

PRE-PLANNING ENQUIRY ENQ/2020/0208 The Bridgeway centre LL13 9QS - Level 3 historic building assessment

Mark Walters <mark.walters@cpat.org.uk>

Tue 24/11/2020 09:37

To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

 2 attachments (82 KB)

Level 3 Survey.doc; Contractors Information.doc;

Dear Simon

Thank you for the consultation on this pre-application development site.

Reference to information currently held on the Historic Environment Record does not initially indicate any archaeological records in the development area. However, reference to the Google Earth streetmap imagery and online historic mapping from the 1940s-1950s <https://maps.nls.uk/geo/explore/side-by-side/#zoom=18&lat=53.03797&lon=-2.92938&layers=193&right=BingHyb> does indicate that many of the smaller brick single-storey buildings to be demolished are probably of WWII origin and associated with the Coed Aben Works producing munitions materials throughout the war. Although all converted for later uses many buildings survive essentially intact from external appearance, or are partial survivals of a once larger set of connected buildings.

The WWII building functions and importance within the overall former ROF Wrexham munitions factory area are not understood at this time and the buildings are not recorded. The local planning authority therefore lack sufficient information about the impact on this resource to properly determine the application.

We would therefore advise that a pre-determination historic buildings assessment is completed as part of a Level 3 study of the buildings so that their heritage value can be assessed and suitable mitigation discussed. This would be completed in accordance with the Planning Policy Wales (Dec 2018) and TAN 24 (May 2017) guidance. The Level 3 survey would include a detailed desk-based assessment of the history and development of these buildings, a detailed written-descriptive survey of the present structures from internal and external examination, annotated architects plans (or an entirely new survey where the architect's plans are not detailed enough) and phased plans showing how the building layout has changed with time. The significance of the buildings within the wider ROF Wrexham former WWII factory should be stated.

I have included the Level 3 survey brief and information on sources of contractors who may wish to tender for the work. The chosen archaeological contractor should forward a written scheme of investigation (WSI) for approval before commencing the work.

I look forward to receiving a report for further discussion.

Kind regards

Mark Walters

Mark Walters

Development Control Archaeologist / Swydddog Rheoli Datblygiad

Please note that our office is closed due to the coronavirus situation and I am working from home

Ffôn / Tel: 01938 553670/552035 Mobile: 07736 163148

E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP,
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.

Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists
Registered Organisation No 6.

Please note that I do not work Fridays

From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Sent: 23 November 2020 10:28

To: 'North Planning' <NorthPlanning@cyfoethnaturiolcymru.gov.uk>; Mark Walters
<mark.walters@cpat.org.uk>; 'services developer' <developer.services@dwrcymru.com>; 'Hayley Palmer'
<Hayley.Palmer@mottmac.com>

Subject: CONSULTATION ON PLANNING ENQUIRY ENQ/2020/0208 The Bridgeway centre LL13 9QS

Proposed Development: Redevelopment Of Existing Employment Units For A Range Of
New Modern Units

Location:

The Bridgeway Centre
Bridge Road
Wrexham Industrial Estate
Wrexham

LL13 9QS

I should be grateful for your comments on the above pre-application enquiry within 14 days
of the date of this email. The documents are attached to this email.

Simon Greenland
Planning Enforcement Officer
01978 298783
23rd November 2020

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm