

LIFEDeeRiver Restoration of Freshwater Features LIFE18 NAT/UK/000743

Cultural Heritage Desk-based Assessment Erbistock Weir

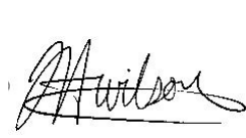
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Table of Contents

1.	Introduction	5
1.1	Site Location and Description	5
1.2	Scope and Structure	5
2.	Legislation and Planning Policy	6
2.1	Legislation	6
2.2	National Planning Policy	6
2.3	Local Planning Policy	6
2.4	Other Guidance	7
3.	Assessment Methodology	8
3.1	Study Area	8
3.2	Data and Information Sources	8
3.3	Site Walkover Survey	8
3.4	Significance of Heritage Assets	8
3.5	Archaeological Potential	9
3.6	Consultation	9
4.	Heritage Baseline	10
4.1	Site Conditions	10
4.2	Heritage Assets	10
4.3	Archaeological and Historical Background	11
5.	Assessment of Baseline	14
5.1	Designated Heritage Assets	14
5.2	Non-designated Heritage Assets	14
5.3	Previous Ground Disturbance	15
5.4	Archaeological Potential	15
5.5	Statement of Heritage Significance	16
6.	Conclusions and Recommendations	17
7.	References	18
	Appendix A Designated Heritage Assets Gazetteer	19
	Appendix B Non-designated Heritage Assets Gazetteer	20
	Appendix C Site Walkover Survey Photos	22
	Appendix D Figures	28

1. Introduction

AECOM has been appointed by Natural Resources Wales (NRW) to prepare a desk-based assessment of the cultural heritage baseline for the proposed river restoration works (hereafter the 'proposed works') at Erbistock Weir (hereafter referred to as the 'Site').

This assessment identifies all known designated and non-designated heritage assets within a defined study area of 500m surrounding the Site, as well as the surrounding historic landscape. It determines the potential for previously unrecorded buried archaeological remains to exist within the Site and provides an assessment of the setting and significance of archaeological assets with the potential to be affected by the proposed works. It concludes with an assessment of potential effects of the proposed works on heritage assets and any anticipated constraints.

1.1 Site Location and Description

The Site is located on the River Dee, approximately 800m north of the village of Erbistock, in the county of Wrexham and is centred on National Grid Reference (NGR) SJ35444 42161 (refer to Figure 1). The weir is a steep, stone-faced weir approximately 2.5m high and 70m wide, placed at an angle to the flow as it exits a bend in the river; with an existing baulk fish pass and modified concrete slope on the right-hand side of the weir.

There is a breach in the downstream face of the weir, towards the centre and right of the structure. The proposed works at the Site comprise the partial removal down to bed level of the weir structure, to improve ecosystem connectivity. The removal of the weir structure would extend to approximately 50% of the weir, or to the failed section of the weir, pending further design detail. The remaining section of the weir structure (up to 30%), on the west bank adjacent to Erbistock Mill, would be maintained.

1.2 Scope and Structure

This assessment has been prepared in order to define the cultural heritage baseline, to inform the potential effect of the proposed works on the cultural heritage resource and identify mitigation measures that may be appropriate where heritage assets are affected.

This report is structured into the following sections, with illustrations and appendices at the end:

- The legislative and planning policy framework is provided in Section 2 (Legislation and Planning Policy) which also includes an overview of Cadw policy and guidance;
- The methodology for the determination of the study area, the baseline and the assessment of the heritage potential and significance is set out in Section 3 (Assessment Methodology);
- The heritage baseline including designated and non-designated heritage assets within the Site and study area and a description of the Site's historical and archaeological background is set out in Section 4 (Heritage Baseline);
- Section 5 provides an assessment of known and potential heritage assets which have the potential to be impacted by the proposed works (Assessment of Baseline);
- Finally, Section 6 summarises the results of the assessment and recommends further archaeological investigation likely to be required to further inform the baseline (Conclusions and Recommendations).

2. Legislation and Planning Policy

2.1 Legislation

2.1.1 The Historic Environment (Wales) Act 2016

The Historic Environment (Wales) Act forms part of a suite of legislation, policy, advice and guidance for the protection and sustainable management of the Welsh historic environment. In broad terms, the Act gives more effective protection to listed buildings and scheduled monuments, enhances existing mechanisms for the sustainable management of the historic environment, and introduces greater transparency and accountability into decisions taken on the historic environment.

2.1.2 The Ancient Monuments and Archaeological Areas Act 1979, as amended by the Historic Environment (Wales) Act 2016

The Act imposes a requirement for Scheduled Monument Consent for any works of demolition, repair, and alteration that might affect a Scheduled Monument. For non-designated archaeological assets, protection is afforded through the development management process as established both by the Town and Country Planning Act 1990 and the Planning Policy Wales (PPW 2016).

2.1.3 The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016

The Planning (Listed Buildings and Conservation Areas) Act 1990 gives the provisions for the listing of buildings of special architectural or historic interest and the designation of conservation areas, and covers details about listed building consent, rights of owners, enforcement, and the prevention of deterioration or damage.

2.2 National Planning Policy

2.2.1 Planning Policy Wales (Edition 10, December 2018)

The Welsh Government's Planning Policy Wales (PPW 2018) aims to protect the historic environment, including archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes. This national policy provides guidance to local planning authorities and makes it clear that there is no need for local plans to duplicate national policy.

Planning Policy Wales is supplemented by Technical Advice Note 24: The Historic Environment (May 2017). The purpose of this TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation, and decision-making on planning and Listed Building applications. This TAN provides specific guidance on how the following aspects of the historic environment should be considered: World Heritage Sites; Scheduled Monuments; archaeological remains; Listed Buildings; Conservation Areas; historic parks and gardens; historic landscapes; and historic assets of special local interest.

2.2.2 Conservation Principles 2011

Conservation Principles (Cadw 2011) is a decision-making guide for all aspects of the Welsh historic environment. The document sets out six conservation principles, ensuring that actions and decisions are justified and consistent. Of these principles, Number 2: 'Understanding the significance of places is vital', articulates an approach to assessing significance of heritage assets based on their evidential, historical, aesthetic and communal values, and balancing these with the contribution made by setting and a wider cultural context. Having first understood and addressed the values that make up the significance of a place, the document sets out how then to manage impacts on significance.

2.3 Local Planning Policy

2.3.1 Wrexham Unitary Development Plan (UDP) 1996 – 2011

Wrexham County Borough Council adopted the Unitary Development Plan in February 2005 and includes key policies that relate to cultural heritage:

Policy EC5 Special Landscape Areas outlines that *“priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to confirm to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints. Examples of Special Landscape Areas include Registered Parks and Gardens of Special Historic Interest, Landscapes of Historic Interest, village greens, open areas within or adjacent to built up areas, river valleys and farmland”*.

Policy EC9 Listed Buildings of Special Architectural or Historic Interest outlines that *“alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures”*.

Policy EC11 Archaeology outlines that *“development which would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological site of national significance will not be permitted. Development that directly affects non-scheduled sites of archaeological importance will only be permitted if an archaeological investigation has been carried out to determine the nature, extent and significance of the remains, and this investigation indicates that in-situ preservation is not justified, and a programme of excavation and recording has been agreed. Development will also be carefully controlled to ensure that the setting of non-scheduled sites of archaeological importance is not harmed where appropriate”* ... *“archaeology remains are listed in the County Sites and Monuments Record. They are a vital part of the County Borough’s heritage and provide a key record of the history and culture of the local area”* ... *“an archaeological evaluation can help to define the character and extent of the archaeological remains in the area of a proposed development, and can indicate the weight that should be attached to their preservation. It also helps to identify options for minimising or avoiding damage. Such an evaluation should be carried out by a professionally qualified archaeological organisation or archaeologist, working to a brief supplied by the Council, and should be carried out before any decision on the planning application is taken”*.

2.3.2 Wrexham Local Development Plan 2 (LDP2) 2013 – 2028

The Wrexham Local Development Plan (LDP2) has been submitted to the Welsh Government and the Planning Inspectorate for consultation and as an emerging plan, the policies within this can be given weight in the planning process. It includes one key policy that relates to cultural heritage:

Policy SP16: Historic and Cultural Environment outlines that *“development will only be supported where it conserves, protects and enhances the following cultural and heritage assets of the County Borough and, where appropriate, their settings: i. Listed Buildings and in particular those on the Buildings at Risk Register; ii. Conservation Areas; iii. Pontcysyllte Aqueduct and Canal World Heritage Site; iv. Registered Historic Parks, Gardens and Landscapes; and v. Scheduled Ancient Monuments and Archaeological Remains”*.

2.4 Other Guidance

2.4.1 Cadw Guidance

Cadw have published a series of best practice guidance of which the one of most relevant to this appraisal is *Setting of Historic Assets in Wales* (Cadw 2017).

Setting of Historic Assets in Wales explains what setting is, how it contributes to the significance of a historic asset and why it is important. It also outlines the principles used to assess the potential impact of development or land management proposals within the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic park and gardens, and conservation areas.

2.4.2 Chartered Institute for Archaeologists

The baseline study has been undertaken in accordance with guidance published by the Chartered Institute for Archaeologists (CIfA), specifically the Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA 2020) and the Code of Conduct (CIfA 2019).

3. Assessment Methodology

3.1 Study Area

The study area for the assessment of heritage assets is defined as 500m from a central point within the Site (NGR SJ19541 43352), which has been deemed appropriate for the scale of works. The study area has been defined to identify designated and non-designated assets, their setting and geographical extent, and to inform the context of and potential survival of archaeological remains within the Site.

Within the study area, data was collated in relation to all designated and non-designated heritage assets using the data sources listed below (section 3.2). The settings of significant heritage assets outside of the 500m study area were also considered; however, the walkover survey confirmed that their setting did not extend into the Site and therefore they have not been included in this assessment.

All heritage assets identified within the study area are listed in relevant gazetteers (Appendix A and B) and illustrated on Figures 1 and 2. The heritage assets are identified within the text according to their Denbighshire Historic Environment Record (PRN) or Cadw (NPRN) numbers.

3.2 Data and Information Sources

The following data sources were consulted in preparation of this assessment:

- ;
- North East Wales Archives;
- Archwilio - the Welsh Historic Environment Records online;
- Cof Cymru - Cadw's online record of the national historic assets of Wales;
- Coflein - The online catalogue of archaeology, buildings, industrial and maritime heritage in Wales;
- British Geological Survey (BGS) online (<https://www.bgs.ac.uk/geoindex/>);
- The National Library of Wales (NLW) for online tithe maps;
- National Library of Scotland (NLS) for historic Ordnance Survey (OS) mapping; and
- Archaeology Data Service (<https://archaeologydataservice.ac.uk>) for information on previous cultural heritage assessments and fieldwork surveys.

3.3 Site Walkover Survey

A site visit and visual assessment of heritage assets within the study area was undertaken on Friday 11th September 2020 to:

- Identify known archaeological sites within the Site;
- Identify historic buildings and related assets including listed buildings, conservation areas and locally listed buildings within the Site and its surrounding study area;
- Identify areas with the potential to contain any previously unidentified archaeological or historical remains;
- Identify and assess the setting of heritage assets within and outside of the study area;
- Identify the location, extent and severity of modern ground disturbance and previous construction impacts; and
- Assess ground conditions and the suitability of the Site for further evaluation.

3.4 Significance of Heritage Assets

The significance of heritage assets has been determined based on professional judgement guided by statutory and non-statutory designations, national, regional and local policies, guidance documents and archaeological research frameworks.

Principle 2 in Conservation Principles (Cadw2011) defines significance as *"the cultural heritage values that people associate with it, or which prompt them to respond to it"*. Additionally, Planning Policy Wales Technical

Advice Note 24 sets out criteria which should be considered when assessing the significance of heritage assets, which include evidential, historical, aesthetic and communal values (Welsh Government 2017). These criteria have therefore been used in the assessment of significance for each affected asset. This information, in conjunction with professional judgement, was used to assess the significance of heritage assets.

3.5 Archaeological Potential

The assessment of archaeological potential identifies whether unrecorded archaeological remains may exist within the Site in addition to the known archaeological resource identified in the baseline. The potential for unrecorded archaeological remains to exist within the Site has been determined by professional judgement guided by an assessment of the existing heritage resource and the impact of previous modern development or disturbance at the Site.

Assessment of the archaeological resources draws on two factors:

- an assessment of the potential survival of any known or unknown archaeological deposits to remain extant within the Site based on an evaluation of previous ground disturbance; and
- an assessment for the potential for archaeological deposits to exist within the Site based on the results of the baseline study.

The level of disturbance to buried archaeological remains caused by historic development has been assessed based on available data listed above, with particular attention paid to historic boreholes and available data obtained from previous archaeological evaluations and excavations in the study area.

The potential for an area to contain archaeological remains is rated 'high', 'medium', 'low', 'negligible', or 'unknown'. This rating is based on an understanding of the archaeological resource as a whole and takes into account the Site's geological and topographical setting. The rating also considers the number and proximity of known and predicted archaeological/historical sites or find spots within the Site and its surrounding study area.

3.6 Consultation

During the preparation of this assessment, consultation was undertaken with Clwyd-Powys Archaeological Trust, who maintain the Historic Environment Record (HER) on behalf of Wrexham County Borough Council, on 15th May 2020, in order to determine an appropriate study area for the Site and to subsequently supply the HER data for the Site and study area. Consultation was also undertaken with the Development Control Archaeologist (DCA) for Wrexham, Mark Walters, on 18th May 2020 in order to confirm the suitability of the study area. Further consultation was undertaken with the DCA for Wrexham between 18th and 28th September 2020 following the Site walkover survey. The DCA for Wrexham advised that further consultation with his team should be undertaken during the detailed design phase of the project, to discuss the possibility of other less intrusive options for the proposed works on the weir, to reduce the impact on the heritage asset.

4. Heritage Baseline

4.1 Site Conditions

4.1.1 Geology and Topography

The Site is located on the River Dee, approximately 800m north of the village of Erbistock, in the county of Wrexham on an elevation of approximately 38m above Ordnance Datum (aOD).

The geological bedrock of the Site comprises Salop Formation – mudstone, sandstone and conglomerate, a sedimentary bedrock formed approximately 272 to 310 million years ago in the Permian and Carboniferous Periods. Superficial deposits are not recorded at the Site; however, river terrace deposits, comprising sand and gravel, and alluvium comprising clay, silt, sand and gravel, are located on the east and west banks of the river within the floodplain of the Dee valley¹.

4.1.2 Site Walkover Survey

The site walkover survey was undertaken in dry and overcast conditions on Friday 11th September 2020. Photographs of the Site taken during the walkover survey are presented in Appendix C.

The Site comprises Erbistock Weir (**34409**) (Plate A) and is located entirely within the River Dee, bounded to the east by mature trees along the riverbank and beyond that, the field historically named 'Causeway Field' (**101336**) which reportedly contained a paved road leading to the weir. The field was covered in unharvested crop at the time of the walkover survey, therefore ground level was not visible (Plate G, Plate H); however, the weir was accessed from this field via an informal footpath down a steep bank (Plate K, Plate L), which is recorded on 19th century historic mapping. The weir leads to Erbistock Mill (**101686**) (Plate C, Plate D) on the left bank, which is also lined with mature trees. On the left-hand side of the mill is a disused waterwheel (Plate E). A modified concrete slope and baulk fish pass are located on the west side of the weir (Plate J).

No previously unrecorded features of potential archaeological interest were identified during the site walkover survey.

4.2 Heritage Assets

4.2.1 Designated Heritage Assets

There are two Registered Parks and Gardens and five listed buildings located within the study area. There are no World Heritage Sites, Scheduled Monuments, Conservation Areas or Registered Battlefields within the Site or study area.

The two Registered Parks and Gardens comprise Rosehill garden (**C72**) and Erbistock Hall park and garden (**C73**), both of which are Grade II listed and located approximately 500m and 350m north west of the Site, respectively.

The five listed buildings located within the study area comprise one Grade II* listed building and four Grade II listed buildings. The listed buildings consist of Erbistock Hall (Grade II, **15170**) and associated farm building (Grade II, **1577**) and dovecote (Grade II*, **1578**), which are located approximately 450m north-west of the Site, as well as two post-medieval houses, Min-Yr-Afon (Grade II, **14486**), located 375m north of the Site, and Mill House (Grade II, **15169**), located approximately 150m to the south-west of the Site.

The designated heritage assets are described in Section 4.3, presented in a gazetteer in Appendix A and their locations shown in Figure 1. They are assessed in Section 5 of this report.

4.2.2 Non-designated Heritage Assets

There are 23 non-designated heritage assets located within the study area, comprising:

- 15 non-designated buildings;
- 5 earthworks; and

¹ <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

- 3 structures.

In addition, there are two entries in the HER relating to placename evidence, one entry relating to documentary data, and one entry relating to an archaeological investigation event.

The non-designated heritage assets are described in Section 4.3, presented in a gazetteer in Appendix B and their locations shown in Figure 2. They are assessed in Section 5 of this report.

4.2.3 Previous Archaeological Investigations

There have been no previous archaeological investigations undertaken within the Site.

There has been one archaeological investigation undertaken within the study area comprising a photographic survey (**129353**) undertaken in 2010 ahead of development at Erbistock Hall.

4.3 Archaeological and Historical Background

4.3.1 Early Prehistoric (up to c. 4,000 BC)

There is very little evidence for early prehistoric activity in the region with the closest evidence being located approximately 6-10km north of the Site, where stray finds of Mesolithic flint tools have been found near Borrass, Wrexham and Neolithic axe heads have been found near Johnstown and Darland, Wrexham. The Site is located within a river valley, which were important transport and communication systems for hunter-gatherer groups, as well as providing vital hunting grounds; however, there are no known early prehistoric heritage assets located within the Site or study area.

4.3.2 Late Prehistoric (c. 4,000 BC – AD43)

The presence of the River Dee and the free draining soils of the upper slopes of the Dee valley would have provided many suitable locations for settlement during this period. The earliest evidence for settlement in the region is represented by a small number of Bronze Age burial mounds and Iron Age defensive settlements, including the possible Iron Age promontory fort at Gwernheylyd Banks, located approximately 2km north-east of the Site, on the banks of the River Dee.

There are no known late prehistoric heritage assets located within the Site or study area.

4.3.3 Roman (AD 43 – 410)

There is very little evidence for Roman activity in the region. Rectangular and sub-rectangular enclosure sites represented by cropmarks have been identified in the region which may date to the Roman period, however the only finds of certain Roman date in the region are a single coin of early to mid-2nd century date and eight coins of late 3rd and early 4th century date, which have been found approximately 5km north-east and 10km east of the Site, respectively.

There are no known Roman heritage assets located within the Site or study area.

4.3.4 Early Medieval (410 – 1066)

There is evidence for early medieval settlement in the region, however this is largely based on placename evidence. Very little is known of the early history of Erbistock, however it is suggested that the setting of the later church (the Church of St. Hilary), close to the riverbank but in a relatively secluded position is typical of a number of early medieval church sites in Wales (CPAT 2013).

There is one asset of early medieval date located within the study area. The site of a farm, now demolished, called 'Palace Farm' (**101334**), is located approximately 400m east of the Site. It is recorded in the HER as its name suggests an early-medieval palace, however there is no evidence for this.

4.3.5 Medieval (1066 – 1540)

Erbistock is first recorded in the Domesday Book in 1086 as *Erpestoch* and by 1291 was referred to as *Erbystok* (CPAT 2013).

Although there is no evidence for an earlier church in Erbistock, there is documentary evidence to suggest that a church may have existed during the medieval period on the same site as the current building, with the Norwich Taxation of 1254 and the Lincoln Taxation of 1291 both referring to 'Ecclesia de Embestock' (CPAT 2013).

There is documentary evidence that the Valle Crucis Abbey, located approximately 15km west of the Site, had weekly fishery rights at 'Overton weir' during the 13th century (**61017**), which suggests that the weir has medieval origins, although the current structure is post-medieval.

4.3.6 Post-medieval (1540 – 1900)

An estate map dating to 1770-1 shows Erbistock largely similar to how it is today, with a cluster of buildings around the church on the riverside, with a few dispersed farm buildings and cottages to the north. The Site is visible on the tithe map of the Parish of Erbistock (undated) with Erbistock Mill marked as 'Mill'. The weir is visible stretching across the river, but not reaching the eastern bank. The land surrounding the Site would have formed part of the hinterland of Erbistock, comprising pastureland, arable fields, areas of woodland and scattered farm buildings, as it is today.

The Church of St Hilary, located approximately 900m to the south of the Site, was constructed in 1860 however, the vestry book records an earlier wooden building existing in 1692. By 1748, the wooden church was rebuilt in stone, which was then demolished in 1859, and replaced by the current building. The current church was funded by Caroline Boates of Rose Hill, a Grade I listed building built in the early 18th century, located approximately 800m to the north-west of the Site, and set within the Grade II listed Registered Park and Garden Rosehill garden (**C72**) which is located approximately 500m to the north of the Site. The garden dates from the late 18th or early 19th century and is depicted on historic maps from 1899.

Erbistock Hall (**15170**) is located approximately 450m north-west of the Site and is a Grade II listed building built in 1720. The house was owned by the Wynn family of Wynnstay (located approximately 5km to the west of the Site), whose estates included the former estates of the Valle Crucis Abbey. The house is located within a Grade II listed registered park and garden (**C73**) of contemporary date. Also situated within the garden are a Grade II listed farm building (**1577**), stables (**48906**), a potting shed (**48907**), a Grade II* listed dovecote (**1578**) dated 1737, and other buildings associated with the Erbistock Hall estate.

Erbistock Mill (**24862**) is located on the western bank of the River Dee, immediately to the north of the weir. The exact date of the building is unknown, however inscriptions on the fireplace within the mill include the date 1602. The mill was listed as Grade II in 1963 when the waterwheel and machinery were still in use. Renovations to convert Erbistock Mill into a holiday cottage in the 1970s have altered the historic and architectural interest of the building (Cadw 2020), however the works had approval of the local planning authority who agreed that the building did not merit a listing (Erbistock Estate *pers. comm.*) and the building was delisted in 2015. The waterwheel and machinery are no longer in use and the waterwheel is in a dilapidated state.

Erbistock weir (**34409**) is a stone-built weir constructed across the River Dee to provide water for Erbistock Mill. The current structure is of post-medieval date however there is documentary evidence for a weir here during the medieval period (**61017**). Land adjacent to the east of the weir is recorded as 'Causeway Field' (**101336**) on the HER, which is named as such due to a paved road which once led to the weir. The HER reports that the field is quite stony with a low bank running north to north-west. During the site walkover, this field was covered entirely in unharvested crop. The ground level was not clearly visible and no evidence for the former paved road was observed.

Further post-medieval assets located within the study area include Grade II listed Mill House (**15169**) and associated farm buildings (**147440**, **147441**, **147442**) located approximately 150m south-west of the Site, Grade II listed Min-Yr-Afon (**14486**) located approximately 380m to the north of the Site, a number of farm buildings located approximately 450m south-east of the Site (**146286**, **146287**, **146288**) and historic evidence for two boundary marker stones (**104240**, **104241**) located approximately 400m to the east of the Site.

4.3.7 Modern (1901- present)

There are no heritage assets of modern date located within the Site or study area.

4.3.8 Unknown

There are no heritage assets of unknown date located within the Site or study area.

4.3.9 Historic Map Regression

The Site is recorded on historic OS mapping from 1885 onwards and the Site, surrounding land and nearby roads and trackways, remain largely unchanged today. Due to this, the historic maps have not been reproduced in this report.

The Site is recorded on the 1885 - 1900 series OS maps simply as 'weir'. 'Palace Farm' is marked to the east of the Site, Erbistock Hall is marked to the north-west of the Site and a footpath is recorded running along the edge of 'Causeway Field'. On the 1888-1913 series OS maps, the weir is drawn in detail and Erbistock Mill is recorded to the west of the weir. The footpath is no longer recorded within 'Causeway Field', however a bank is recorded towards the west of the field, adjacent to the weir.

On the 1892-1914 series OS maps, Erbistock Mill is further identified as being a 'flour' mill and a sluice has been marked on the weir. The bank within 'Causeway Field' is no longer recorded, however, by the time of the 1949-1969 series OS maps, the bank is recorded again.

4.3.10 Historic Landscape Characterisation

The Site is located adjacent to the historic landscape character of Bryn-y-Pys. This landscape is characterised by areas of meadowland, farmland, wooded slopes and former parkland belonging to a number of country houses.

The Site comprises Erbistock weir which can be characterised entirely as post-medieval industry. Land immediately surrounding the Site can be characterised as post-medieval irregular fields and semi-natural woodland.

5. Assessment of Baseline

5.1 Designated Heritage Assets

There are two Registered Parks and Gardens and five listed buildings located within the study area. There are no World Heritage Sites, Scheduled Monuments, Conservation Areas or Registered Battlefields within the Site or study area. The assets and their settings are described below.

5.1.1 Rosehill Registered Park and Garden (Grade II, C72)

The Grade II listed Rosehill garden (**C72**) is located approximately 500m to the north of the Site. The garden dates from the late 18th or early 19th century and is characterised by its picturesque position overlooking the river Dee.

The setting of the garden does not extend into the Site.

5.1.2 Erbistock Hall Registered Park and Garden (Grade II, C73)

The Grade II listed Erbistock Hall park and garden (**C73**) is located approximately 350m to the north-west of the Site, comprising a small 18th century park and a formal garden, separated by a ha-ha.

Erbistock Hall estate, including the hall (Grade II, **15170**), farm building to north of Erbistock Hall (Grade II, **1577**), stables (**48906**), potting shed (**48907**), dovecote (Grade II*, **1578**) and other associated buildings provide the setting and historic context of the park and garden, and the group value of these assets contributes to the significance of the park and garden. The setting of the park and garden does not extend into the Site.

5.1.3 Erbistock Hall (Grade II, 15170), Farm building to north of Erbistock Hall (Grade II, 1577) and Dovecote (Grade II*, 1578)

The Grade II listed Erbistock Hall (**15170**) is located approximately 450m north-west of the Site on elevated ground to the west of the River Dee and is set within the grounds of Erbistock Hall park and garden (**C73**). Also within the grounds of the park and garden are a number of other buildings including the Grade II listed 'farm building to north of Erbistock Hall' and the Grade II* listed Dovecote.

Erbistock Hall park and garden (**C73**) and other buildings associated with the Erbistock Hall estate provide the setting and historic context of these assets, and the group value of these assets contributes to their significance. The setting of these assets does not extend into the Site.

5.1.4 Min-Yr-Afon (Grade II, 14485)

The Grade II listed Min-Yr-Afon is a 19th century house overlooking the River Dee. The setting of the house does not extend into the Site.

5.1.5 Mill House (Grade II, 15169)

The Grade II listed Mill House is a late 17th century house, remodelled in the late 18th / early 19th century, located approximately 150m south-west of the Site. The setting of the house does not extend into the Site.

5.2 Non-designated Heritage Assets

5.2.1 Erbistock Mill (24862)

Erbistock Mill is located on the western bank of the River Dee, immediately north of the weir. The waterwheel and machinery are no longer in use and the waterwheel is in a dilapidated state.

Erbistock weir forms part of the historical functional setting of the mill; however, the mill is no longer in use. Renovations to convert Erbistock Mill into a holiday cottage in the 1970s have altered the historic and architectural interest of the building (Cadw 2020), however the works had approval of the local planning authority who agreed that the building did not merit a listing (Erbistock Estate *pers. comm.*). The proposed works include provision for maintaining up to 30% of the weir on the west bank, adjacent to the mill; therefore, the overall character would not be altered. The proposed works would not result in physical impacts nor change the setting of the mill that would result in loss of significance.

5.2.2 Erbistock Weir (34409)

Erbistock weir (34409) is a stone-built weir constructed across the River Dee to provide water for Erbistock Mill. The mill forms part of the historical functional setting of the weir, however the mill is no longer in use. This has reduced the historic significance of the weir. Removal of part of the weir structure would result in partial loss of a heritage asset.

5.3 Previous Ground Disturbance

The level of ground disturbance caused by the construction of the existing weir is currently unknown, however it is likely that it caused disturbance down to and possibly beyond bed level. The proposed works comprise partial removal of the weir down to bed level. It is anticipated that any disturbance resulting from the proposed works will be within the confines of the footprint of the existing weir and will not create additional disturbance or change the profile of the existing riverbed.

5.4 Archaeological Potential

This section assesses the potential for unrecorded archaeological remains to be present within the Site. The assessment of archaeological potential is based on the data available at the time of writing and takes into consideration the known archaeological assets within the Site and study area and historical and cartographic evidence. The lack of recorded evidence relating to particular archaeological periods within the Site and study area may reflect limited archaeological investigation to date, rather than a genuine absence of activity. The archaeological potential for the Site has been assessed as follows:

Early prehistoric: Evidence for early prehistoric activity in the region is sparse and there are no known early prehistoric heritage assets located within the Site or study area, therefore the potential for early prehistoric remains is considered to be **negligible**.

Late prehistoric: There is some evidence for late prehistoric activity in the region, however there are no assets of late prehistoric date located within the Site or study area, therefore the potential for early prehistoric remains is considered to be **negligible**.

Roman: There is very little evidence for Roman activity in the region and there are no known Roman heritage assets located within the Site or study area, therefore the potential for Roman remains is considered to be **negligible**.

Early medieval: The only evidence for early medieval activity in the region is largely based on placename evidence. The single asset of early medieval date located within the study area is reflective of this, comprising the site of a now demolished farm whose name suggests an early-medieval palace, although there is no evidence for this. The potential for early medieval remains is considered to be **negligible**.

Medieval: Evidence for medieval activity within the study area includes documentary evidence for fishery rights at 'Overton weir', suggesting the weir has medieval origins; however, it is anticipated that construction of the current weir structure would have likely caused disturbance down to and beyond bed level, resulting in the loss of any evidence for earlier structural remains, therefore the potential for medieval remains is considered to be **low**.

Post-medieval: The weir was constructed during the post-medieval period and may date to the early 17th century, contemporary with the construction of Erbistock Mill, and it is anticipated that the weir has remained largely unchanged, although it may have undergone restoration or repair during its lifetime, therefore the potential for post-medieval remains is considered to be **low**.

Modern: There are no assets of modern date within the Site or study area and it is anticipated that the weir has remained largely unchanged since its construction. There are no records outlining any restoration or repair works to the weir during the modern period, therefore the potential for modern remains is considered to be **negligible**.

This desk-based assessment has identified the known archaeological resource within the study area and has predicted the archaeological potential within the Site. There is, however, still a risk that unexpected archaeological remains of all periods may be discovered within the Site.

5.5 Statement of Heritage Significance

Planning Policy Wales stresses the importance of identifying and assessing the significance of any heritage asset and its setting that may be affected by a proposed development. Once significance has been established, the impact of any proposal can be appropriately assessed.

This assessment has concluded a negligible potential for remains dating to all periods except for the medieval and post-medieval periods, which are deemed to have a low potential for remains. Potential remains dating to the medieval period are likely to relate to evidence of an earlier weir structure. Potential remains dating to the post-medieval period are likely to relate to evidence of restoration or repair works to the weir structure. If identified, it is considered any such remains would be of local value. Extant post-medieval remains, including Erbistock Mill and Weir provide evidence for the management of the waterway and its importance to the economy of the area. For these reasons both have inherent local value.

There are seven designated heritage assets located within the study area comprising two Grade II Registered Parks and Gardens and four Grade II listed buildings of medium value, and one Grade II* listed building of high value.

The importance and significance of historic landscape character is assessed in terms of sensitivity to change. Those with a high sensitivity to change should be accommodated and preserved where possible within new developments or should be subject to well managed changes. Historic landscapes with a lower sensitivity to change can potentially be enhanced by new developments and can absorb most types and scales of essential, well-managed change. The Site comprises Erbistock weir which can be characterised as post-medieval industry, which is considered to have low sensitivity to change.

6. Conclusions and Recommendations

A study area comprising the Site and a 500m study area from a central point within Erbistock Weir has been assessed in order to gain an understanding of the archaeological potential of the Site and identify key constraints.

The setting of all of the designated heritage assets identified within the study area does not extend into the Site. The proposed works would not result in physical impacts to nor change the setting of any designated heritage asset that would result in any loss of significance.

It is anticipated that construction of the existing structure is likely to have caused disturbance down to and possibly beyond bed level, and it is anticipated that any disturbance resulting from the proposed works will be within the confines of the footprint of the existing weir and will not create additional disturbance or change the profile of the existing river bed.

Removal of part of the weir structure would result in the partial loss of a heritage asset which is of local value. Erbistock Mill forms part of the historical functional setting of the weir, however the mill is no longer in use and has recently been delisted. This has reduced the historic significance of the weir.

Further consultation should be undertaken with the Development Control Archaeologist for Wrexham County Council (WCC) during the detailed design phase of the project, in order to discuss the possibility of other less intrusive options for the proposed works on the weir, to reduce the impact on the heritage asset.

It is not anticipated that archaeological investigation will be required by the Development Control Archaeologist for WCC, however, this would need to be discussed and approved in writing by the Development Control Archaeologist for WCC.

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Appendix A Designated Heritage Assets Gazetteer

NPRN	Type	Grade	Name	Description	Period	NGR
C72	Registered Park and Garden	II	Rosehill	Landscape park in picturesque location overlooking the river Dee, surviving in its entirety. House and garden in fine situation overlooking the park and river, with the unusual survivals of a box-edged Edwardian parterre and a well preserved and fully productive walled kitchen garden.	Post-medieval	SJ35133 42962
C73	Registered Park and Garden	II	Erbistock Hall	Partly terraced garden probably dating to the early eighteenth century, with well preserved, very fine yew hedging and topiary of some antiquity. Garden incorporates a well preserved early eighteenth-century dovecote.	Post-medieval	SJ35007 42478
1578	Listed Building	II*	Dovecote at Erbistock Hall	Situated SE of Erbistock Hall which is 1.5 km N of Erbistock.	Post-medieval	SJ35120 42438
1577	Listed Building	II	Farm building to North of Erbistock Hall	Situated NW of Erbistock Hall.	Post-medieval	SJ35072 42486
14486	Listed Building	II	Min-Yr-Afon	Close to Overton Bridge, alongside the River Dee.	Post-medieval	SJ35491 42543
15169	Listed Building	II	Mill House	Situated 800m N of Erbistock on the E side of a road running S off the A528 from Overton Bridge.	Post-medieval	SJ35359 42041
15170	Listed Building	II	Erbistock Hall	Situated 1.5 km N of Erbistock reached from a by-road running S off the A539 to Erbistock.	Post-medieval	SJ35090 42450

Appendix B Non-designated Heritage Assets Gazetteer

PRN	Type	Name	Description	Period	NGR
48900	Earthwork	Erbistock Hall, marl pit IV	The remains of a dry sub-circular marl pit 7m wide and up to 1m deep with a drainage ditch running from it to the west. (CPAT Tir Gofal assessment, 2004)	Post-medieval	SJ35023 42318
48901	Earthwork	Erbistock Hall, garden earthwork	An earthwork forming a roughly 20m square level platform 1.3m high to the south forming an abandoned area of the garden at Erbistock Hall (PRN22940).	Post-medieval	SJ35095 42330
48902	Earthwork	Erbistock Hall, old driveway	An in filled, broken and abandoned hollow way 2m-3m wide and in places 0.4m deep aligned south-east/north-west, which would have provided access to Erbistock Hall (PRN102863) to the west of the gardens (PRN22940). The driveway is illustrated in an 1818 sketch of a south-facing elevation of the house and garden.	Post-medieval	SJ35141 42283
48903	Building	Erbistock Hall, stable I	A red brick and weather boarded single storey gabled 19th century stable. The north-facing gable is of horizontal weatherboarding with brick below and the south-facing gable is of horizontal and vertical weatherboarding. The east-facing elevation has four stable doors with three later brick exercise yards to the south. Three tie-beam trusses with raking struts support the slate roof. The building is in good condition and has been well maintained.	Post-medieval	SJ35066 42507
48904	Building	Erbistock Hall, farm building	A two-storey gabled red brick 18th century farm building probably a granary or feed store. The south-facing elevation has a raised single central doorway reached by a set of stone steps. Two sets of diamond shaped honeycomb ventilation patterns in the brickwork can be seen at first floor level. The building is in good condition and well maintained.	Post-medieval	SJ35089 42493
48905	Earthwork	Erbistock Hall, pigsty	A red brick half storey 19th century pigsty with a single pitch corrugated asbestos roof. The south-facing elevation has three low narrow doorways. Three feeding troughs are incorporated into the walls of the three brick walled exercise yards. The building is currently used as a kennel, is in good condition and has been well maintained.	Post-medieval	SJ35096 42496
48906	Building	Erbistock Hall, stable II	An early 20th century single storey gabled timber framed stable. The west-facing elevation has four stable doors each with a large square window to the north. Tie-beam trusses support the corrugated iron roof with two wooden louvres. The building is in good condition and has been well maintained.	Modern	SJ35095 42485
48907	Building	Erbistock Hall, potting shed	A long rectangular range brick potting sheds with four gables built against the north-facing exterior wall of the main garden (PRN22940) at Erbistock Hall. The hand-made bricks, the style of the sheds and their association with the garden would suggest they are mid/late 18 th century in date. The main structure of the building is in good condition.	Post-medieval	SJ35133 42441
48908	Building	Erbistock Hall, cart shed	A red brick two storey gabled cart or coach shed with 18th/early 19th century structure with later alterations. The south-facing elevation has two large windows at first floor level and two smaller windows at ground floor level. The building is in good condition and is well maintained.	Post-medieval	SJ35081 42464
61017	Document	Overton weir	Weekly fishery rights of Valle Crucis Abbey at Overton weir. (CPAT project 761)	Medieval	SJ35460 42127
67627	Earthwork	Erbistock Hall orchard	Orchard to south-east of Erbistock Hall depicted on 1st edition (1899) and later OS maps. One of two areas of apple orchards within the gardens at Erbistock Hall (prn22940) with a number of surviving orchard trees. (CPAT Tir Gofal assessment, 2004)	Post-medieval	SJ35154 42460
101336	Placename	Causeway Field	The RCAHM notes that this field is called Causeway Field because it is adjacent to Erbistock Weir, to which	Post-medieval	SJ3555

PRN	Type	Name	Description	Period	NGR
			ran a paved road. The field is quite stony and a low bank 6 to 2m wide running N to NW may be it.		4212
101334	Placename	Palace Farm	Farm used to stand here called Palace Farm. There is no evidence to explain the name.	Early-medieval	SJ3585 4225
			1602 Mill 4 stage stone flour mill waterwheel and machinery still intact. (CAS 4/12/93). Liverpool Daily Post article of 1953 in NMR archive suggests the large stone weir is perhaps Norman and the building retained some early architectural features. Still in use at that time. Undershot waterwheel visible on 1939 photographs.		
101686	Building	Erbistock Mill	The mill which had been a listed building was de-listed in 2015 as "...unauthorised alterations [had] destroyed its historic and architectural interest...". (Cadw 2020).	Post-medieval	SJ35430 42206
102862	Building	Erbistock Hall Estate	Post-medieval estate. 1970 2-storey mansion with red brick circular dovecote dated 1737. (CAS 4/12/93)	Post-medieval	SJ35090 42450
104240	Structure	Palace Meadow Boundary Stone I	Boundary Stone known but not located at this site.	Post-medieval	SJ3584 4211
104241	Structure	Palace Meadow Boundary Marker II	Boundary Stone known but not located at this site.	Post-medieval	SJ3588 4212
146286	Building	Coed Derwen	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.	Post-medieval	SJ35732 41792
146287	Building	Coed Derwen	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.	Post-medieval	SJ35726 41792
146288	Building	Coed Derwen	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.	Post-medieval	SJ35716 41790
146289	Building	Coed Derwen	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.	Post-medieval	SJ35715 41794
146290	Building	Coed Derwen	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.	Post-medieval	SJ35719 41805
147440	Building	Mill House	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.	Post-medieval	SJ35350 42064
147441	Building	Mill House	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.	Post-medieval	SJ35365 42059
147442	Building	Mill House	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25-inch map as part of Glastir Traditional Farm Buildings project.	Post-medieval	SJ35372 42050
34409	Structure	Erbistock Weir	Erbistock Weir is a stone-built weir across the river Dee, some 72m long, built to provide water for Erbistock mill (PRN101686).	Post-medieval	SJ3544 4216
129353	Event	Erbistock, Rose Hill, Erbistock Hall	Photographic survey undertaken in 2010 ahead of development.	-	SJ35091 42450

Appendix C Site Walkover Survey Photos



Plate A View from west bank looking south towards Erbistock Mill and weir



Plate B View from west bank looking south towards weir



Plate C View of Erbistock Mill with modern alterations visible



Plate D View of rear of Erbistock Mill with modern alterations visible



Plate E View of disused waterwheel at Erbistock Mill



Plate F View looking east across weir, from Erbistock Mill



Plate G View looking east across 'Causeway Field' on east bank



Plate H View looking north across 'Causeway Field' on east bank



Plate I View from east bank, looking west across weir towards Erbistock Mill



Plate J View of modified concrete slope and baulk fish pass on east side of weir



Plate K View of access from 'Causeway Field' to the weir

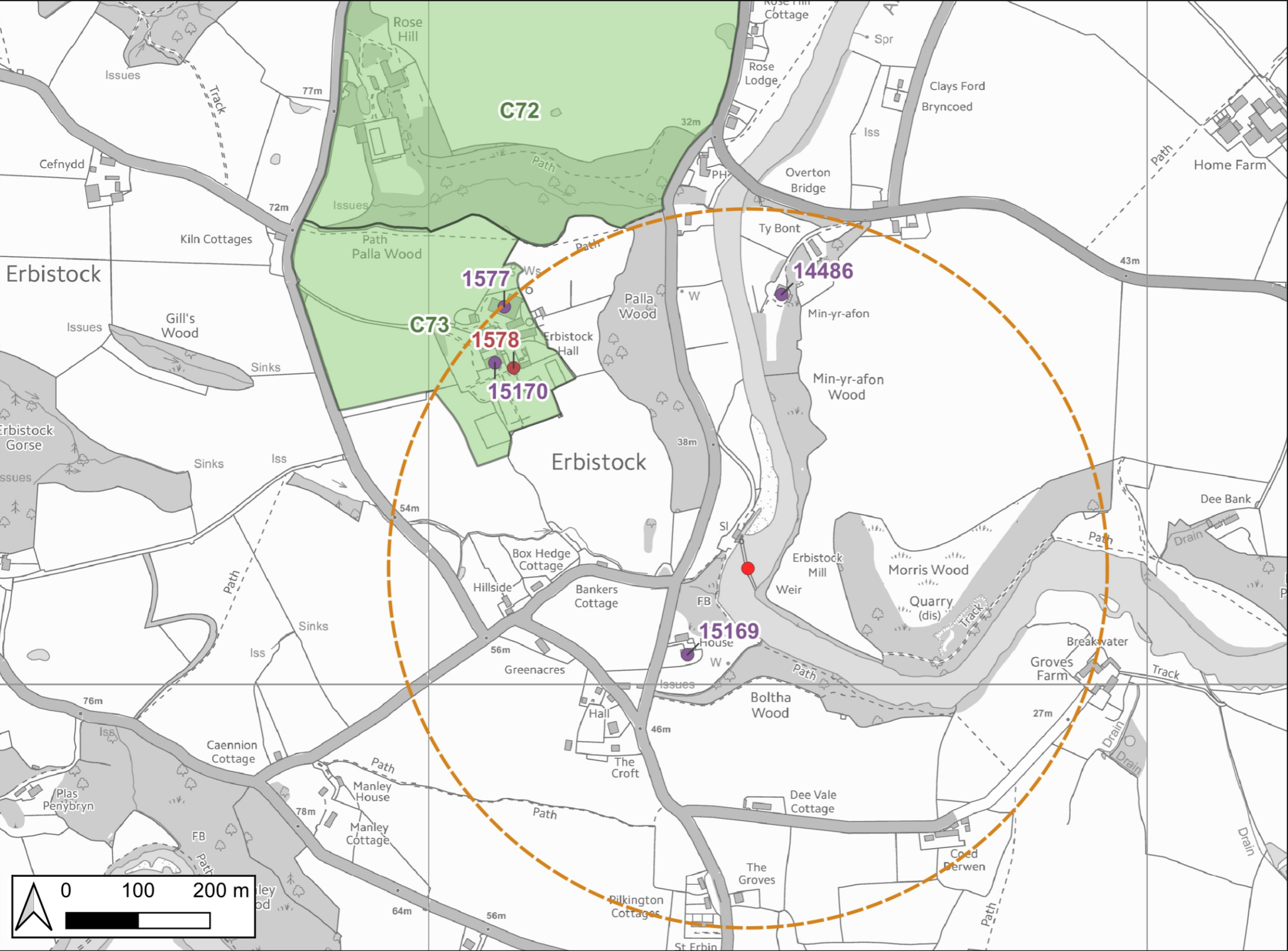


Plate L View of bank leading from weir to 'Causeway Field'

Appendix D Figures

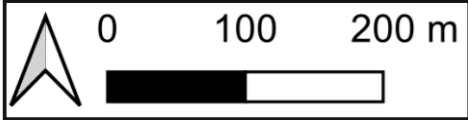
Figure 1 – Designated Heritage Assets


Figure 2 – Non-designated Heritage Assets

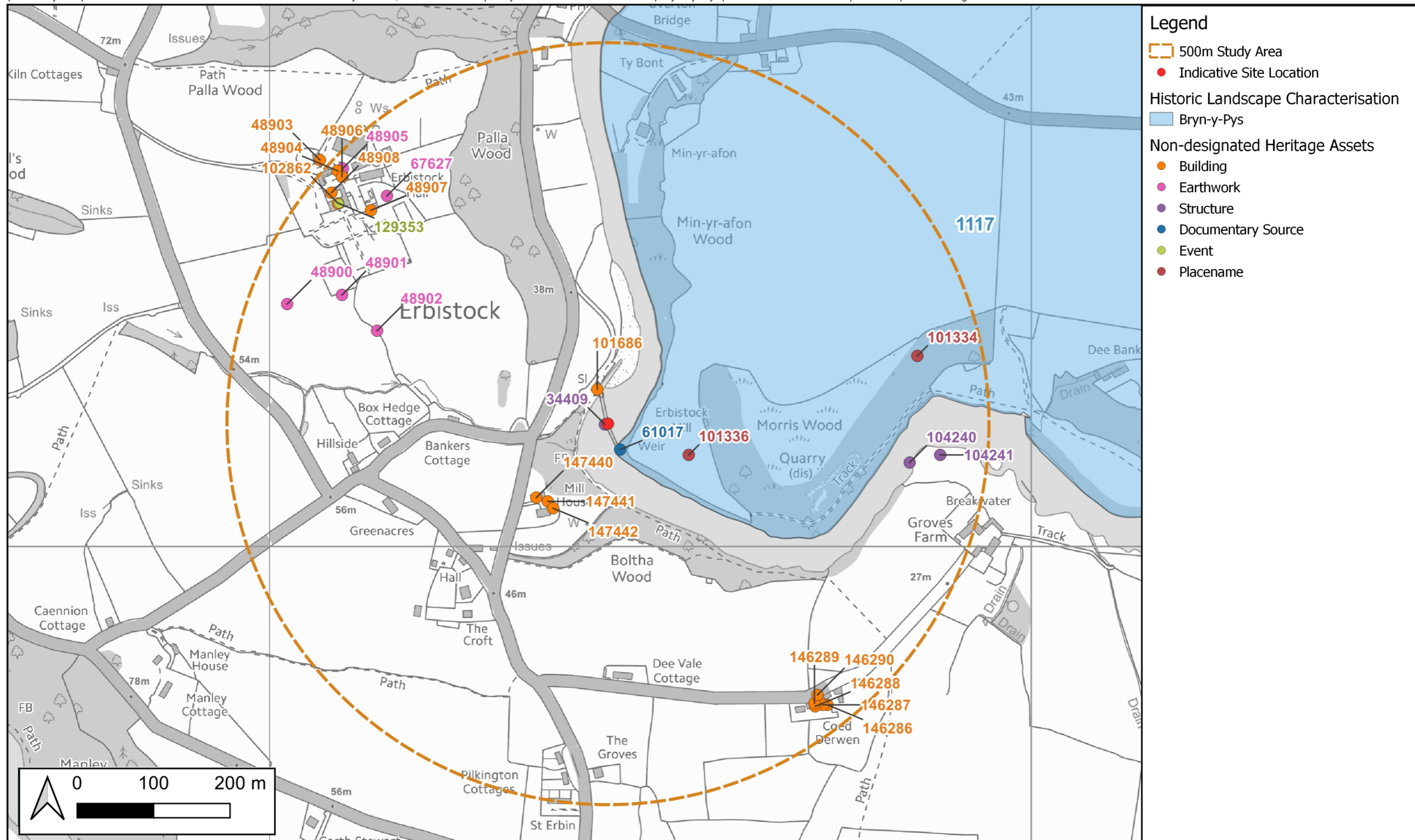



Legend

- 500m Study Area
- Indicative Site Location
- Designated Heritage Assets
- Listed Buildings
 - Grade II
 - Grade II*
- Registered Park and Garden



Client:	NATURAL RESOURCES WALES (NRW)	Title:	DESIGNATED HERITAGE ASSETS	Bridgewater House 60 Whitworth St, Manchester M1 6LT	 Tel: +44 (0) 161 907 3500 www.aecom.com	Design:	PM	Drawn:	PM
Project:	NRW DEE (LIFE) RESTORATION OF FRESHWATER FEATURES PROJECT					Chk'd:	JW	App'd:	JW
						Drawing Number:	FIGURE 1	Version Number:	1



Client:	NATURAL RESOURCES WALES (NRW)	Title:	NON-DESIGNATED HERITAGE ASSETS	Bridgewater House 60 Whitworth St, Manchester M1 6LT	 Tel: +44 (0) 161 907 3500 www.aecom.com	Design:	PM	Drawn:	PM
Project:	NRW DEE (LIFE) RESTORATION OF FRESHWATER FEATURES PROJECT					Chk'd:	JW	App'd:	JW
						Drawing Number:	FIGURE 2	Version Number:	1

