

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 20 November 2018 14:18
To: planning
Subject: P/2018/0964 6 dwellings at The Walker Fan House, Wynnstay Yard, The Green, Ruabon - Pre-determination Evaluation, Setting Assessment, and Consult Cadw
Attachments: Contractors Information.doc; Evaluation - General Requirements.docx

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Dear Sharon

Thank you for the consultation on this application.

The proposed new development of 6 residential buildings located either side of the Walker Fan House will indirectly impact (setting and visual impacts) the scheduled monument DE238 Wynnstay Colliery Walker Fan House, which is also a Grade II listed building. Cadw must therefore be consulted on these proposals via the Ancient Monuments Planning Admin section amadminplanning@gov.wales The Built Heritage Conservation Officer, Anna Irwin, should also be consulted for her views regarding the setting and visual impact on the listed building.

The potential setting and visual impact needs to be assessed and properly quantified in accordance with the new Cadw guidance Managing the Setting of Historic Assets in Wales (May 2017). A setting impact assessment should therefore be supplied to support this application.

Outside the scheduled area we note that the application avoids the predicted sub-surface remains of Offa's and this is welcomed.

To the north-east of the scheduled area, and within the red line boundary, there is a high potential for industrial archaeological remains related to the former Wynnstay Colliery. A former building on the first edition OS mapping lies in the area of the derelict Bungalow. Elsewhere there are numerous old tram and rail lines associated with the colliery and these are likely to be encountered during construction of the dwellings to the north-east.

The potential for former shafts beneath the area of the buildings in the north-east plot is also poorly understood. It is clear that a fan drift heads in the direction of the bungalow from the base of the fan house building as the arch for the drift is partly visible in the structure at the east end of the fan house (now partly filled with rubbish). The fan drift always connects with a shaft, but at this site it is not clear if the shaft was in the area of the bungalow, which would be normal, or whether the fan drift turned ninety degrees south east to communicate with a shaft on the other side of the main road (this would be an unusual layout).

To explore the potential for sub-surface industrial structures in the north-east block of proposed buildings we would therefore recommend a pre-determination evaluation. The evaluation recommendation is made in accordance with Wrexham UDP Policy EC11, WG TAN24: The Historic Environment and Planning Policy Wales (Chapter 6, Edn.9 November 2016).

The applicant will need to engage an archaeological contractor to complete the evaluation in accordance with a written scheme of investigation which has been approved by me, on behalf of the LPA, in advance of evaluation works commencing.

Kind regards

Mark Walters

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