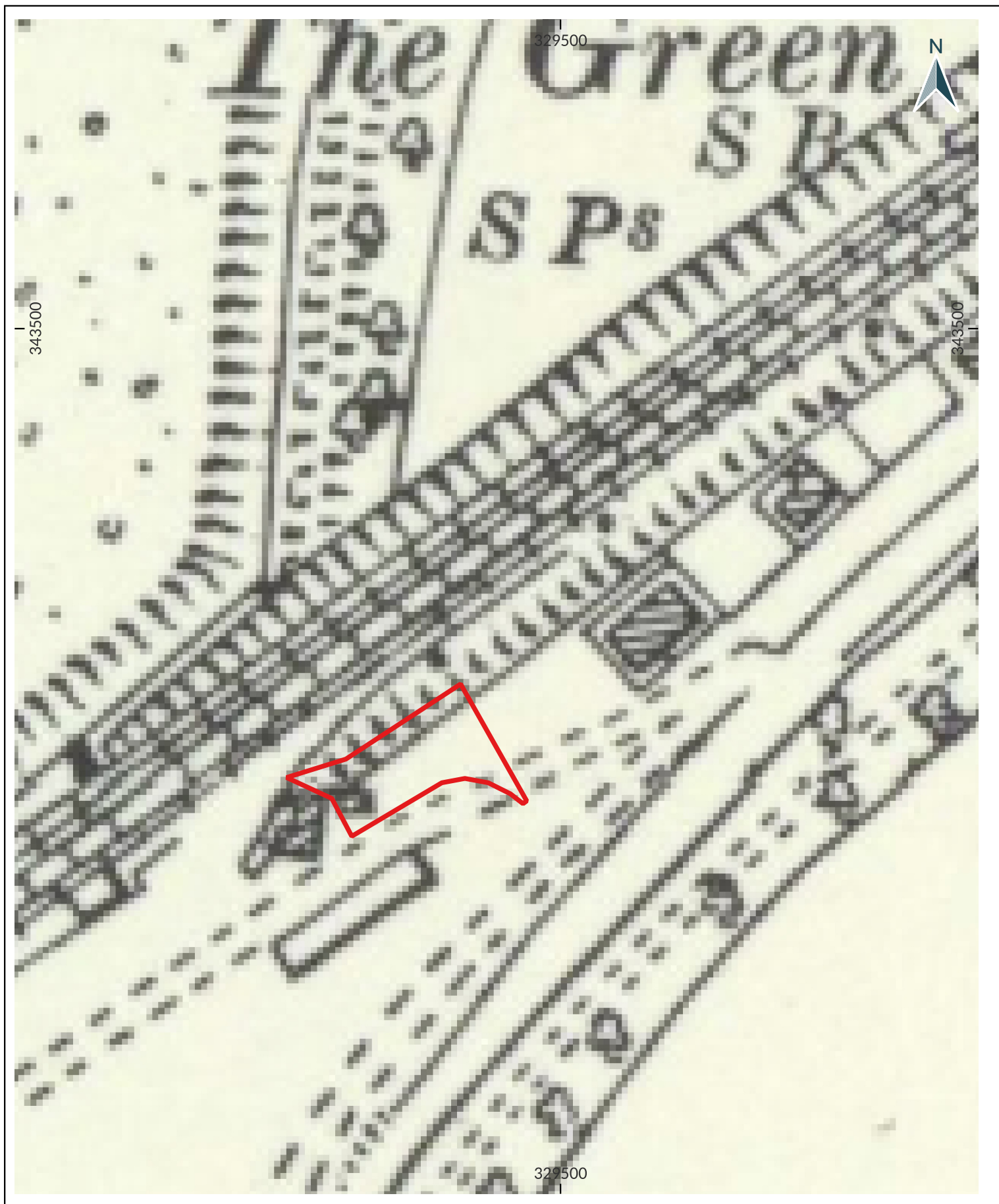


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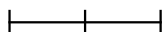
figure 6: 1900 Ordnance Survey 6"

Project: D016 Walker Building

Report ref: 24-1037-DBA-v1



0 10 20 m

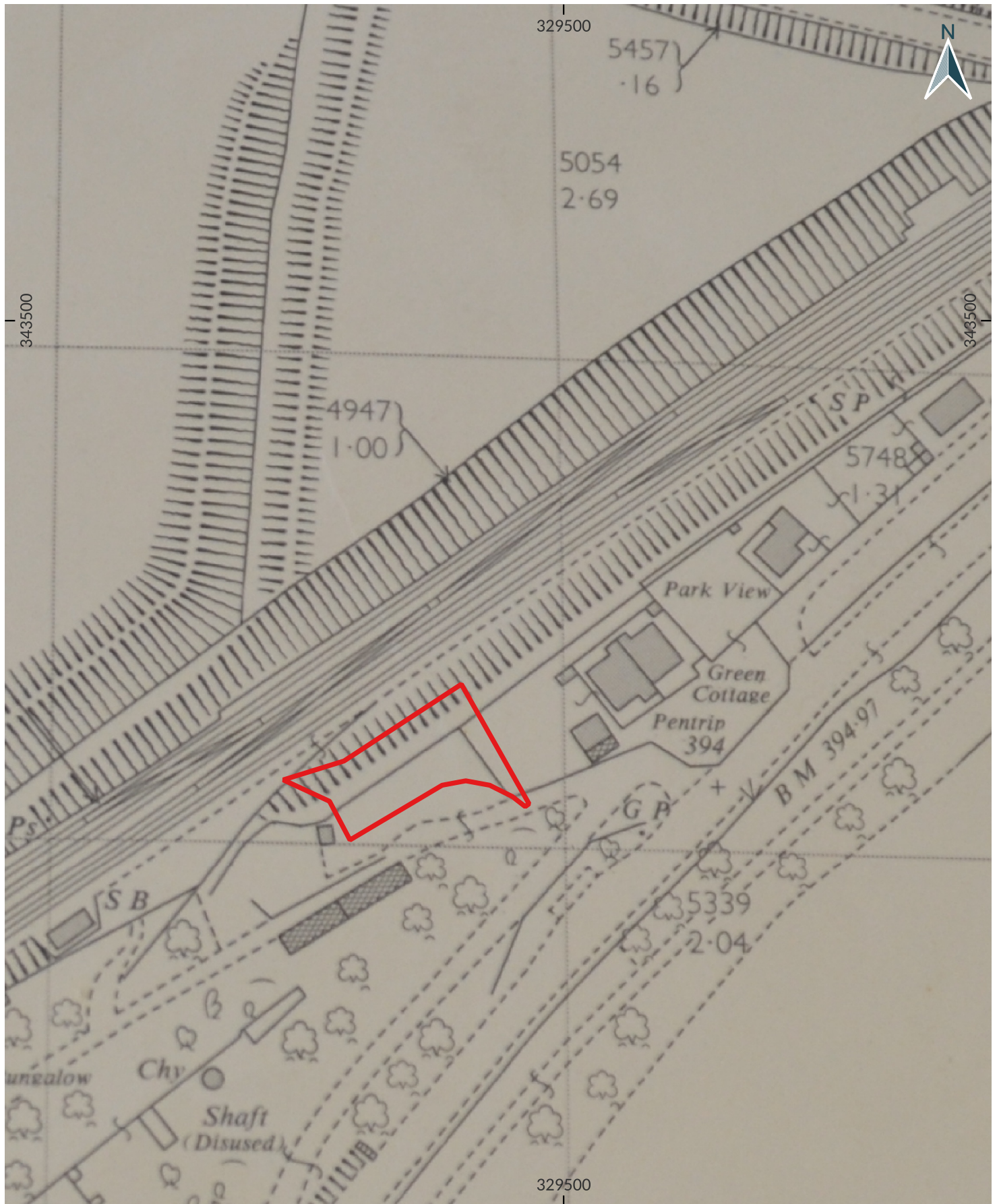


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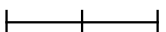
figure 7: 1963 Ordnance Survey 6"

Project: D016 Walker Building

Report ref: 24-1037-DBA-v1



0 10 20 m

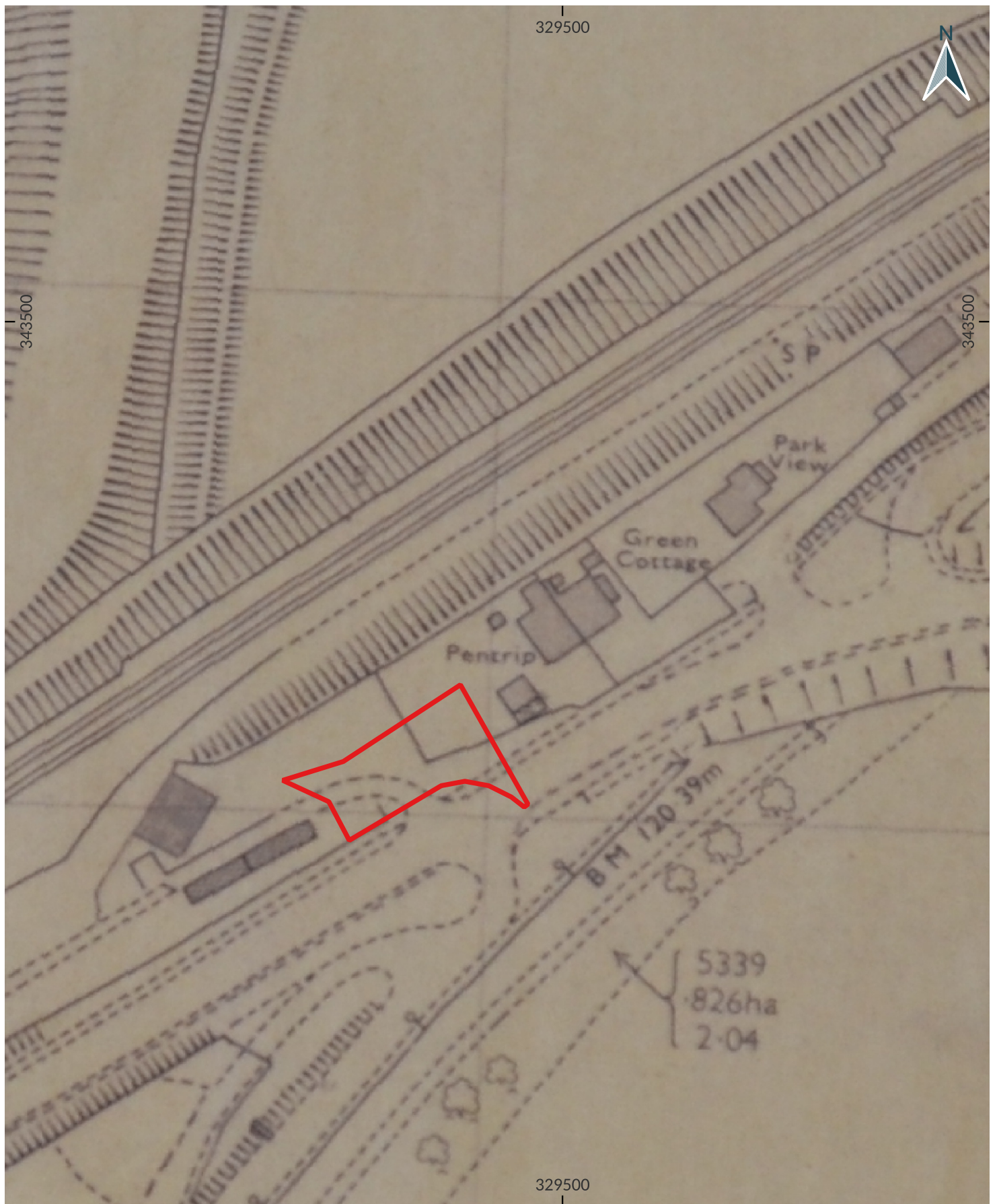


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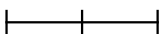
figure 8: 1967 Ordnance Survey 25"

Project: D016 Walker Building

Report ref: 24-1037-DBA-v1



0 10 20 m



Scale 1:1000 @A4

figure 9: 1971 Ordnance Survey 25"

Project: D016 Walker Building

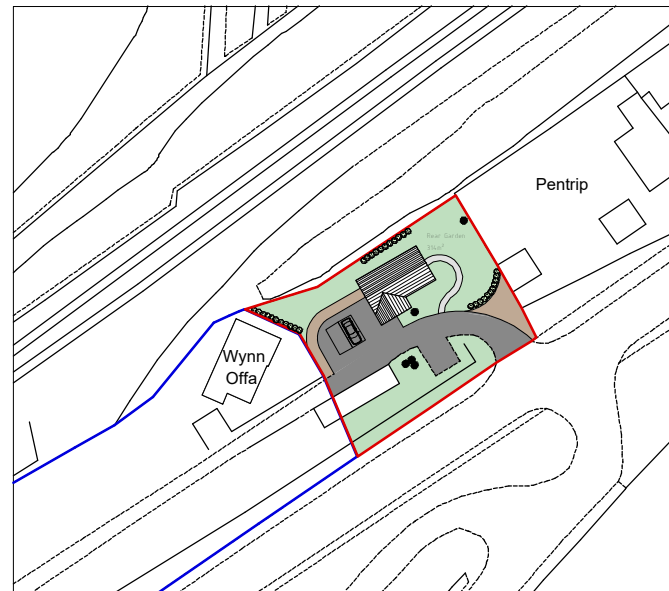
Report ref: 24-1037-DBA-v1

SITE PROPOSALS

APPENDIX I



Site Plan 1:500



Location Plan
1:1250

Rev	Date	Detail	Initial

Project:
Proposed New Dwelling at
Wynn Offa,
Wynnstay Yard,
Ruabon, LL14 6DP

Title: Planning: Site Plan & Location Plan	Scale: (A3) 1:500 & 1:1250
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Drawn By: D.J.Edwards	Date: Feb 2018
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Drawing No: DO61/005	Sheet: 1 of 1
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Building Parameter	Minimum (mm)	Maximum (mm)
Depth	8000	8500
Width	11000	11500
Height	4505	5005

HER GAZETTEER

APPENDIX II

Historic Environment Record for : CORE

Total Records : 37

PRN	WATPRN	Site Name	Summary	Description	url	Form	Period	Type	Broad Class	Condition	Evidence	Status	Status Grade	Status Ref	Unitary Authority	Community	NGR	NGR-1000	Map Sheet	Easting	Northing
164949	CPAT164949	Cefn, milestone, DEN_WROW06	Post medieval milestone	Post medieval milestone, on the B5605, on verge, South of Plas Madoc. Wrexham plate. Surveyed 2005 (Milestone Society, 2019).	https://archwilio.org.uk/arch/query/page.php?watpm=CPAT164949&dbname=\$geoGroupId&tbnname=core		POST MEDIEVAL	MILESTONE	TRANSPORT						Wrexham	Cefn	SJ290431	SJ2943		328997.8054	343098.445
146968	CPAT146968	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project		https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146968&dbname=\$geoGroupId&tbnname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE						Wrexham	Ruabon	SJ2941042951	SJ2942	SJ24SE	329410	342951
146969	CPAT146969	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project		https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146969&dbname=\$geoGroupId&tbnname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE						Wrexham	Ruabon	SJ2945442967	SJ2942	SJ24SE	329454	342967
146970	CPAT146970	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project		https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146970&dbname=\$geoGroupId&tbnname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE						Wrexham	Ruabon	SJ2941142947	SJ2942	SJ24SE	329411	342947
146971	CPAT146971	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project		https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146971&dbname=\$geoGroupId&tbnname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE						Wrexham	Ruabon	SJ2941542938	SJ2942	SJ24SE	329415	342938
146974	CPAT146974	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project		https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146974&dbname=\$geoGroupId&tbnname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE						Wrexham	Ruabon	SJ2936542836	SJ2942	SJ24SE	329365	342836

146975	CPAT146975	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project	https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146975&dbname=\$geoGroupId&tname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE								Wrexham	Ruabon	SJ2936142840	SJ2942	SJ24SE	329361	342840
146976	CPAT146976	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project	https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146976&dbname=\$geoGroupId&tname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE								Wrexham	Ruabon	SJ2937742850	SJ2942	SJ24SE	329377	342850
146977	CPAT146977	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project	https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146977&dbname=\$geoGroupId&tname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE								Wrexham	Ruabon	SJ2940042844	SJ2942	SJ24SE	329400	342844
146978	CPAT146978	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project	https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146978&dbname=\$geoGroupId&tname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE								Wrexham	Ruabon	SJ2940442870	SJ2942	SJ24SE	329404	342870
146979	CPAT146979	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project	https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146979&dbname=\$geoGroupId&tname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE								Wrexham	Ruabon	SJ2939742919	SJ2942	SJ24SE	329397	342919
146980	CPAT146980	Home Farm	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project	https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146980&dbname=\$geoGroupId&tname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE								Wrexham	Ruabon	SJ2940242887	SJ2942	SJ24SE	329402	342887
146981	CPAT146981	Home Farm	Potential Traditional Farm Building	https://archwilio.org.uk/arch/query/page.php?watpm=CPAT146981&dbname=\$geoGroupId&tname=core	Traditional Farm Building	POST MEDIEVAL	FARM BUILDING	AGRICULTURE AND SUBSISTENCE								Wrexham	Ruabon	SJ2942942960	SJ2942	SJ24SE	329429	342960

[illegible]

				PLACES. MAX HEIGHT 2.8M FROM EAST. Section A: A road runs parallel to the west side of the dyke, and the bank is maintained as a roadside verge along most of this section. To the north the dyke is incorporated within private gardens. Section C: The ditch is well defined and covered by scrub woodland, the bank is covered by grass, bracken, bramble and some broadleaf regeneration (Cadw, 2003).																
106779	CPAT106779	Offa's Dyke - Ruabon De177		ROAD TO HOME FARM BUILT ON LEVELLED BANK.A SCARP AND PLOUGHED IN DITCH ARE CLEARLY VISIBLE. https://archwilio.org.uk/arch/query/page.php?watpm=CPAT106779&dbname=\$geoGroupId&tname=core	Earthwork	EARLY MEDIEVAL	LINEAR EARTHWORK	MONUMENT (BY FORM)	Damaged		scheduled monument		DE177	Wrexham	Ruabon	SJ29394301	SJ2943	SJ24SE	329390	343010
126509	CPAT126509	The Green, smithy		Smithy noted on OS 25 inch mapping 1899. Noted as partly demolished (one wall still standing) in 1985 by Clwyd County Council. N0785; Smithy noted on early Ordnance Survey mapping during Glastir private woodland project. -- Next section appended from deleted record: CPAT104175 - - SMITHY HAS BEEN DEMOLISHED ONE WALL STILL STANDS. N0785	Building	POST MEDIEVAL	BLACKSMITHS WORKSHOP	INDUSTRIAL	Near destroyed;Unknown					Wrexham	Ruabon	SJ2966243549	SJ2943		329662	343549
126508	CPAT126508	Tir-y-fon, building I		Building noted on early Ordnance Survey mapping during Glastir private woodland project. https://archwilio.org.uk/arch/query/page.php?watpm=CPAT126508&dbname=\$geoGroupId&tname=core	Building	POST MEDIEVAL	BUILDING	UNASSIGNED	Unknown					Wrexham	Ruabon	SJ2951643694	SJ2943		329516	343694
101417	CPAT101417	Wynnstay Colliery		Wynnstay Colliery. https://archwilio.org.uk/arch/query/page.php?watpm=CPAT101417&dbname=\$geoGroupId&tname=core	Structure	POST MEDIEVAL	COLLIERY	INDUSTRIAL	DAMAGED;Intact	PHYSICAL EVIDENCE				Wrexham	Ruabon	SJ29344328	SJ2943	SJ24SE	329340	343280

				Remains now comprising Winding Engine House, Walker Fan House and ancillary buildings from the colliery. Operated from 1856 to 1927.																
41747	CPAT41747	Wynnstay Colliery, vertical winding engine house		WYNNSTAY COLLIERY WINDING ENGINE HOUSE OF ABOUT 1855 IN GOOD CONDITION ALTHOUGH ROOFLESS. S D190; Grade II* listed engine house https://archwilio.org.uk/arch/query/page.php?watpm=CPAT41747&dbname=\$geoGroupId&tname=core	Building	POST MEDIEVAL	ENGINE HOUSE	INDUSTRIAL	Intact		listed building;scheduled monument	II*	15731;DE190	Wrexham	Ruabon	SJ2937243285	SJ2943	SJ24SE	329372	343285
19144	CPAT19144	Wynnstay Colliery, Walker Fan House		A Walker Fan house built in 1902 to ventilate the workings of the Wynnstay Colliery which operated 1856-1927. The fan had a 6.7m diameter fan in the surviving brick housing which is monumental in scale with high side walls and a dentilled evasee. The top of the evasee has a pulley for opening and closing the shutters. A tunnel leads from the fan chamber into the former fan drift (now blocked), the lean-to side chambers have been removed, presumably at the same time as the fan itself, but the circular vents to the fan axis are clear. Massive brick and stone bases for the fan engine stand to the SE and SW of the main tower. The scheduled area is a rectangle 8m by 55m which encloses the whole of the upstanding remains of the fan chamber and associated engine mountings. The structure is in good condition (26.7.94). https://archwilio.org.uk/arch/query/page.php?watpm=CPAT19144&dbname=\$geoGroupId&tname=core	Building	POST MEDIEVAL	INDUSTRIAL BUILDING	INDUSTRIAL	Intact;Near intact		listed building;scheduled monument	II	15730;DE238	Wrexham	Ruabon	SJ2933443327	SJ2943	SJ24SE	329334	343327

				(Cadw 1994). -- Next section appended from deleted record: CPAT19144 -- Grade II listed colliery fanhouse																	
141530	CPAT141530	Wynstay Hall, boundary wall		Stone-built boundary wall on north west side of Wynstay Hall Park. Approximately 2m high with stone coping. https://archwilio.org.uk/arch/query/page.php? watpm=CPAT141530&dbname=\$geoGroupId&tname=core	Structure	POST MEDIEVAL	WALL	MONUMENT (BY FORM)							Wrexham	Ruabon	SJ2944843297	SJ2943		329448.73	343297.67
141529	CPAT141529	Wynstay Hall, Home Farm, ha-ha		Curving ha-ha like stone-built wall sitting to north of Wynstay Park Home Farm. Approximately 1.5m high and fronted by a ditch. Presumably a division within or at the edge of the Park. https://archwilio.org.uk/arch/query/page.php? watpm=CPAT141529&dbname=\$geoGroupId&tname=core	Structure	POST MEDIEVAL	HA HA	GARDENS PARKS AND URBAN SPACES	NEAR INTACT	EXTANT STRUCTURE					Wrexham	Ruabon	SJ2954643004	SJ2943		329546.8	343004.7
141531	CPAT141531	Wynstay Hall, pond		Pond and sluice noted as part of Wynstay Hall Park https://archwilio.org.uk/arch/query/page.php? watpm=CPAT141531&dbname=\$geoGroupId&tname=core	Earthwork	POST MEDIEVAL	POND	WATER SUPPLY AND DRAINAGE							Wrexham	Ruabon	SJ2975243242	SJ2943		329752	343242.8

Historic Environment Record for : EVENTS

Total Records : 7

PRN	Site Name	Summary	Description	url	Type	Event By Organisation	Year	Unitary Authority	Community	NGR	Easting	Northing
38547	Wrexham, Ruabon Business Park, assessment 1997		Evaluation identified a number of features associated with 19th century estate management including a pond and a sluice but nothing of great archaeological significance (Cole, J R 1997).	https://archwilio.org.uk/arch/query/page.php?watprn=CPAT38547&dbname=\$geoGroupId&tname=event	ASSESSMENT PROJECT	Earthworks Archaeology	1997	Wrexham	Ruabon	SJ29754325	329750	343250
57909	Wrexham, Ruabon Business Park, desktop study 1997		Evaluation identified a number of features associated with 19th century estate management including a pond and a sluice but nothing of archaeological significance (Cole, J R 1997).	https://archwilio.org.uk/arch/query/page.php?watprn=CPAT57909&dbname=\$geoGroupId&tname=event	DESK BASED ASSESSMENT	Earthworks Archaeology	1997	Wrexham	Ruabon	SJ29754325	329750	343250
57910	Wrexham, Ruabon Business Park, walk-over survey 1997		Evaluation identified a number of features associated with 19th century estate management including a pond and a sluice but nothing of archaeological significance (Cole, J R 1997).	https://archwilio.org.uk/arch/query/page.php?watprn=CPAT57910&dbname=\$geoGroupId&tname=event	WALK-OVER SURVEY	Earthworks Archaeology	1997	Wrexham	Ruabon	SJ29754325	329750	343250
117973	Wrexham, Ruabon Business Park, assessment project, 2006		Archaeological and historic assessment of Ruabon Business Park in response to planning application.	https://archwilio.org.uk/arch/query/page.php?watprn=CPAT117973&dbname=\$geoGroupId&tname=event	ASSESSMENT PROJECT	Clwyd-Powys Archaeological Trust (CPAT)	2006	Wrexham	Ruabon	SJ29754325	329750	343250
144219	Wrexham, Ruabon, Llangollen Road, Tir y Fron, watching brief, 2016	Aeon Archaeology was commissioned to carry out an archaeological watching brief on land to the immediate north of the property of Tir y Fron, Llangollen Road, Ruabon, Wrexham LL14 6RW as a condition of full planning permission. No archaeological remains or artefacts being uncovered. The results of the watching brief indicate that the location of the extension had previously been stripped of topsoil and subsoil onto, and possibly into, the natural glacial substrata. This would have all but removed any remains of the Offa's Dyke mound at the location (Aeon Archaeology, 2016).		https://archwilio.org.uk/arch/query/page.php?watprn=CPAT144219&dbname=\$geoGroupId&tname=event	WATCHING BRIEF	Aeon Archaeology	2016	Wrexham	Ruabon	SJ2950043700	329500	343700
152998	Ruabon, Former Wynnstay Colliery, desk based assessment, 2008	Desk Based Assessment and Site Visit completed by Castlerting Archaeology in April 2008.	The desk-based assessment is designed to determine the existence, location, character and date of any significant archaeological remains as may exist in, or adjacent to, the proposed development site in so far as these aims are possible. The site visit is a non-intrusive process designed to examine the current land-use of the site, assess the survival, quality, condition and relative significance of any surviving standing buildings / structures and / or earthworks on site, and the potential for buried archaeological deposits, in order to inform any decision regarding further archaeological investigation which may be necessary prior to any future development.	https://archwilio.org.uk/arch/query/page.php?watprn=CPAT152998&dbname=\$geoGroupId&tname=event	DESK BASED ASSESSMENT	Castlerting Archaeology	2008	Wrexham	Ruabon	SJ2935143201	329351	343201
164296	Ruabon, Wynn Offa, desk based assessment, 2016	Desk-based assessment carried out by L-P Archaeology in December 2016.		https://archwilio.org.uk/arch/query/page.php?watprn=CPAT164296&dbname=\$geoGroupId&tname=event	DESK BASED ASSESSMENT	L-P: Archaeology	2016	Wrexham	Ruabon	SJ2934043331	329340	343331

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APPENDIX III

Scheduled Monuments- Full Report



Summary Description of a Scheduled Monument

Reference Number	Name	Date of Designation	Status
DE141	Offa's Dyke: Section SW from Tatham Bridge	23/07/1930	Designated

Location

Unitary Authority	Community	Easting	Northing
Wrexham	Ruabon	329604	343897

Broad Class	Site Type	Period
Monument	Linear Earthwork	Early Medieval

Description

Summary Description and Reason for Designation

The following provides a general description of the Scheduled Ancient Monument.

Offa's Dyke is a boundary earthwork, believed to be of Early Medieval date running, with some gaps, for roughly 120km through the border area between modern Wales and England from Sedbury near Chepstow to Treuddyn in Flintshire. It is traditionally thought to have been built by the Mercian King Offa in the later 8th century, but recent excavations on a section near Chirk suggest that some sections may incorporate earlier earthworks. Whilst its exact function and original form are still the subject of debate Offa's Dyke is significant as the longest and one of the earliest surviving boundary monuments in Europe marking a nominal frontier between Saxon Mercia and Welsh kingdoms to the west. It represents one of the great engineering achievements of the pre-industrial age and the most dramatic built structure to survive from the early medieval (c410-1100) period in the Britain. Offa's Dyke is scheduled in multiple different sections on both sides of the present border. These display their own local physical characteristics but all share and contribute to the overall significance of the monument and have potential to enhance our knowledge of the

monument as a whole. Approximately 80km of the monument coincides with the Offa's Dyke Path National Trail, which runs from Prestatyn to Sedbury.

The monument is of national importance for its potential to enhance our knowledge of early medieval defensive organisation and settlement. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. A linear earthwork may be part of a larger cluster of monuments and their importance can further enhanced by their group value.

The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

Cadw : Scheduled Monuments- Full Report

[Records 1 of 1]

Scheduled Monuments- Full Report



Summary Description of a Scheduled Monument

Reference Number	Name	Date of Designation	Status
DE177	Offa's Dyke: Section N of Home Farm		Designated

Location

Unitary Authority	Community	Easting	Northing
Wrexham	Ruabon	329402	343098

Broad Class	Site Type	Period
Monument	Linear Earthwork	Early Medieval

Description

Summary Description and Reason for Designation

The following provides a description of the Scheduled Ancient Monument.

Offa's Dyke is a boundary earthwork, believed to be of Early Medieval date running, with some gaps, for roughly 120km through the border area between modern Wales and England from Sedbury near Chepstow to Treuddyn in Flintshire. It is traditionally thought to have been built by the Mercian King Offa in the later 8th century, but recent excavations on a section near Chirk suggest that some sections may incorporate earlier earthworks. Whilst its exact function and original form are still the subject of debate Offa's Dyke is significant as the longest and one of the earliest surviving boundary monuments in Europe marking a nominal frontier between Saxon Mercia and Welsh kingdoms to the west. It represents one of the great engineering achievements of the pre-industrial age and the most dramatic built structure to survive from the early medieval (c410-1100) period in the Britain. Offa's Dyke is scheduled in multiple different sections on both sides of the present border. These display their own local physical characteristics but all share and contribute to the overall significance of the monument and have potential to enhance our knowledge of the

monument as a whole. Approximately 80km of the monument coincides with the Offa's Dyke Path National Trail, which runs from Prestatyn to Sedbury.

The monument is of national importance for its potential to enhance our knowledge of early medieval defensive organisation and settlement. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. A dyke may be part of a larger cluster of monuments and their importance can be further enhanced by their group value.

The scheduled area comprises the remains described and the areas around them within which related evidence may be expected to survive.

Cadw : Scheduled Monuments- Full Report

[Records 1 of 1]

Scheduled Monuments- Full Report



Summary Description of a Scheduled Monument

Reference Number	Name	Date of Designation	Status
DE238	Wynnstay Colliery Walker Fan House	26/07/1994	Designated

Location

Unitary Authority	Community	Easting	Northing
Wrexham	Ruabon	329336	343327

Broad Class	Site Type	Period
Industrial	Fan House	Post Medieval/Modern

Description

Summary Description and Reason for Designation

The following provides a general description of the Scheduled Ancient Monument.

The monument consists of the remains of an exceptionally well-preserved example of a Walker Fan House, built in 1902. The fan ventilated the workings of Wynnstay Colliery, which operated from 1856 to 1927. The winding engine house for the colliery is located to the S.E of the fan house complex and is scheduled as DE190. Walker fans were patented in 1887 and made by Walker Brothers of Wigan. This example formerly had a 6.7m diameter fan in the surviving brick housing. The housing itself is monumental in scale and proportion, with high side walls and a dentilled evase. The top of the evase has a pulley for opening and closing the shutters. A tunnel leads from the fan chamber into the former fan drift (now blocked). The lean-to side chambers have been removed, presumably at the same time as the fan itself, but the circular vents to the fan axis are clear. Massive brick and stone bases for the fan engine stand to the S.E and S.W of the main tower.

The monument is of national importance for its potential to enhance our knowledge of late 19th and early 20th century industrial practices. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The structure itself may be expected to contain archaeological information concerning chronology and building techniques. The remains form part of a group of monuments related to the Wynnstay Colliery and their importance can be further enhanced by their group value.

The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive. It measures 60m long by 15m wide and is rectangular in plan, located between the railway and the B5603 road south of Ruabon.

Cadw : Scheduled Monuments- Full Report

[Records 1 of 1]

Scheduled Monuments- Full Report



Summary Description of a Scheduled Monument

Reference Number	Name	Date of Designation	Status
DE190	Wynnstay Colliery Winding Engine House		Designated

Location

Unitary Authority	Community	Easting	Northing
Wrexham	Ruabon	329373	343286

Broad Class	Site Type	Period
Industrial	Engine House	Post Medieval/Modern

Description

Summary Description and Reason for Designation

The following provides a general description of the scheduled monument.

The monument consists of the remains of an engine house, built about 1855 and used until the mine was closed in c. 1927. The engine house is built of ashlar-faced sandstone with the openings faced in the same material. In plan it measures c. 10m square. The stone fabric is substantially intact, with kneelers and coping stones surviving, but the tops of internal walls are incomplete. There are some surviving wooden window frames and internal timbers, as well as cast-iron fittings and engine mounting blocks, but the roof is missing. Debris indicates the roof was of slate with clay ridge tiles. Estimated height c. 15 M. to top of N.W. and S.E. gables.

The monument is of national importance for its potential to enhance our knowledge of mining in Wales. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The structure itself may be expected to contain archaeological information concerning chronology and

building techniques. An engine house may be part of a larger cluster of industrial monuments and their importance can further enhanced by their group value.

The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
15730		II	Designated	22/02/1995	22/02/1995
Name of Property		Address			
Walker Fan House at the former Wynnstay Colliery					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Ruabon		Plas Madoc	329334	343327
Street Side	Location				
N	Situated 1km SW of Ruabon at the former Wynnstay Colliery.				

Description

Broad Class	Period
Industrial	

History

Built 1902 to ventilate Wynnstay Colliery which operated from 1856 to 1927. Walker fans were patented in 1887and

the building housed a fan of 6.7m diameter. Machinery has been removed, lean-to side chambers demolished and some walls partially demolished. Tunnel leading to fan drift is now blocked.

Exterior

Red brick with blue bands, brick plinth with blue brick coping, stone fixings. At SW end evasee has stone parapet and dentilled eaves and a cast-iron pulley for controlling the shutters. Fan chamber has large circular openings on each side with stone blocks on the sides and at the base for fixing the machinery. At the NE end sloping brick floor leads down to tunnel opening. Retaining walls have arched window opening in N end. Brick and stone bases for the fan engine to SE and SW of the main tower.

Scheduled Ancient Monument Ref: DE 238.

Interior

Reason for designation

Listed as an example of a rare building type which survives relatively intact.

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
15731		II*	Designated	22/02/1995	22/02/1995
Name of Property		Address			
Vertical Winding Engine House at the Former Wynnstay Colliery					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Ruabon		Plas Madoc	329372	343285
Street Side	Location				
S	Situated 1km SW of Ruabon at the former Wynnstay Colliery.				

Description

Broad Class	Period
Industrial	

History

Vertical winding engine house built 1855-6 as one of the original structures of the Wynnstay Colliery. It remained in use

until the colliery closed in 1927. Subsequently the machinery was removed and the roof and chimney demolished.

Exterior

Sandstone ashlar with cast-iron fixings. SE elevation has tall arched opening with stone architrave and keystone which reaches almost to eaves level, on each side a similar, lower arched opening. Right hand return is gabled with shaped kneelers and has 2 tall arched openings with stone architraves and keystones. Beneath each one is a low masonry arch. Left hand return as right hand but low masonry arches are absent. Rear has 1 tall arched opening, flush with projecting keystone

Interior

Divided into 3 chambers by 2 massive masonry walls, each with 3 arched openings with cast-iron boxes set into the wall above each arch. Side chambers have massive stone engine beds.

Reason for designation

Graded II* as an exceptionally good example of the building type which is said to be the oldest surviving architectural monument of the North Wales coalfield.
Scheduled Ancient Monument Ref: DE 190.

Registered Historic Park & Garden



Details

Reference Number	Name	Grade	Date of Designation	Status
PGW(C)64(WRE)	Wynnstay	I	01/02/2022	Designated

Location

Unitary Authority	Community	Easting	Northing
Wrexham	Ruabon	330115	342405

Broad Class	Site Type	Main phases of construction
Gardens, Parks and Urban Spaces	Landscape park; informal garden; terrace garden.	1768-85; c. 1819-30.

Description

Summary Description and Reason for Designation

Wynnstay is registered at grade I as an outstanding eighteenth-century landscape park, one of the largest and most important in Wales. Although now cut in two by the A483 trunk road the park still retains many of its historic features, some of which are attributed to Lancelot ‘Capability’ Brown, Richard Woods and James Wyatt. Although Brown's lake has gone half of a large rockwork cascade remains at its lower end. An exceptional and rare survival is the pleasure ground or shrubbery designed by Brown. The park also contains some important monuments, lodges and other built structures, some by leading architects. Wynnstay is also the former principal seat of the Williams-Wynn family, one of the most powerful families in North Wales.

Wynnstay is a large Victorian mansion (LB: 1627) built of stone in French Renaissance chateau style. It stands on a plateau to the north of the Dee valley, south-east of Ruabon, and from it there are fine views to the Ruabon Mountains to the west and the Vale of Llangollen and Berwyn mountains to the south.

Wynnstay Park is an eighteenth to nineteenth-century landscape park attached to the Williams-Wynn estate mansion and situated on high ground near Ruabon. It extends down to the River Dee, with views to the Berwyn mountains and the Vale of Llangollen. The core of the park lies on the rolling plateau around the house and its gardens. The park has survived in its entirety except in the north-west corner where roads and housing estates have encroached upon it, and the A483 trunk road which effectively cuts the park in two.

The first park that is recorded at Wynnstay is the deer park enclosed in 1678 by Sir John Wynn. Of this there is no trace. As well as building a new house it appears that Sir Watkin Williams Wynn, 3rd bt., made improvements to the park. The map of the estate in *A Pocket Book of Mapps of Demesne Land & c.* belonging to Sir Watkin Williams Wynn Baronet (c.1740) shows that the park had already been given a formal layout by 1740, and that much of this was retained or only modified in later landscaping. The chief features were the diagonal avenue running south-east across the park from the Ruabon gate, the double avenue flanking the entrance drive north of the house (both retained by later landscapers), and a long formal canal (already in existence in 1693/94) on the site of the present lake west of the house.

Major alterations were undertaken by Sir Watkin Williams Wynn, 4th bt. to the park and garden between 1768 and 1789. This began with the building of a road and park wall (still largely intact) in 1768. From 1771-74 the canal was given a more naturalistic form by the landscape designer Richard Woods. A bridge, probably designed by him, and shown in an engraving of c.1775 by Sandby, was never built. The rustic arched 'boat house' (LB: 15745) at the north end of the lake is probably by Woods, and is very similar in style to one that he designed for Cusworth (Yorkshire). The Ruabon gateway was the original main entrance to the park, but is now disused and cut off by new roads from the rest of the park.

In 1777 Sir Watkin commissioned Lancelot 'Capability' Brown to make further improvements. Brown visited at least five times, and produced designs for the house and offices (unexecuted), a dairy (1782), pleasure grounds, and the park, including a new lake in the valley to the north-west of the house. On Brown's death in 1783 the work was continued by an assistant, Midgley, and then by a local cartographer, John Evans, who finished a lake, the Belan Water, in the valley to the north-west of the house, by damming the Belan stream. A large rockwork cascade (LB: 15749) was constructed at the foot of the lake and can be compared to a similar one by Brown at Bowood (Wiltshire). Although the lake itself has gone most of the features associated with it have survived in Bathground Wood (LB: 15748 – sluice outlet).

The Bath House (LB: 1628) built in about 1785 by James Wyatt, survives. It is a small classical pavilion with a central portico, in front of which is a rectangular bath-tank (LB: 15750). It is situated on the north-east side of Bathground Wood, on the slope at the north end of the former lake. Other remains in the wood include the footings of a moss house, near the north end, and a ruined ice-house (LB: 15747) near the eastern edge of the wood, to the south of the column.

The park was embellished with numerous lodges and commemorative structures in a wide variety of architectural styles, most of which survive. There were ten lodges in all (including Waterloo Tower); one has now gone. The most prominent monument is the column (LB: 15746) to the north-west of the house, on the eastern edge of Bathground Wood. This is a tall Doric fluted column, erected in 1789 in memory of Sir Watkin Williams Wynn, fourth baronet, on his untimely death, designed by James Wyatt. It forms a prominent landmark both in the park and in the area around.

Planting in the park includes some clumps, plantations, and perimeter belts, mainly of deciduous trees, around the north, east and south sides of the central core of the park. An estate map of 1800-20 shows the main areas of woodland more or less as they are now, plus narrow perimeter belts along the boundaries most of which have gone. A

great straight avenue, now including fine mature limes, sweet chestnuts, horse chestnuts, and sycamores was planted before 1740 and much survives. It runs from the Ruabon entrance at the north end of the park (where an entrance arch replaced earlier lodges in 1783) to School Lodge on the south-east side of the park.

The gardens lie to the south and east of the house, made as part of the improvements of the 1770s and 1780s, which swept away its predecessor garden first recorded c.1740. The garden is shown on an estate map of 1800-20 in its present form. On the south is a large formal terrace, while to the east is an informal garden, or pleasure ground, of about one and a half acres. The latter, a rare survival of Brown's work in this field, forms an integral part of his scheme for the area to the east of the house which also includes the kitchen garden, all within one extensive ha-ha (LB: 15744).

The terrace is bounded by a dressed stone revetment wall, with a small corner pavilion in the south-east corner. It is mostly laid out to lawn. From the terrace there are magnificent views southwards over the park to the Welsh hills beyond. Wide stone steps lead down from the central gravel path at the east end to the informal garden.

The pleasure ground is roughly D-shaped, with the straight side along the north boundary. It lies on level ground and is laid out to lawn with scattered specimen trees. These include fine mature cedars, oaks, fern-leaved beech, wellingtonias, monkey puzzles, hollies, a tulip tree, and a golden oak. The boundary is wooded, with under-plantings of laurels and other evergreens. The garden is surrounded by a long, substantial ha-ha, which extends from the terrace south of the house around the south and west sides of the garden, and on northwards to enclose the area of outbuildings and the former kitchen garden. Where the drive enters from the west it forms a massive bank through which the drive passes in a tunnel (LB: 15743).

A path along the west side of the garden passes the chapel, a former garden orangery by John Evans and James Wyatt but converted to a chapel c. 1876 by Benjamin Ferrey (LB: 15739). Near the east end of the garden, facing south, the ornamental Dairy by Brown (LB: 15742) also forms part of the scheme.

The former kitchen garden at Wynnstay Park lies to the north-east of the house, and north of the Pleasure Ground. It is D-shaped, the south side being straight. The curved brick walls stand to their full height of c. 3.5 m (LB: 15741). The curving north end wall has a blocked doorway and cavity wall, with heating flues. The walls were restored in the early 2000s.

Significant Views: From the mansion there are fine views across the park and to the Ruabon Mountains to the west and the Vale of Llangollen and Berwyn mountains to the south. . From the garden terrace there are magnificent views southwards over the park to the hills beyond. Views in all directions from the Wynnstay Column - a spiral staircase inside leads to a railed walkway at the top. The column is also a prominent feature in the parkland and wider landscape.

Source:

Cadw 1995: Register of Parks and Gardens of Special Historic Interest in Wales, Clwyd, 286-91 (ref: PGW(C)64).