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Planning Services
Wrexham Council
The Guildhall
Wrexham
LL11 1AY

Dear Sirs,

RE: Works to Listed Former Colliery Washery, Alyn Industrial Estate, Cefn-y-Bedd, Wrexham, LL12 9YG

Concept Town Planning Limited is instructed by Mr D Hitchmough (hereafter 'the applicant') to prepare a retrospective application for listed building consent for works to the former washery to Llay Hall Colliery now forming part of Alyn Industrial Estate to the east of Mold Road, Cefn-y-Bedd, Wrexham.

The following sets out how the works would not adversely impact upon the heritage value of the listed building and that they meet access requirements. The application is accompanied by:

- Site Location Plan and Block Plan (Refs: CP-484/01 & CP-484/02);
- Floor Plans to the ground, first and second floors (Refs: CP484-02 & CP484-03);
- A Heritage Impact Assessment undertaken by Richard Hayman, Buildings Historian and Archaeologist, June 2025; and
- An access statement is included within this covering letter.

The application has been submitted online via the planning portal and no fee is required.

Works for which consent is sought
The applicant seeks retrospective consent for the subdivision of the building to form individual compartments/cubicles to serve as storage facilities for hire. These are constructed in chipboard/particle board to timber studding and are denoted on Floor Plans CP484-02 & CP484-03. In addition photographs are included at Figures 7 to 19 in the Heritage Statement.

Access Arrangements
Access arrangements to the building have remained unchanged.

History of the Building and Current Position
The washery is one of the surviving buildings at the former Llay Hall Colliery and comprises one of three listed buildings on the site. The building is listed grade II (Cadw reference 15828).

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The accompanying Heritage Statement describes the washery as consisting of two ranges at right angles, both of two storeys under shallow roofs of asbestos-cement sheets. Walls are constructed around an original steel frame, with brick infill panels. Windows are metal-framed casements of the late-1940s or 1950s. The north-west gable end and the south-east front both have added corrugated-iron lean-tos. On the east side is a through-passage at ground level, originally for a railway, and ramp on which the dirty coal was fed into the washery at high level. On the west side of the structure is a bridge to a detached range standing on higher ground on the west side which is a post-war gabled building clad in asbestos-cement sheets under a similar roof.

Inside the building the original steel frame is clearly visible with additional steel uprights added to support the inserted first floor. The roof is supported on light steel trusses. The range on the south side has been partitioned to create offices whilst the north side has some added blockwork partitions and inserted storage units constructed mainly of chipboard and plywood. The detached post-war range, which has a roof supported by steel trusses, also contains storage units similar to those described above.

Assessment of the impact upon significance
On the ground floor two lengths of units are constructed against blockwork walls that abut the external walls of the building. It is unclear whether these walls were built to provide storage units but it seems likely that they were constructed at an earlier date and have been incorporated into the storage units. They abut the external walls of the building and are therefore reversible without affecting the exterior walls. The plywood and chipboard units are themselves clearly reversible, and their construction has not affected the historical or evidential value of the interior, given that the structure was re-purposed after it ceased to be a washery and the original equipment was removed. As these are interior features, the impact on the setting of the washery or other nearby heritage assets is not a material consideration. One line of storage units is positioned within the through-passage, formerly a railway line, at ground level. Although technically it is visible from outside the building, in practice it is concealed from almost every angle except in a direct line of sight on either side of the building, where space is constricted on both sides. In conclusion the impact of the storage units on the significance of the listed building is neutral, and there is no impact on the significance of other nearby heritage assets.

We trust the proposals are acceptable and that listed building consent will be forthcoming. We shall look forward to the Council's response. Should you require any further information, then I would request that you do not hesitate to contact me.

Yours sincerely,

[redacted]

John Hall
Concept Town Planning Ltd