Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 15 October 2025 14:47
To: planning
Cc: DanielW Jones; planning
Subject: FAO: Philip Mullineux RE: P/2025/0697 - Wrexham Gateway Site, Eastern Zone, Station Approach, Wrexham
Attachments: Heneb Clwyd-Powys June 2025 - AMaR.pdf; Heneb Clwyd-Powys March 2025 - Excavation Brief.pdf; Heneb Clwyd-Powys March 2025 - Level 2 HBR.pdf; Heneb Clwyd-Powys March 2025 Registered Contractors.pdf

Good afternoon, Phillip,

Regarding the planning application referenced above.

The building to be converted is a former goods shed associated with the railway which runs NNE - SSW along the northwest of the site. This building is 19th century and visible on the 1st edition Ordnance Survey Mapping of the area. The building has been modernised, and any further work will inevitably remove more of the original fabric, therefore, a record of the structure in its present form prior to full conversion should be obtained. This is to ensure that the building's origins, use, and development are understood, and the key features, character and current state of preservation are recorded.

We would therefore recommend that an appropriate level of building recording is completed to record the goods shed in its current form. In this case we would advise that a Level 2 historic building survey is completed in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (May 2017) guidance, and an appropriate condition is supplied below.

The Level 2 survey would include a detailed photographic survey, written descriptive survey, phased plans of the building's development and a measured survey using annotated architects plans where these are available, or a new survey where architects plans are not of sufficient detail.

The landscaping and construction of the footbridge and access paths are in areas of high archaeological potential. The proposed footbridge and access path will involve works on the proposed line of Wat's Dyke (PRN 106675) which extends north from the scheduled section of the monument south of the current road and along the Western boundary of the application area. The landscaping of the area will also impact the original Wrexham, Mold & Connah's Quay Railway Station and railway line (including a turntable and travelling crane), and a steam sawmill (PRN 221392).

Both areas and potential impacts are noted in the desk-based assessment, and the planning statement, where the archaeological monitoring and recording, with potential to expand to full excavation is noted (6.57, Planning Statement). This is to allow a strip/map/excavate methodology to be completed with all archaeology revealed being fully excavated, reported, and archived. These works should be completed under a condition of Archaeological monitoring and recording with potential for excavation. This advice is in accordance with the guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Feb 2024).

The archaeologist should be part of a recognised professional archaeological organisation working to the Standard and Guidance of the Chartered Institute for Archaeologists (CIFA) relating to archaeological monitoring and recording. The archaeologist should be working in accordance with an approved written scheme of investigation (WSI) and should preferably be part of a Registered Archaeological Organisation with the CIFA.

A suitable condition to facilitate the recording is provided below along with a guidance note for the applicant on how to commission archaeological works.

The built heritage conservation officer and Cadw should be consulted due to potential impacts on the Grade II station building, and the scheduled section of Wat's Dyke respectively.

The conditions in this case would be:

1. Level 2 Building Recording

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 2 building survey, in order to allow an adequate analytical record of the buildings to be made prior to conversion.

Prior to the commencement of works a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, shall be secured and implemented on the former goods shed. This shall be in accordance with a written scheme of investigation which has been submitted by a qualified and competent expert, experienced in understanding historic buildings, and approved in writing by the local planning authority.

The programme of building analysis and recording will be completed in line with the written scheme of investigation discharged as part of the condition. The recording report shall be completed by a competent expert, experienced in understanding historic buildings, and 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 Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, SY21 8RP). After approval by the Local Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS

Reason: *To allow an adequate analytical record of the buildings to be made, before they are converted, to ensure that the buildings' origins, use, and development are understood and the key features, character and state of preservation are recorded.*

2. Archaeological Monitoring and Recording (Formerly Watching Brief)

Suggested planning condition to facilitate a scheme of archaeological monitoring and recording.

The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any groundworks, including the initial stripping of the footbridge and pathway area, so that a scheme of archaeological monitoring and recording can be conducted. The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority.

A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP). After approval by the Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

Reason*: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development*.

I have attached documents for a level 2 Archaeological Building Recording, a scheme of Archaeological Monitoring and Recording (and excavation), and guidance on sources of archaeological contractors who may wish to tender for this work.

The chosen archaeological contractor will need to submit a project design/written scheme of investigation (WSI) document to me for approval before they can commence works on site. Please contact me again if you wish to discuss this advice or require more information.

Kind regards,

Neil Bayliss

Heneb

Neil Bayliss | Clwyd-Powys
Archaeolegydd Cynllunio | Planning Archaeologist
01938 532766
Neil.Bayliss@heneb.org.uk

www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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Swyddfa Gofrestrig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

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