Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 06 October 2025 10:03
To: Jenni Perkins; planning
Subject: FAO: Jenni Perkins RE: P/2025/0430 - LAND AT, OAK ROAD, WREXHAM INDUSTRIAL ESTATE
Attachments: HEAG099 Understanding Historic Buildings 2016.pdf; Heneb Clwyd-Powys March 2025 Registered Contractors.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good morning, Jenni,

We have been notified by Cadw that they think WWII era pillboxes are to be demolished as part of the development (Wrexham, ROF Marchwiel, Pill Box VI (CPAT 110358) and Wrexham, ROF Marchwiel, Pill Box VIII (CPAT 110360)). I have contacted the contractor, and they have suggested there may be structures within the site, although cannot confirm at present. I have checked the documents with the application and although there is a structure mentioned, there is no conclusive proof the buildings remain.

Should these structures still be standing, they will require recording to a very high level prior to demolition to mitigate their loss, and in this case, we would recommend a Level 4 survey of the structures to retain a permanent record (Historic England, P27 (attached)).

The recordings would be completed in accordance with the Planning Policy Wales (Feb 2024), TAN 24 (May 2017) and the relevant CIFA Standards and Guidance on historic building recording and an appropriate condition is supplied below.

Level 4 Building Recording - Pillbox

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 4 building survey, in order to allow an adequate analytical record of the building to be made prior to demolition.

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 4 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.

A copy of the resulting report should be submitted to the Local Planning Authority and The Development Control Archaeologist, Heneb: Clwyd-Powys (The Offices, Coed-y-Dinas, Welshpool, Powys, SY21 8RP.

Email: mark.walters@heneb.org.uk or Neil.bayliss@heneb.org.uk .

After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Heneb: Clwyd-Powys Archaeology for inclusion in the regional Historic Environment Record.

Reason:

To allow an adequate analytical record of the building to be made, before it is demolished, to ensure that the buildings origins, use, and development are understood and the main features, character and state of preservation are recorded.

I have attached guidance on sources of archaeological contractors who may wish to tender for this work. The chosen archaeological contractor will need to submit a WSI (written scheme of investigation) document to us for approval before they can commence works on site.

Please contact me if you wish to discuss this advice or require more information.

Kind regards,

Neil

Heneb

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Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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