



# Cefn Road, Wrexham

Historic Environment Desk-based Assessment



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## Summary

This Historic Environment Desk-based Assessment seeks to inform an outline planning application to develop a solar farm on land adjacent to Cefn Road, Wrexham. The site is currently formed by two agricultural fields that have been present since at least the post-medieval period, as well as another small land parcel to the south that was previously an orchard for the Five Fords Manor House, and later developed with a residential property in the late 20th century which was subsequently demolished.

Based on a review of Clwyd-Powys Archaeological Trust Historic Environment Record data, historic mapping, LiDAR, aerial photography, the site's geological and topographical profile and the results of the geophysical survey, it is considered that there is potential for the site to contain features and finds of evidential archaeological interest. There is potential for the presence of a square enclosure feature, as identified on aerial photography, as well as other archaeological features that have been identified through cropmarks within the Site. Furthermore, there is also considered to be potential for traces of agricultural activity from at least the medieval period to be present within the site.

A detailed gradiometer survey was conducted by Wessex Archaeology over the site in October 2021 which has identified a possible Bronze Age cemetery and evidence for the area's agricultural past in the form of ridge and furrow across the northern part of the site, and evidence of former field boundaries in the north-eastern area.

It is likely that any archaeological remains surviving within the site will have been truncated as a result of ploughing in the past. However, this damage will be minimal, and as the land has been undeveloped from at least the post-medieval period, and there has been no archaeological works conducted within the site, it is likely any archaeological features that are present within the site to have high levels of preservation.

A settings assessment has also been undertaken to consider whether the development will affect the significance of identified heritage assets through a change in their setting, which could cause a reduction in the contribution to their significance made by that setting. The assets identified were Pum-Rhyd, Llywn Hall Hotel and its associated icehouse (all designated at Grade II). Based on the settings assessment, the site and surrounding agricultural landscape makes a positive contribution to the significance of heritage assets. However, it is considered that there would be no harm to the significance of the heritage assets assessed as a result of the proposed development, as their primary significance resides in their historical, architectural / aesthetic, and evidential values which will remain unaffected, whilst the introduction of a solar farm within the site will not meaningfully alter those aspects of setting that contribute to the significance of the assets.

## Acknowledgements

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# Cefn Road Wrexham

## Historic Environment Desk-based Assessment

### 1 INTRODUCTION

#### 1.1 Project background

1.1.1 This study has been produced to inform a planning application for the construction of a solar farm at land to the north of Cefn Road, Wrexham, Wrexham County Borough (hereafter 'the Site'; **Figure 1**).

1.1.2 Accordingly, this assessment has reviewed the potential effects of the outline proposals on the significance of the historic environment resource, including assessing any likely effects resulting from change within the setting of heritage assets.

#### 1.2 Development proposals

1.2.1 The proposed development entails the construction of a solar farm with associated infrastructure. The proposed works will incorporate:

- *solar panel arrays*
- *a temporary construction compound*
- *access roads*
- *battery storage areas*
- *a substation*
- *switch gear control rooms*
- *transformers*
- *associated cabling works*
- *palisade fencing; and*
- *vegetative plantings including hedgerows, woodland and scrub.*

#### 1.3 Aims and purpose of the assessment

##### *Introduction*

1.3.1 The purpose of this assessment is to comply with the appropriate assessment planning guidance as outlined in Planning Policy Wales (PPW), Edition 11 (2021), the requirement for Heritage Impact Assessment and provision for treatment of archaeological remains in Technical Advice Note 24: The Historic Environment (TAN 24; 2017) and in line with ClfA Guidance Standards and Guidance (2020). This assessment will also identify and reference

any other relevant and/or appropriate documents such as existing heritage or archaeological site management plans that may be in operation in the locality.

- 1.3.2 This will allow the Local Planning Authority to make informed and proportionate decisions with regard to any planning application.

#### *Aim*

- 1.3.3 This report will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. The desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of the Chartered Institute for Archaeologists.
- 1.3.4 This report will establish the impact of the proposed development on the significance of the historic environment or will identify the need for further evaluation to do so, and will enable reasoned proposals and decisions to be made to mitigate, offset or accept without further intervention that impact, as described in TAN 24. In particular, it will assist with Paragraphs 4.7 and 4.8:

4.7 Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts.

4.8 The need for a desk-based assessment, and field evaluation where appropriate, should be discussed with the local planning authority prior to submission of an application, and where required the results of these studies should be submitted as part of the planning application. Failure to provide sufficient archaeological information of the appropriate standard may be a valid reason for the local planning authority to refuse planning permission.

## **2 METHODOLOGY**

### **2.1 Introduction**

- 2.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2020).

### **2.2 Study Area**

- 2.2.1 Baseline conditions were established through a desk-based review of publicly accessible sources of primary and synthesised information pertaining to the historic environment within a 1 km radial Study Area. The recorded historic environment resource within the Study Area was considered to provide a context for the discussion and interpretation of the known and potential historic environment resource (heritage assets) that could be affected by the proposed development, via the application of informed professional judgement.

### **2.3 Sources**

- 2.3.1 The following publicly accessible sources of primary and synthesised information were consulted:

- *datasets maintained by Cadw for designated sites located within Wales*
- *The Clwyd-Powys Archaeological Trust Historic Environment Record (CPATHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the region*
- *National Monuments Record of Wales (NMRW), which holds the national collection of information about the historic environment of Wales, and is maintained by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) – this source could only be consulted in digital format due to the Covid 19 restrictions*
- *aerial photography held online (<http://aerialphotos.wales.gov.uk/>, and <http://lle.wales.gov.uk/home>). Images held by the National Monuments Record of Wales and at the Gwent Archives cannot be accessed at this point due to Covid restrictions*
- *LiDAR data held by the Welsh Government (<http://lle.wales.gov.uk/home>)*
- *LANDMAP, a GIS based landscape resource maintained by Natural Resources Wales (formerly the Countryside Council for Wales) and comprising a nationally consistent dataset pertaining to Historic Landscapes and environmental designations including AONBs*
- *national heritage datasets including Archaeological Data Service (ADS), the Portable Antiquities Scheme and Parks and Gardens UK*
- *historic manuscripts, surveyed maps, and Ordnance Survey maps held online*
- *relevant primary and secondary sources held online and Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site will be studied; and*
- *Cof Cymru displays depictions and associated record descriptions of Designated Historic Assets in Wales.*

2.3.2 Sources consulted during the preparation of this assessment are listed in the References section at the end of this report. Records obtained from the CPAT HER are listed in Appendix 3 and illustrated in **Figures 1-2**.

## **2.4 Site visit**

2.4.1 The Site was visited on the 21st July 2021. Site conditions are summarised below (see **Section 3.2**).

2.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

2.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to change the settings of heritage assets (see Section 6).

## 2.5 Assessment of significance

### *Significance*

- 2.5.1 The Welsh Government's Heritage Impact Assessment in Wales document (CADW May 2017) includes a section on Understanding Significance (**Section 4.2**).
- 2.5.2 The statement of significance includes a brief summary of the historic asset and a summary of its overall heritage value. It should make specific reference to those aspects of its significance that will be most directly affected by your proposals and their contribution to the whole. Focusing on the heritage values of your historic asset will help you to analyse its significance:
- *evidential value: the extent to which the physical fabric tells how and when your historic asset was made, how it was used and how it has changed over time. There may be buried or obscured elements associated with your historic asset which may also be an important potential source of evidence.*
  - *historical value: your historic asset may illustrate a particular past way of life or be associated with a specific person or event; there may be physical evidence for these connections which it could be important to retain*
  - *aesthetic value: the design, construction and craftsmanship of your historic asset. This can also include setting and views to and from the historic asset, which may have changed through time.*
  - *communal value: your historic asset may have particular significance to people for its commemorative, symbolic or spiritual value, or for the part it has played in local cultural or public life. This will be particularly important in the case of buildings in public use or sites where public access must be maintained or improved.*
- 2.5.3 Heritage values are further discussed in the Welsh Government's document Conservation principles for the sustainable management of the historic environment in Wales (CADW 2011).

## 2.6 Settings assessment

### *Setting of designated heritage assets*

- 2.6.1 In order to assess the setting of Welsh heritage assets, we have to consider the following stages, set out in the CADW guidance to Setting of Historic Assets in Wales (2017):
- *Stage 1: Identify the historic assets that might be affected by a proposed change or development*
  - *Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced*
  - *Stage 3: Evaluate the potential impact of a proposed change or development on that significance; and*
  - *Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.*

## 2.7 Supplementary planning guidance

- 2.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.7.2 The records held by the CPAT HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

## 2.8 Copyright

- 2.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

## 3 BASELINE RESOURCE

### 3.1 Site description

- 3.1.1 The Site comprises two arable agricultural fields to the north of Cefn Road, adjacent to the Wrexham Industrial Estate, with a smaller land parcel to the south Cefn Road, adjacent to the water treatment works (**Figure 1**). Topographically, the Site gradually slopes north-west to south-east within the fields to the north of Cefn Road, from 38 m above Ordnance Datum (aOD) to 32 m aOD. The smaller land parcel to the south of Cefn Road is relatively flat at approximately 38 m aOD.
- 3.1.2 The underlying geology of the Site comprises Salop Formation – Mudstone, Sandstone and Conglomerate with superficial deposits of River Terrace Deposits (Sand and Gravel) and Alluvium (Clay, Silt, Sand and Gravel) (British Geological Survey 2021).

### 3.2 Archaeological events

- 3.2.1 There have been no archaeological investigations undertaken within the Site. However, there have been four investigations undertaken within the Study Area, including intrusive archaeological works associated with the development of the Water Treatment Works, adjacent to the proposed substation area of the Site (**166967**). These found the remains of the Five Fords Manor Farm complex, which was a post-medieval farmstead that was demolished in 1973.
- 3.2.2 LiDAR analysis identified no archaeological features within the Site.

### 3.3 Site visit observations

- 3.3.1 At the time of the Site visit, the fields were covered in maize plants, on a bright sunny day. The eastern field to the north of Cefn Road measures approximately 7 hectares and is proposed to contain solar photovoltaic arrays, as well as a temporary compound within its southern area (**Plate 1**). The western field to the north of Cefn Road measures

approximately 6 hectares and is also proposed to contain further photovoltaic arrays (**Plate 2**).

3.3.2 The smaller land parcel to the south of Cefn Road measures approximately 1 hectare, where it is proposed a new substation will be constructed. There was no access to this area of the Site as this is positioned within the current sewage treatment works. However, this part of the Site incorporates an extant access road and the very western edges of the fields which lie to its east (**Plate 3**). The southwestern-most area of this land is now covered by scrub vegetation following the demolition of a modern 20th century property between 2011 and 2014.

3.3.3 Due to the height of the crop across the Site at the time of the visit, archaeological features were difficult to identify in the walkover survey. However, a second set of site photographs were taken by the team undertaking the geophysical survey during October 2021 and show the fields north of Cefn Road once the crop had been harvested (**Plates 4-6**). Despite this, archaeological features continued to be difficult to visually identify.

### 3.4 Historic and archaeological background

#### *Prehistoric to Romano-British (970,000 BC–AD 410)*

3.4.1 There has been no settlement evidence identified within the Study Area prior to the early medieval period. However, the geological background of the Site has geoarchaeological potential for preserving early prehistoric remains. Analysis of the geoarchaeological potential within the Site can be seen below:

- *River Terrace deposits have the broad potential to contain reworked Lower and early Middle Palaeolithic artefacts, as well as broadly contemporary late Middle and Upper Palaeolithic archaeology. They may also contain discrete organic material preserving a wide range of paleoenvironmental evidence (Howard et al. 2011).*
- *Where layers of peat are preserved in alluvium (which has been identified within the Site), these deposits are of high geoarchaeological significance with the potential to preserve a range of paleoenvironmental indicators useful for reconstructing past vegetation, environment and the impact of human communities on the landscape. Deposits of organic-rich alluvium (e.g. forming in slow moving, backswamps) are likewise of high geoarchaeological potential.*
- *Peat deposits may also be preserved in palaeochannels (former river channels) which are key contexts for preservation of waterlogged archaeological and paleoenvironmental remains. There is increased likelihood of palaeochannel preservation along meandering river courses, particularly at the confluence of rivers. Historic aerial photography has indicated that there is potential for palaeochannels to exist within the northern part of the Site (**RCHMAW: 409142**).*

3.4.2 The River Clywedog runs through the proposed substation area of the Site, which likely indicates that this landscape would have been an attractive settlement location to prehistoric populations for its accessibility to natural resources. Furthermore, the absence of prehistoric activity within this landscape could relate to the lack of previous targeted intrusive archaeological investigations. Therefore, there is a background potential for further, as yet undiscovered, archaeological remains within the immediate vicinity of the Site.

3.4.3 Geophysical survey supports the heightened prehistoric geoarchaeological and archaeological potential within the Site with two round barrows identified within the fields to

the north of Cefn Road. The larger one to the east has a centrally located pit, which may be a central burial. The smaller one to the west is better defined and is located closer to the edge of the presumed area of burials. In addition, several semi-circular trends have been identified both to the north and south of the larger round barrow. This area is enclosed by a broad ditch.

- 3.4.4 The results of the geophysical survey have identified a possible prehistoric burial landscape. Given the elongated form and regular north-east to south-west orientation it is considered likely that these features relate to an area of burials, enclosed by a boundary ditch. The form of this presumed burial landscape, and its location close to the River Clywedog, suggest that this burial site may date from the Bronze Age although a later date is possible. Further investigation is required to substantiate this and provide further information.
- 3.4.5 Aside from a singular Romano-British coin findspot approximately 405 m to the north-west of the Site, there has been no activity identified within this landscape dating to the Romano-British period. The nearest rural settlement has been identified to the west of Wrexham, approximately 5.4 km to the north-west of the Site, known as Plas Coch. It is likely that the Site would've been situated within the Romano-British agricultural hinterlands of the legionary fortress at Chester, as well as the industrial settlement based at Holt, approximately 6.6 km to the north-east of the Site. There are no major routeways that have been recorded to run within approximately 5 km of the Site (Allen et al. 2016).

*Early medieval and medieval (AD 410–1500)*

- 3.4.6 There is no recorded evidence for early medieval activity within this landscape. Although Eyton, Sutton Green and Farnham were all identified as settlements within the Domesday Book, Wrexham and Marchwiel were part of the Kingdom of Powys, which would have been on the western side of Offa's Dyke and therefore has always been within Wales. There have been deer parks and enclosures identified within the Domesday Book for these settlements, and placename evidence for other local settlements (e.g. Holt, which means 'copse') indicate that the landscape was likely heavily wooded during this period.
- 3.4.7 Extensive areas of ridge and furrow have been identified within CPAT HER on historic aerial photography, including within the southern area of the Site, where the proposed substation is to be located. Ridge and furrow medieval agricultural field-systems were a crucial part of the medieval feudal system where peasant workers were given strips of land by knights and lords of the manors, in exchange for a percentage of their produce for sustenance. Desk-based research using LiDAR analysis and historic Google Earth imagery has not identified any evidence of ridge and furrow within the Site, however, evidence of ridge and furrow cultivation has been identified by geophysical survey across the northern part of the Site and further attests to the agricultural history of this landscape.

*Post-medieval to present (Post AD 1500)*

- 3.4.8 Five Fords Farm was located adjacent to the now proposed substation area of the Site, within the smaller land parcel to the south of Cefn Road. Constructed in the late 17th/early 18th century, it would have served during the early post-medieval period to help support the agricultural practices within the landscape.
- 3.4.9 The Agricultural Revolution and associated developments in technological innovation saw the enclosure of open fields and construction of more farmstead buildings nationwide. The parishes of Wrexham and Marchwiel were enclosed by 1840 (Tithe map not reproduced).
- 3.4.10 The 1873 OS map shows that the Site comprised irregularly shaped agricultural fields, with a historic hedgerow that divides the two; this is still in place today (**Figure 3A**). Within the

land parcel to the south of Cefn Road, a ford and an orchard can be seen to the south of the River Clywedog. Five Fords Manor House (Farm) is visible to the west of the orchard (**Figure 3A**).

- 3.4.11 Aside from the addition of a small pond within the southern extent of the Site (to the north-east of the orchard/south of the River Clywedog), no further changes within the Site are noted on the 1899 OS map, however, the map displays the buildings at The Five Fords in more detail (**Figure 3B**). The field boundaries marked in the north-eastern corner of the Site on mapping from 1899 have been identified during geophysical survey of this area. By the 1912 OS map, the pond can no longer be seen and appears to have been replaced by an embankment (**Figure 3C**).
- 3.4.12 By the 1961 OS map, there has been no change within the fields to the north of Cefn Road (**Figure 3D**). By the 2006 historic Google Earth imagery, the fields were split into three irregularly shaped agricultural fields, with the central and western of these being amalgamated into one field by 2012.
- 3.4.13 To the south of the road, overhead cables are now visible and there appears to have been some development at Five Fords Farm, including a 20th century building (**Figure 3D**). This was recorded by CPAT in 2001. The buildings at Five Fords Farm were demolished sometime between 2011 and 2014.
- 3.4.14 In the late 20th century, two residential properties were constructed on the former orchard, adjacent to the former Five Fords Farm. These were also demolished sometime between 2011 and 2014, with the easternmost former property falling within the Site boundary.

#### *Undated*

- 3.4.15 RCAHMW identifies cropmarks on aerial photography that appears to look like a square enclosure (**409142**), as well as other linear features. These features are likely prehistoric in date. Although these have not been identified on LiDAR analysis or Google Earth historic imagery, these obliques demonstrate that there is potential for as yet unidentified archaeological remains within the areas of the Site to the north of Cefn Road.
- 3.4.16 There is one feature on the aerial photography that runs north to south within the western field, which Google Earth historic imagery reveals to be a former field boundary, likely dating to the enclosure period.

## **4 ARCHAEOLOGICAL INTEREST AND SIGNIFICANCE**

### **4.1 Potential impact**

- 4.1.1 It is understood that the solar panel arrays will be constructed by pile-driving steel frames into the earth. This will likely not require open-cut excavation, but for each panel's steel frame, it will require four rods to be driven into the ground, which will cause widespread, but highly localised impacts across the Site.
- 4.1.2 Cable route installation will use a cable ladder with poles going into the ground to secure the structure. Where these poles go into the ground, there will be an impact on any archaeological remains present. Where underground cable routes are needed for the works, and any easement for these, these will damage any archaeological remains present.
- 4.1.3 The transformers and substations will require ground levelling prior to installation, with the DNO being put onto concrete hardstanding. The intrusive works needed for any substation

and transformer areas will likely impact on any archaeological remains present within the Site.

- 4.1.4 The palisade fencing surrounding the Site will have fencing poles that will go down to a maximum depth of 900 mm below the ground surface. These poles will cause localised impacts to any archaeological remains, if present.
- 4.1.5 Access from Cefn Road for the solar panel array will be created along the eastern edge of the western photovoltaic array field. These have high potential for truncating/destroying any archaeological remains that are present within this part of the Site.
- 4.1.6 New tree/vegetative plantings will be added across the Site. These have the potential to disturb archaeological remains, if present, within their footprint.

## **4.2 Conditions for survival**

- 4.2.1 The Site has remained as part of an agricultural landscape since at least the medieval period. It is likely the Site has been under plough through much of the past, which may have caused truncation to archaeological remains (if present) within the Site.
- 4.2.2 It is considered likely that large areas of the Site have remained undeveloped from at least the 18th century. Furthermore, there has been no archaeological works undertaken within the Site, according to the CPAT HER. Therefore, the conditions for survival of archaeological remains across the proposed photovoltaic array areas of the Site are considered to be good.
- 4.2.3 The smaller land parcel to the south has likely been significantly truncated. Prior to the extant scrubland, there was 20th century house located on the Site (that was recorded by CPAT in 2001 and was demolished between 2011 and 2014). Previously to this, there was an orchard in this part of the Site that was associated with the formerly adjacent Five Fords Farm. Both of these elements will have likely truncated/destroyed any archaeological remains prior to the post-medieval period within this part of the Site.

## **4.3 Interest and significance**

- 4.3.1 The archaeological interest of any buried archaeological remains within the Site is derived from their evidential value through the information they may yield about past human activity.
- 4.3.2 Based upon a review of the available information, the Site is situated in an area of archaeological interest. This is primarily derived from prehistoric potential of the Site, in the form of the square enclosure as identified on aerial photography (**409142**), and the possible Bronze Age cemetery identified during the geophysical survey. Furthermore, the geological backdrop for the Site is conducive for the preservation of palaeoenvironmental and geoarchaeological information for the early prehistoric periods.
- 4.3.3 There is no information to suggest Romano-British to Saxon activity would be preserved within the Site. However, such archaeological remains if present would enhance the archaeological interest of the Site.
- 4.3.4 The results of the geophysical survey has identified evidence of ridge and furrow within the Site and evidence of former field boundaries which further add to the suggestion that the Site was part of an agricultural landscape during the Post-medieval period. Furthermore, there is the potential for the remains of the 20th century property within the proposed substation area of the Site; these remains would be of no significance, however.

## 5 SETTINGS ASSESSMENT

### 5.1 Introduction

- 5.1.1 The scoping exercise aims to identify any designated heritage assets within the Study Area (**Figure 1**) and non-designated heritage assets that are of local significance (**Figure 2**) that could experience an impact (either beneficial or harmful) through development within their setting.

### 5.2 Scoping exercise (Stage 1)

- 5.2.1 Stage 1: *Identify the historic assets that might be affected by a proposed change or development;*
- 5.2.2 The scoping process was undertaken primarily by means of a GIS analysis combined with observations made during the Site visit. This was also done in conjunction with consideration of significance of potentially affected assets, and an appraisal of the degree of change likely to arise from the development proposals.
- 5.2.3 Located approximately 1 km to the south-west of the Site lies the village of Marchwiell, which is a designated conservation area and contains three Listed Buildings. There is no visibility with the Site due to intervening vegetation and hedgerows. The significance of these designated heritage assets is derived from their architectural and historic interest as part of the historic village of Marchwiell, as well as its immediate surrounding agricultural landscape and its adjacent location to the A525 road running from Wrexham to Bangor. The Site has no meaningful or historical association with these assets and does not contribute to their identified significance. Therefore, these assets are not considered further within the assessment.
- 5.2.4 The following designated heritage assets have been scoped in for further setting assessment, on the basis of the potential for harm to their significance from a change within their setting arising from development within the Site. Unless specifically scoped in, any non-designated heritage assets, including archaeological features, are scoped out from further assessment on the basis that their setting does not make a meaningful contribution to their significance.
- *Pum-Rhyd (18058), Grade II listed*
  - *Llwyn Onn Hall Hotel (1553), Grade II listed; and*
  - *Ice-house to NW of Llwyn Onn Hall Hotel, Grade II listed (17275).*

### 5.3 Settings – Stage 2 and 3

- 5.3.1 Stage 2 states: *'Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced'*
- 5.3.2 Stage 3 is to *'Evaluate the potential impact of a proposed change or development on that significance'*.
- 5.3.3 This section will therefore assess the significance of the heritage asset, and the contribution made by setting to that significance, for those assets scoped in for further assessment. Where setting contributes to significance, it will then assess the likely impacts of

development proposals upon the significance of these assets, which might arise due to change within their settings.

## 5.4 Pum-Rhyd (18058)

### *Description and Significance*

- 5.4.1 Located approximately 575 m to the south-east of the Site lies Pum-Rhyd, which is designated at Grade II, being a good example of a farmhouse of post-medieval origins with later Georgian remodelling. Currently, the asset has associated farm outbuildings to its south-west and on its northern, eastern and southern sides the asset is immediately surrounded by woodland, within a wider agricultural and woodland landscape. It is set back from the main road and can be accessed via a private drive. The listing description for the asset is as follows:

*'History: The existing fabric suggests that a C17, or earlier, building originally stood on the site. This is believed to have been damaged by fire and substantially re-built in the C18. Said to have been part of nearby Bryn Afon Estate.*

*Exterior: Single-storey and attic, of red brick construction and earlier timber framing with brick nogging. Grey slate roof with brick chimney stack. Three bays with off-centre front door of six panels set in exposed door frame. Sixteen pane sash windows to front elevation with stone cills. Timber frame to dormers is left exposed behind barge boards. A wide dentilled brick band of three courses suggestive of a cornice articulates the two storeys to the front and side elevations. To the rear is a projection from the single pile plan-form with exposed timber framing and small casement windows to the rear wall.*

*To the front of the house is a small garden area enclosed by C18 cast-iron railings with gate on top of a low brick wall with stone coping.*

*Interior: Largely unaltered from the C18 re-fashioning of the original house with original C18 doors, and door and window surrounds throughout. Quarry tiled floors throughout ground floor. Sitting Room has bricked-up door to south with Victorian alcove created in its embrasure with decorative moulding. Window with narrow box shutters, plaster ceiling and decorative running vine moulding. Cupboard to side of fireplace. To the north is the former buttery and pantry with original shutters to the front elevation. Dog-leg staircase supported by large, possibly sub-medieval, chimney stack leads to first floor bedrooms with few original features but retaining original plan-form.'*

- 5.4.2 This asset derives its significance predominantly from its historical, architectural / aesthetic, and evidential value. The farmhouse's architectural / aesthetic interest is formed from its distinctive architectural features, including its red brick construction and earlier timber framing, with grey slate roof that is of local architectural vernacular. The historical and evidential value is drawn from the fabric of the building, and the evidence it holds in determining its development, as well as from its continued use as a farmhouse set within the surrounding agricultural landscape.

### *Contribution of setting to the significance of the asset*

- 5.4.3 Based on its description as an 17th century farmhouse, the original setting of this designated asset would have predominantly been within a post-medieval agricultural field system, which developed as a post-enclosure landscape by the mid-19th century. It is likely that the woodland would have also been prevalent within the immediate setting of the asset. This immediate and wider setting appears to have remained largely unchanged, being predominately rural and agricultural in character. Furthermore, it is indicated within the

listing record that the asset was owned by the Bryn Afon Estate, so contributes to the historical value of the asset. Any continuity of this rural land use and visual appearance would help to preserve the immediate setting of this asset which contributes to its significance.

#### *Potential effects of the development*

- 5.4.4 The walkover survey found there was no intervisibility from the Site towards the listed farmhouse, due to natural screening, hedgerows and woodland, which effectively remove all forms of intervisibility. Where there are minor breaks in the existing tree lines and hedgerows from the Site towards the asset, this will have no effect on the ability to experience the asset's immediate rural setting and its links to the post-medieval agricultural landscape. Long views in the direction of the development from upper floors of the farmhouse (if available) will include the large-scale structures of the water treatment works and existing solar farm adjacent to the Site, and so the addition of the development to such views will not materially alter the contribution made by such views to the significance of the farmhouse. It should be noted that the principal elevation faced southwest, away from the Site.
- 5.4.5 The development would also have no effect on the contribution made by the historical, architectural / aesthetic, and evidential values of the asset, or the ability to appreciate those values which are the primary contributors to its said significance. It is therefore concluded that the development proposals within the Site would result in no harm to the significance of Pum-Rhyd.

### **5.5 Llwyn Onn Hall Hotel (1553)**

#### *Description and Significance*

- 5.5.1 Located approximately 970 m to the north-west of the Site at approximately 85 m aOD is Llwyn Onn Hall Hotel, which is designated at Grade II. Formerly a Hall owned by the chief family of Wrexham, the Jones', it was converted into a hotel in 1986. The current immediate and wider setting is rural and agricultural in character, with pockets of woodland. It is immediately adjacent to a former icehouse that would have originally been associated with the Hall (17275), considered below. The asset has been designated for its special interest as a small post-medieval country house, which retains historic character. The description of the asset is as follows:

*'History: Llwyn Onn Hall was until recently the home of the chief family of Wrexham, the Jones's, later the Jones-Parry's, who claimed descent from Tudor Trefor. John Norden's survey of the lordship of Bromfield and Yale of 1620 records Roger Jones as holding "one capital messuage, called Llwyn onn" and by 1724 Rate Books record the existence of "New Llwyn Onn," presumably to distinguish it from the present house which can therefore be dated to at least the early part of the C18 although the fabric suggests a building of the C17, though not necessarily that recorded by Norden. The Hall was turned into a Hotel in 1986 with the addition of a managers house, and some internal alterations.*

*Exterior: Late C17/early C18 gentry house of cement rendered brick built on a double-pile plan under a slate roof. Three storeys with twelve pane near-flush sash windows to ground under enclosed loggia, and first storeys, six, or nine, pane to the second storey. To the west elevation are three pointed gable ends with stone kneelers to north and south and an enclosed porch with wooden Doric columns surmounted by a deeply moulded entablature. To the south elevation is a recently enclosed loggia formed of seven wooden Doric columns with deeply moulded entablature. To the east a two storey, hexagonal projection of the C19*

*extends the current dining room and this elevation also contains two painted blind windows. Rear service wing to the north.*

*Entrance hall leads to a fine full height closed-string wooden staircase with turned balusters, moulded rail, and square newel posts. The staircase wall has contemporary wood panelling to dado height. Dining room retains decorative plaster work to ceiling of acanthus and vine design. Bar retains full height wood panelling including moulded archivolt to large open fireplace. The Jones-Parry room retains a C19 fire-surround.'*

- 5.5.2 This asset derives its significance from its historical, architectural / aesthetic, and evidential values. The hotel derives its architectural / aesthetic and evidential values from its design, layout and architectural features, including its Doric columns on the western elevation porch and the southern elevation which all have deeply moulded entablature. The fabric of the building continues to provide information on the development, use and changing requirements throughout its history. The historical value is drawn from its continued use as the seat of the chief family of Wrexham right up until the 1980s, before being converted into a hotel.

*Contribution of the setting to the significance of the asset*

- 5.5.3 Based on its description as a 17/18th century gentry house, the original setting of this designated asset would have predominantly been within a rural agricultural landscape and would have had a prominence within the landscape, sited on higher ground, being visible from the wider, former, estate owned by the Jones'. The immediate landscape remains predominantly rural and agricultural in character. Major housing developments in the wider setting to the west of the asset have been established, and long views to the south and east now incorporate large industrial and commercial estates, as well as the water treatment works to the south. Any continuity of the rural land use and visual appearance would help to preserve the immediate setting of this asset which contributes to its significance.

*Potential effects of the development*

- 5.5.4 The walkover survey found there was no intervisibility from the Site towards the listed hotel due to natural screening and hedgerows. From the upper storeys of the hotel, there is the potential for visibility towards the Site, but the principal elevation of the hotel faces west, towards the private access road and the housing estate to the west of Cefn Road, and away from the Site. Although the development within the Site would be non-agricultural in nature, the immediate setting of the asset would remain unchanged in nature, and the relationship between the asset and the surrounding landscape would remain unchanged by development in the Site. Although historically a Hall owned by the chief family of Wrexham, who were wealthy landowners in the area, the asset is now a hotel and so has no land ownership relationship with the Site. Furthermore, long views from the upper floors of the hotel (if available) incorporate several non-agricultural elements, including the Wrexham Industrial Estate, the water treatment works and other solar panel developments, including one adjacent to the Site. Therefore, the addition of this non-agricultural element within the Site will not materially alter the contribution made by such views to the significance of the hotel.
- 5.5.5 The development would also have no effect on the contribution made by the historical, architectural / aesthetic, and evidential values or the ability to appreciate those values which are the primary contributors to its said significance. It is therefore concluded that the development proposals within the Site would result in no harm to the significance of Llwyn Onn Hall Hotel.

## 5.6 Ice-house to NW of Llwyn Onn Hall Hotel (17275)

### *Description and Significance*

- 5.6.1 Located approximately 990 m to the north-west of the Site is an ice-house, formerly associated with the Llwyn Onn Hall Hotel (1553). It is semi-submerged on gently rising ground with a view from its principal elevation north to Cefn Park. It has been designated a rare surviving example of this type of structure, as well as for its group value with the hotel. The current immediate setting is that of an outbuilding complex serving Llwyn Onn Hall Hotel, set within a wider setting that is rural and agricultural in character. The description for the asset is as follows:

*'History: Late C18 or C19 ice-house to the former Llwyn Onn Hall, home of the Jones, and subsequently the Parry-Jones, family who claimed descentance from Tudor Trefor.*

*Exterior: Red brick ice-house with barrel-vaulted entrance leading to submerged rectangular ice-chamber.'*

- 5.6.2 The asset derives its significance from its historical and architectural / aesthetic values. The ice-house derives its architectural / aesthetic value from its specific design and form, being a rare surviving example of this building type. Its historical interest is drawn from its use as an ice-house in association with the Llwyn Onn Hall, which would have been part of the estate complex of the chief family of Wrexham, the Jones'.

### *Contribution of setting to the significance of the asset*

- 5.6.3 The original setting of this designated asset was fundamentally tied with its relationship to Llwyn Onn Hall and its outbuildings - key to its positioning – with a wider rural and agricultural landscape beyond. This immediate setting remains unchanged, with its position and proximity to the Hall still existing. Furthermore, the wider setting of the asset remains predominantly the same. Any continuity of this rural land use and visual appearance would help to preserve the wider setting of this asset which contributes to its significance.

### *Potential effects of development*

- 5.6.4 The walkover survey found that there no intervisibility between the ice-house and the Site. The development would also have no effect on the contribution made by the historical and architectural / aesthetics values, as well as its immediate setting in relation to the hotel, which are the primary contributors to its said significance, nor the ability to appreciate or understand that significance. It is therefore concluded that the development proposals within the Site would result in no harm to the significance of the ice-house.

## 6 CONCLUSIONS

### 6.1 General

- 6.1.1 Based on a review of CPAT HER data, historic mapping, LiDAR, aerial photography, the Site's geological and topographical profile and the results of the geophysical survey, it is considered that there is potential for the Site to contain features and finds of evidential archaeological value. That interest is in the demonstrable potential for prehistoric activity in the form of a square enclosure, as well as other potential archaeological features that have been identified from cropmarks on aerial photography.
- 6.1.2 A detailed gradiometer survey was conducted by Wessex Archaeology over the Site which has identified a possible Bronze Age cemetery and evidence of the area's agricultural past in the form of ridge and furrow across the northern part of the Site and evidence of former



field boundaries in the north-eastern area. There has been limited works in the wider landscape.

- 6.1.3 The settings assessment has identified that the Site is within the wider agricultural setting of Pum-Rhydd, Llwyn Onn Hall Hotel and its associated ice-house. Based on the settings assessment, the Site and surrounding agricultural landscape makes a positive contribution to these heritage assets. However, it is considered that there would be no harm to the significance of the heritage assets assessed, as their primary significance resides in their historical, architectural / aesthetic, and evidential values which will remain unaffected, whilst the introduction of a solar farm within the Site will not meaningfully alter those aspects of setting that contribute to the significance of the assets.

## 7 REFERENCES

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*Planning (Wales) Act 2015*. Welsh Government 2017 Technical Advice Note 24: The Historic Environment. Available at: <https://gov.wales/sites/default/files/publications/2018-09/tan24-historic-environment.pdf>

Welsh Government 2018. *Planning Policy Wales (Edition 10, December 2018)*. Available at:  
<https://gov.wales/sites/default/files/publications/2019-02/planning-policy-wales-edition-10.pdf>

### 7.2 Historic Environment Records

Clwyd-Powys Archaeological Trust Historic Environment Record (CPATHER)

### 7.3 Cartographic and documentary sources

1840 Marchwiel Tithe map

1873, 1879, 1881, 1899, 1912, 1914, 1938, 1954, 1961, 1964, 1974, 1979, 1985 and 1992 Ordnance Survey maps

### 7.4 Online resources

<http://archaeologydataservice.ac.uk/>

<http://opendomesday.org/>

<https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records/>

<http://www.old-maps.co.uk/index.html>



<http://www.british-history.ac.uk/>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://www.landis.org.uk/soilscapes/>

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<http://lle.gov.wales/Catalogue?lang=en&text=Lidar>

<https://coflein.gov.uk/en/site/409142/images/?term=409142>

All URLs Accessed on 11/08/2021

## 8 APPENDICES

### 8.1 Appendix 1: Terminology

#### Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

|                                           |                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Archaeological interest</b>            | There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| <b>Conservation (for heritage policy)</b> | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.                                                                                                                                                                                                              |
| <b>Designated heritage assets</b>         | World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.                                                                                                                                                |
| <b>Heritage asset</b>                     | 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).                                     |
| <b>Historic environment</b>               | All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.                                                                                                 |
| <b>Historic environment record</b>        | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.                                                                                                                                                                     |
| <b>Setting of a heritage asset</b>        | The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.                                 |
| <b>Significance (for heritage policy)</b> | 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.                                                                              |
| <b>Value</b>                              | An aspect of worth or importance                                                                                                                                                                                                                                                                                                                          |

#### Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

| Prehistoric               |                 | Historic                    |                  |
|---------------------------|-----------------|-----------------------------|------------------|
| <b>Palaeolithic</b>       | 970,000–9500 BC | <b>Romano-British</b>       | AD 43–410        |
| <b>Early Post-glacial</b> | 9500–8500 BC    | <b>Saxon/Early Medieval</b> | AD 410–1066      |
| <b>Mesolithic</b>         | 8500–4000 BC    | <b>Medieval</b>             | AD 1066–1500     |
| <b>Neolithic</b>          | 4000–2400 BC    | <b>Post-medieval</b>        | AD 1500–1800     |
| <b>Bronze Age</b>         | 2400–700 BC     | <b>19th century</b>         | AD 1800–1899     |
| <b>Iron Age</b>           | 700 BC–AD 43    | <b>Modern</b>               | 1900–present day |

## 8.2 Appendix 2: Legislative and planning framework

There is national legislation and guidance relating to the protection of important archaeological sites or historic buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system. This section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process.

### Legislation

| Legislation                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Title                                                              | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Ancient Monuments and Archaeological Areas Act 1979</i>         | The main legislation pertaining to archaeological sites is the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , which builds on previous Acts in confirming legal protection for nationally important archaeological remains through their addition to a centrally maintained 'schedule' (Scheduled Monuments).<br>The consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for certain works within a scheduled area (Scheduled Monument Consent).<br>For archaeological sites that are not covered by the Act, protection is afforded through the overall framework of national and local planning policy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> | The <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> provides specific protection for buildings and areas of special architectural or historic interest. Any decisions relating to Listed Buildings and their settings, and Conservation Areas must address the statutory considerations of the Act (in particular, Sections 16, 66 and 72), as well as satisfying relevant national and local planning policies.<br>Section 66 of the Act states that:<br><i>'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'</i><br>Section 69 enables Local Planning Authorities to designate conservation areas. Conservation areas are those 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.<br>Section 72 requires that in the exercise of planning duties 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance' of conservation areas.<br>Under the provisions of the Act, Listed Building Consent is normally required for works of demolition, alteration or extension to a Listed Building that affect its character as a building of special architectural or historic interest. |
| <i>Hedgerows Regulations 1997 (as amended in 2002)</i>             | Hedgerows that fulfil certain criteria are afforded protection under <i>The Hedgerows Regulations 1997</i> (as amended in 2002). The administration of the regulations is the responsibility of the Local Planning Authority (LPA).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Planning Policy Wales Edition 10 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference                        | Quote                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6.1.5                            | The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published |

| Planning Policy Wales Edition 10 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference                        | Quote                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                  | Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6.1.6                            | <p>The Welsh Government's specific objectives for the historic environment seek to:</p> <p>protect the Outstanding Universal Value of the World Heritage Sites;</p> <p>conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;</p> <p>safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;</p> <p>preserve the special interest of sites on the register of historic parks and gardens; and</p> <p>protect areas on the register of historic landscapes in Wales.</p> <p>preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;</p>                                                                                                                                                                |
| 6.1.7                            | It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 6.1.8                            | It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing proposals new proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6.1.9                            | Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6.1.20                           | The Welsh Government seeks to protect areas on the register of historic landscapes in Wales.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 6.1.21                           | Planning authorities should protect those assets included on the register of historic landscapes in Wales. As above, the sharing and use of evidence and assessments undertaken for wider reasons, such as Green Infrastructure Assessments, should be used to identify and better understand historic landscapes and ensure their qualities are protected and enhanced. The register should be taken into account in decision making when considering the implications of developments which meet the criteria for Environmental Impact Assessment or, if on call in, in the opinion of the Welsh Ministers, the development is of a sufficient scale to have more than a local impact on the historic landscape. An assessment of development on a historic landscape may be required if it is proposed within a registered historic landscape or its setting and there is potential for conflict with development plan policy. |
| 6.1.23                           | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Planning Policy Wales Edition 10 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Reference                        | Quote                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 6.1.24                           | Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6.1.25                           | In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 6.1.26                           | Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6.1.27                           | If the planning authority is minded to approve an application and where archaeological remains are affected by proposals that alter or destroy them, the planning authority must be satisfied that the developer has secured appropriate and satisfactory provision for their recording and investigation, followed by the analysis and publication of the results and the deposition of the resulting archive in an approved repository. On occasions, unforeseen archaeological remains may still be discovered during the course of a development. A written scheme of investigation should consider how to react to such circumstances or it can be covered through an appropriate condition for a watching brief. Where remains discovered are deemed to be of national importance, the Welsh Ministers have the power to schedule the site and, in such circumstances, scheduled monument consent must be required before works can continue. |

## Welsh Government 2017 Technical Advice Note 24: The Historic Environment

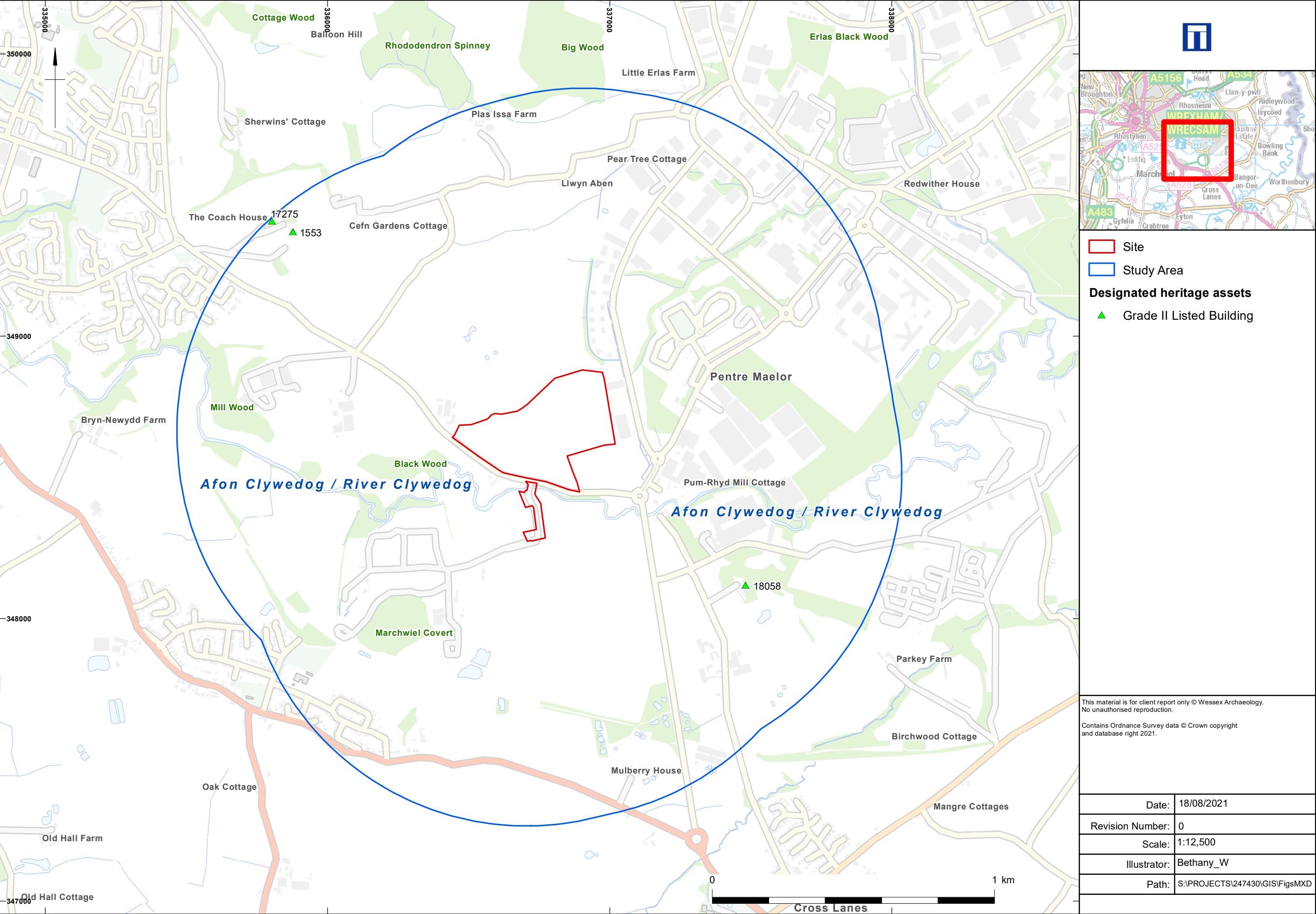
| Technical Advice Note 24: The Historic Environment (4. Archaeological remains) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| Reference                                                                      | Quote                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4.1                                                                            | Archaeological remains are a finite and non-renewable resource. In many cases they are highly fragile and vulnerable to damage and destruction. Produced by human activity over thousands of years, they are the only evidence of our prehistoric past and complement historic records from the last 2,000 years. Archaeological remains include evidence buried below the ground and the surviving fabric of historic buildings and other structures. Their significance, as evidence of the past development of our civilisation and as part of Wales' identity, is not necessarily related to their size, visibility or popularity.                                                                                                                                                          |
| 4.2                                                                            | The conservation of archaeological remains is a material consideration in determining a planning application. When considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains (see Annex A). In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development. |

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| 4.3  | Where development might reveal, disturb or destroy archaeological remains, including palaeo-environmental evidence, it is important that the opportunities to record archaeological evidence are taken and that archaeological remains are not needlessly destroyed. The ability to record such evidence should not be a factor in deciding whether controlled removal should be permitted                                                                                                                                                                                                                                                                                                                       |
| 4.4  | The needs of archaeology and development may be reconciled and potential conflicts between development proposals and the preservation of significant archaeological remains can often be avoided through pre-application discussion. This should be between the applicant, the local planning authority, their archaeological advisors and, in cases where scheduled monuments may be affected, Cadw. In the case of those local authorities that do not have in-house archaeological advisors, they could draw upon the expertise and advice of the curatorial sections of the Welsh Archaeological Trusts.                                                                                                     |
| 4.5  | Where there is a possibility that archaeological remains may be present, applicants are encouraged to make an enquiry with the body with responsibility for the relevant historic environment record and seek advice from the local planning authority's archaeological advisor at an early stage in considering their development proposal. This will help determine if the proposal might impact on known archaeological remains. Certain major developments require pre-application consultation with the local planning authority and, where specialist advice is required, the Welsh Ministers through Cadw.                                                                                                |
| 4.6  | In exceptional circumstances, where a local planning authority is aware of a threat to a known archaeological site as a result of the potential exercise of permitted development rights, they may wish to consider the use of their powers to withdraw those rights and require planning permission be obtained before the development can proceed.                                                                                                                                                                                                                                                                                                                                                             |
| 4.7  | Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. <sup>56</sup> The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts. |
| 4.8  | The need for a desk-based assessment, and field evaluation where appropriate, should be discussed with the local planning authority prior to submission of a application, and where required the results of these studies should be submitted as part of the planning application. Failure to provide sufficient archaeological information of the appropriate standard may be a valid reason for the local planning authority to refuse planning permission.                                                                                                                                                                                                                                                    |
| 4.9  | When considering planning applications that affect known or potential archaeological remains, the local planning authority should consult with their archaeological advisor about the impact, including the potential scale and harm, of the development on archaeological remains, and/or the adequacy of the mitigation of what has been proposed. These two factors are material considerations in determining the planning application. Where a planning application directly affects a scheduled monument and its setting then the local planning authority is required to consult the Welsh Ministers through Cadw.                                                                                        |
| 4.10 | The case for the preservation of archaeological remains that are not considered to meet the criteria for national importance (see Annex A.2), must be assessed on the individual merits of each case. The local planning authority must take into account relevant policies and material considerations and will need to weigh the significance of the remains against the benefits of and need for the proposed development. In cases where there are issues of more than local importance, applications may be called in for determination by the Welsh Ministers.                                                                                                                                             |

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| 4.11 | Measures can be taken to minimise the impact of a development proposal on identified archaeological remains and allow their preservation in situ. For example, those aspects of a proposal that might cause damage, such as drains and other services, may be relocated. Similarly, foundations may be redesigned so as not to penetrate archaeological layers, or augered piling may prove more acceptable than large-scale deep excavation. In considering these solutions, a local planning authority must consider both direct and indirect impacts, such as changes to the hydrology and soil chemistry of a site and be confident that the development can be removed at a future date without additional impacts upon the buried remains. In some cases, it may be possible to enable the partial preservation of archaeological remains. However, leaving 'islands' of preserved archaeology is not desirable. Careful design can also minimise the effect upon setting, through detailed siting of the development, considering external appearances, the use of screening or by mitigating the visual impact of the proposals by removal of existing unsightly elements. |
| 4.12 | Having considered all policies and other material considerations and the need for the development, the local planning authority may decide that the significance of the archaeological remains is not sufficient to justify their physical preservation. In these cases, the local planning authority must satisfy itself that the necessary and proportionate arrangements for the excavation and recording of these archaeological remains are secured, and the results of this archaeological work are properly analysed and published <sup>60</sup> and that arrangements are made for the deposition of the resulting archive to the appropriate standards. This can be achieved by the local planning authority issuing a brief setting out the scope of the archaeological work that is required, which should be prepared in consultation with their archaeological advisor                                                                                                                                                                                                                                                                                                |
| 4.13 | Planning conditions will normally require the applicant to commission a qualified and competent expert to submit a written scheme of archaeological investigation (WSI) which describes the different stages of the work and demonstrates that it has been fully resourced and given adequate time. <sup>62</sup> In approving this WSI, the local planning authority will identify who will act as their archaeological advisor <sup>63</sup> for the programme, how it will be monitored both during the excavation/ fieldwork and post-excavation/fieldwork stages, and how each stage will be certified as fulfilling the planning conditions. The WSI may have to be amended between the outline and full planning applications and will need to be kept under regular review during the discharge of the conditions                                                                                                                                                                                                                                                                                                                                                          |
| 4.14 | Any programme of archaeological excavation and recording should precede the start of work on the development, unless there are exceptional circumstances which prevent this from occurring. In certain circumstances, e.g. where the site is occupied, the work could be integrated into the initial phase of groundworks and demolitions following written agreement with the local planning authority and their archaeological advisors. The developer must give sufficient time for the archaeological contractor to complete the site work to the appropriate standard before allowing the main contractor free access to that part of the development. An archaeological watching brief may be agreed as part of the WSI or be the subject of a planning condition <sup>64</sup> that would require such work to be carried out while the development is underway. <sup>65</sup> The applicant's responsibilities are not finally discharged until the results are analysed and published and the archive has been deposited..                                                                                                                                                |
| 4.15 | Failure to comply with archaeological planning conditions can be subject to enforcement in the same way as any other breach of planning control.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4.16 | Developers should have a contingency to deal with unexpected archaeological discoveries and be able to call on archaeological advice when needed. Appropriate remedial measures will need to be agreed between the developer, the local planning authority and their archaeological advisors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

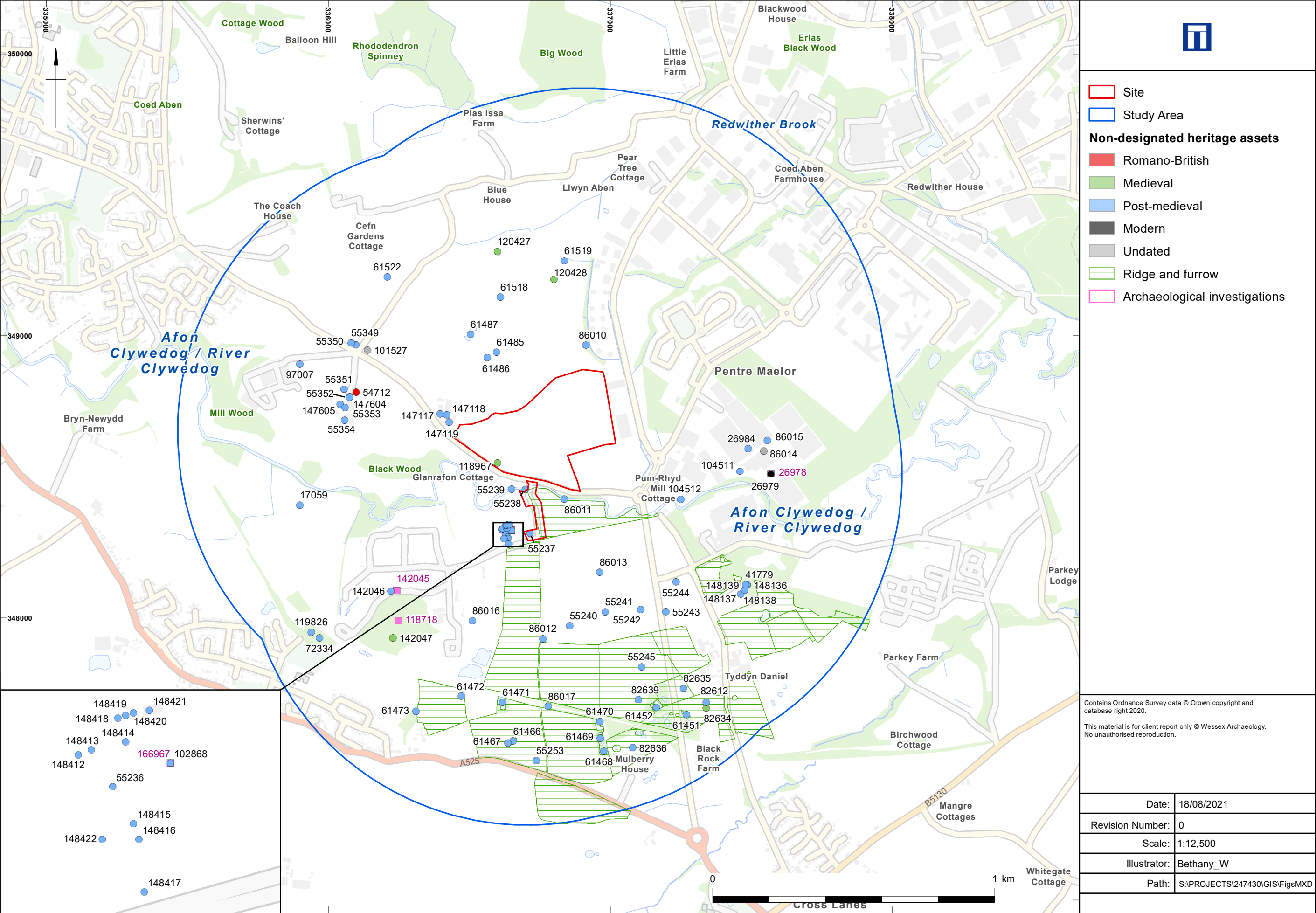


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| 4.17 | Where unexpected archaeological discoveries are considered to be of national importance, the Welsh Ministers have the power to schedule the site (see Annex A). In the event of scheduling, the developer must seek separate scheduled monument consent before work can continue. It is also open to the local planning authority and the Welsh Ministers to revoke or modify a planning permission under these circumstances, in which case there is provision for the compensation of the developer for loss of value and expenditure incurred. |
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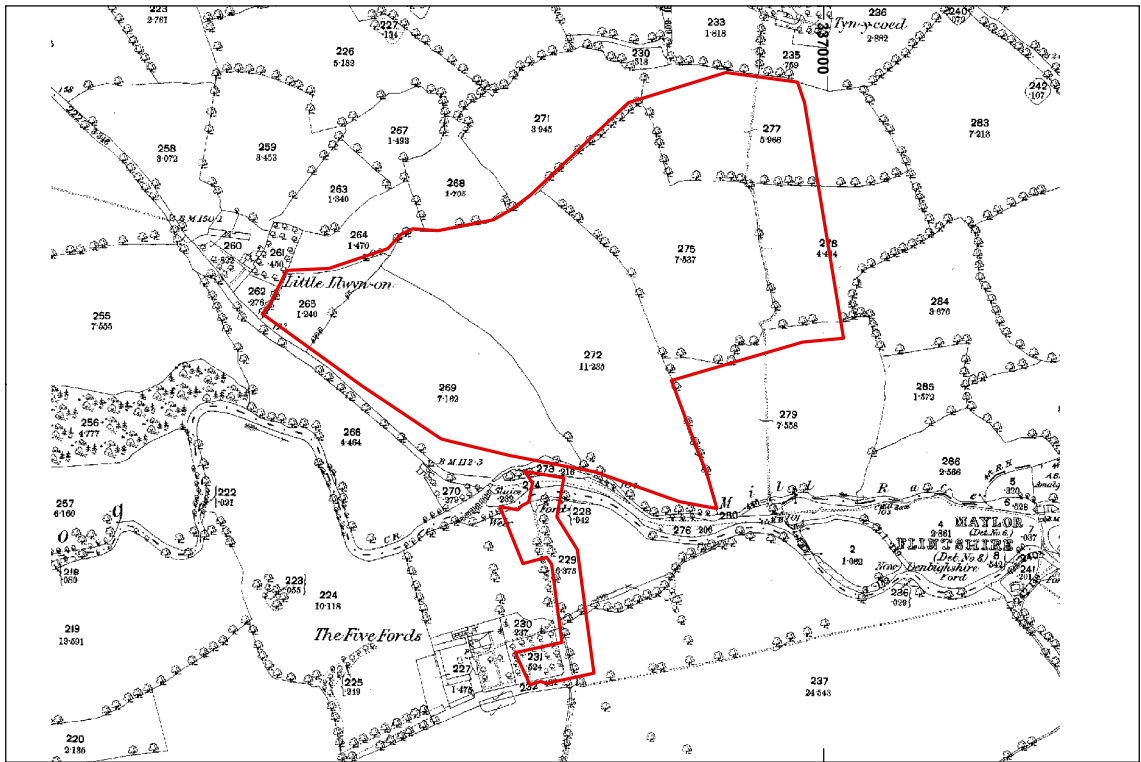
Site location, Study Area and designated heritage assets

Figure 1

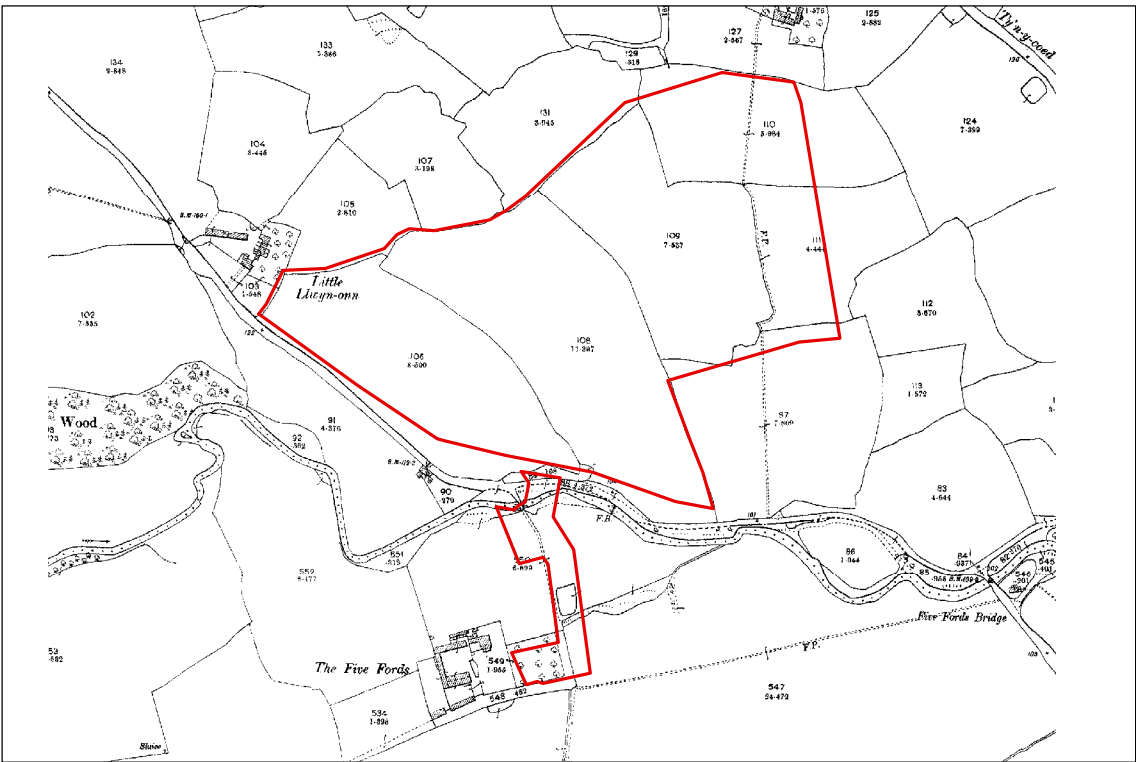


Site, Study Area, non-designated heritage assets and archaeological investigations

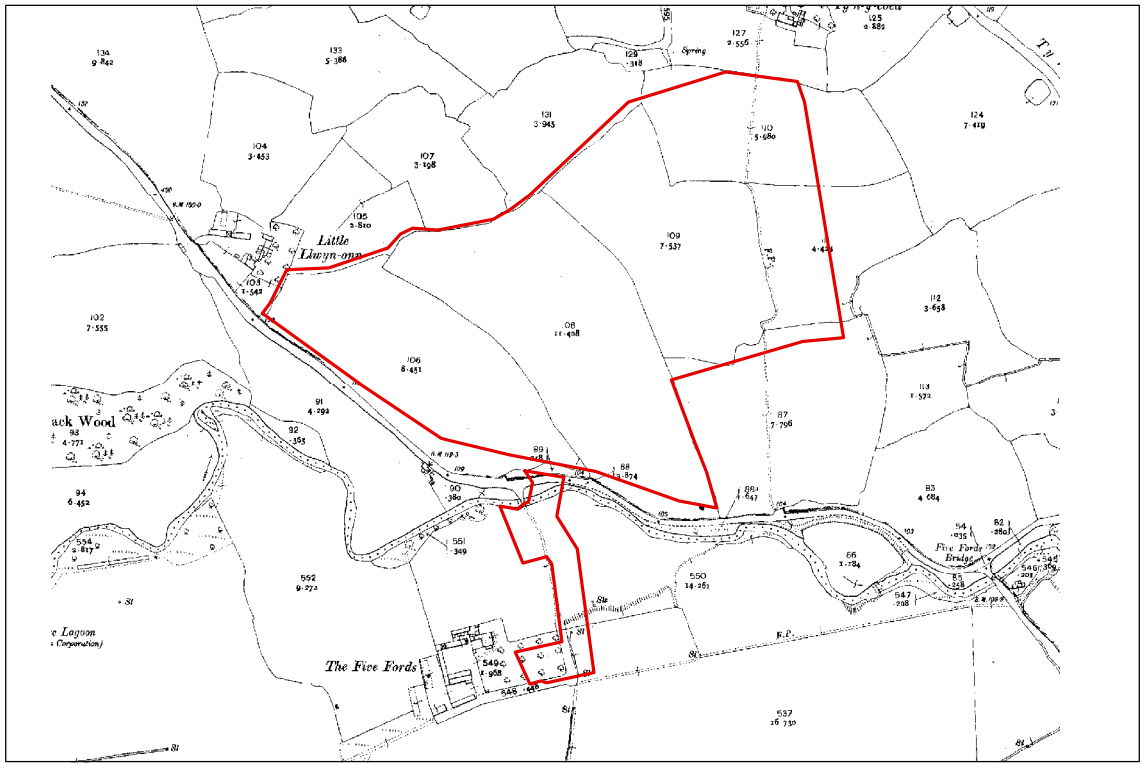
Figure 2



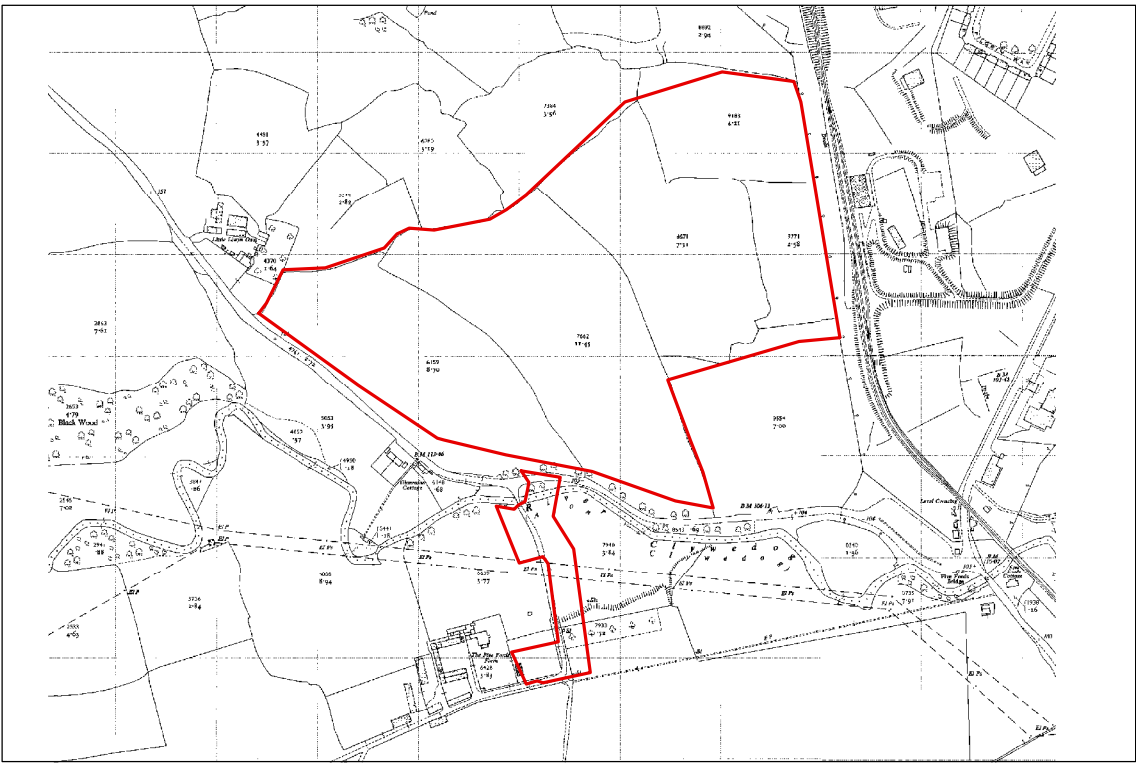
A) 1873 Ordnance Survey map



B) 1899 Ordnance Survey map



C) 1912 Ordnance Survey map



D) 1961 Ordnance Survey map



Site

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Plate 1) The eastern field, north of Cefn Road, looking north-north-west



Plate 2) The western field, north of Cefn Road, looking north-west

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3) The substation area of the Site, facing south



4) The eastern field, north of Cefn Road, looking north



5) The western field, north of Cefn Road, looking east



6) The western field, north of Cefn Road, looking southwest



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