

Susan Davies

From: Sharon Holman
Sent: 14 November 2017 11:36
To: planning_admin
Subject: FW: P/2017/0853 Remedial works to the Walker Fan House and residential development at Wynnstay Yard, The Green, Ruabon - Consult Cadw & Pre-Determination Evaluation

Civ – consultation resp

From: Mark Walters [<mailto:mark.walters@cpat.org.uk>]
Sent: 14 November 2017 11:25
To: Sharon Holman
Subject: P/2017/0853 Remedial works to the Walker Fan House and residential development at Wynnstay Yard, The Green, Ruabon - Consult Cadw & Pre-Determination Evaluation

Dear Sharon

Thank you for the consultation on this application.

As the proposed new development and remedial works will directly and indirectly impact the scheduled monument DE238 Wynnstay Colliery Walker Fan House, which is also Grade II listed, Cadw will be the primary consultee in this case. We understand Cadw will be commenting shortly and that they are likely to object to the proposals. It is clear from the submitted proposals that some of the hard landscaping elements will have a direct impact within the scheduled area boundary and that there will be a setting and visual impact which 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 area has been decreased at the north end and the sub-surface remains of Offa's Dyke are now outside the development area, but still within the blue ownership area. To the north and south of the scheduled area, and within the red line boundary, there is still a high potential for industrial archaeological remains related to the former Wynnstay Colliery with a former building on the first edition OS lying just to the south of The 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 two apartment blocks either side of the scheduled monument.

Therefore, if Cadw do not object and the application is taken forward, there will need to be a pre-determination evaluation of the footprint areas of the two new apartment blocks to determine whether industrial archaeological remains related to the colliery are present here. This evaluation recommendation 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.

I would be grateful if you could forward any response that you may receive from Cadw so that we know whether a pre-determination evaluation is required or not.

Kind regards

Mark Walters

Mark Walters

Development Control Archaeologist / Swyddog Rheoli Datblygiad

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Please note that I do not work Fridays