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Wrexham County Borough Council

By Email

Eich cyfeirnod Your reference	SC/2026/0001
Ein cyfeirnod Our reference	
Dyddiad Date	14 January 2026
Ebost Email:	Cadwplanning@gov.wales

Dear Sir / Madam,

Scoping opinion as to the contents of an Environmental Impact Assessment (EIA) that will be submitted in support of an application for outline planning application for the erection of buildings (use classes b2, b8, b1 (c)) including land for ecological mitigation and associated infrastructure, including means of access, with matters reserved relating to appearance, landscaping, scale and layout reserved for future determination on land adjacent To Sewage Disposal Works Five Fords, Bedwell Road, Cross Lanes, Wrexham.

Thank you for asking for Cadw's view on the above.

As the Welsh Government's historic environment service, Cadw has been asked to provide advice for a scoping opinion in regard to the methodology and issues that will need to be considered in an Environmental Impact Assessment (EIA) for the above proposed development.

Cadw has considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled ancient monuments, listed buildings, registered historic parks, gardens and landscapes.

These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

Advice

Scheduled Monuments
FKL017 Bangor Bridge

Registered Historic Landscape:
HLW (C) 7 Maelor

Listed Buildings:

1551	**Cefn Park (including attached stableyard range to N)**	**II**
1553	**Llwyn Onn Hall Hotel**	**II**
1614	**Church of SS Marcella and Deiniol**	**II***

1635	Bangor Bridge (Partly in Bangor-is-y-Coed Community)	I
1637	Dovecote at Pickhill Old Hall	II
1638	Pickhill Farmhouse	II
1644	Church of St. Dunawd	II*
1645	Bangor Bridge (Partly in the Sesswick community)	I
1646	The Stableyard	II
1727	Bryn-y-Grog Hall	II*
1755	The Red Lion Public House	II
1757	Kingsmills Bridge over River Clywedog	II
15171	White House	II
16475	Kingsmills Bridge over River Gwenfro	II
17272	Pavilion including attached Skittle Alley at Cefn Park	II
17273	Cefn Park Lodge	II
17274	Gates and gate-piers at Cefn Park Lodge	II
17275	Ice-house to NW of Llwyn Onn Hall Hotel	II
17840	Marchwiel Hall	II
17841	Stables at Marchwiel Hall	II
17842	Walled Garden and Bothy at Marchwiel Hall	II
17843	Pigsties at Marchwiel Hall	II
17844	Mill House	II
17845	Ivydale	II
17846	The Old Rectory	II
17847	Marchwiel Old Hall	II
17848	Wood House	II
17849	Churchyard walls, gatepiers, railings and gates to S of Church of SS Marcella and Deiniol	II
17879	Kiln Farmhouse including former Malthouse to rear	II
18057	Bedwell Hall	II
18058	Pum-Rhyd	II
18059	Pickhill Bridge	II
18060	Pickhill Hall Lodge	II
18061	Gate and gate-piers at Pickhill Hall Lodge	II
18062	Parkey Farmhouse	II
18063	Talwrn House	II
18257	War Memorial	II
18258	Old Bridge House	II
84802	Erlas Hall	II
87687	Milestone	II

This advice is given in response to scoping opinion as to the contents of an Environmental Impact Assessment (EIA) that will be submitted in support of an application for outline planning application for the erection of buildings (use classes b2, b8, b1 (c)) including land for ecological mitigation and associated infrastructure, including means of access, with matters reserved relating to appearance, landscaping, scale and layout reserved for future determination on land adjacent To Sewage Disposal Works Five Fords, Bedwell Road, Cross Lanes, Wrexham.

The scoping request is accompanied by a scoping report prepared by Carter Jonas, which proposes that Archaeology and Built Heritage should be scoped out of the EIA

as assessments prepared for a previous application, have shown that there will be no impact on the settings of any designated historic assets and or significant impacts on non-designated historic assets. We agree that Archaeology and Built Heritage is scoped out of the EIA.

Yours sincerely

Nick Segust
Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol