Council for British Archaeology

BUILDINGS ARCHAEOLOGY CASEWORK TEAM



A National Amenity Society

Ms Lauren Rowlinson
Planning Case Officer
Wrexham County Borough Council
By email: lauren.rowlinson@wrexham.gov.uk

21st August 2025

Old Mill Welsh Shop, Llanrhaeadr Road, Llanarmon D C, Wrexham, LL20 7LD.
Application: P/2025/0557

Dear Ms Rowlinson,

Thank you for notifying the Council for British Archaeology (CBA) about the above application. Based on the information supplied with this application, the CBA offer the following advice to assist you in your decision making.

Significance

The application site is a Grade II listed woollen mill (Cadw ref. 81151) dated as 18th century in construction. Its Cadw entry notes that such small industrial buildings were once commonplace in the locality, but for the simple planform of a single room on each of three floors to have survived makes the application site a rare survival. The site's simplicity is an important component of its significance as a listed building.

building that holds group value with the neighbouring Church of Holy Trinity (GII) and Church of St Tomas (G II*) within the St Thomas character area of Rhyl Conservation Area. The site contributes to the legible 19th century development of Rhyl in this area as a well healed handsome residential area.

Comments

The CBA broadly support this application to return this old mill to an active use. We note that a small extension is proposed, primarily as a stair tower, which will minimise any pressure on the existing planform to adapt.

We note Heneb's advice that a Level 2 Building Record should be made in advance of any changes to facilitate the site's new use as holiday accommodation. We echo and support this recommendation.

The application provides no detail of any works proposed to the building, other than replacement of the windows. As 20th century replacements we do not take issue with this. Whilst recognising that the applicants may not intend to thermally insulate the building at all (if the thermal mass of the solid stone walls is considered sufficient), it is possible this level of detail has just not been considered at present. The CBA advise that if works are proposed to insulate the floors, walls or roof of the building then the materials used need to behave in a similar way to the historic building fabric. The STBA have recently published guidance on insulation materials and their use in traditionally constructed buildings, available online here - Moisture properties of insulation materials and their applicability to traditional construction. We advise this guidance should inform the specification for any works.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,



Catherine Bell. MA (cons), ACIfA
Listed Buildings Caseworker

The Council for British Archaeology (CBA) was established in 1944 and is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in **The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024.**

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