Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 22 October 2024 08:38
To: Matthew Phillips
Subject: Re: Planning Consultation - P/2024/1466
Attachments: Heneb Clwyd-Powys September 2024 - Registered Contractors.pdf

Good morning, Matthew,

Thank you for consulting us on the application referenced above.

We have an ongoing evaluation in progress on the site (From application no. P/2023/0593), where a geophysical survey was completed earlier this year. We have asked for targeted trenching on areas of interest highlighted within the survey and expect that ground-truthing to be completed prior to any further work on site.

We have been in conversation with the contractors this further consultation was expected.

The land at Lower Berse Farm was recommended for a pre-determination evaluation which initially included a desk-based assessment (DBA) of the development area including a Geophysical Survey, which mapped and described any archaeological features that are located within the site. The geophysical survey has highlighted archaeological features that require further investigation and we have requested a trench plan from the contractors regarding this. We recommend that this is now followed up by pre-determination ground investigations using targeted trial trenching across the features which are, as yet features of unknown date and origin. This pre-determination evaluation trenching will assess the features, and confirm age, function, level of preservation and relationship to each other. The subsequent report will be used to determine whether further mitigation is required.

The proposed development will disturb any archaeological remains surviving here, but from present knowledge it is impossible to estimate how damaging this might be, and thus to frame an appropriate archaeological response. The planning authority appears to have insufficient information about this archaeological resource, or the applicant's intended treatment of it, to make a balanced decision. As archaeology is a material consideration here, I would advise that this application is not determined until this resource has been properly evaluated.

Welsh Government Planning Policy Wales (Edition 11, Feb 2021), TAN 24: the Historic Environment (May 2017) suggest that planning authorities should require applicants to supply a suitable archaeological assessment in support of an application where a potential impact to archaeological remains is identified.

The specific guidance is stated in:
Planning Policy Wales (Feb 2021):
Paragraph 6.1.26
Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.

This means that Local Planning Authorities in Wales must take into account archaeological considerations and deal with them from the beginning of the development control process and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.

Technical Advice Note 24 (May 2017):
Paragraph 4.7.
'Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts.'

The evaluation will include pre-determination ground investigations using targeted trial trenching of the sites identified within the DBA and geophysical Survey. All work will be completed in accordance with the relevant CIFA standards and guidance on evaluation and project archiving and reporting.

The developer will preferably engage a CIfA **registered archaeological contractor** to complete this work in accordance with an approved **written scheme of investigation (WSI)** which will be supplied by the archaeological contractor and approved by us in advance of commencement of the investigation.

From: Ellie Jones <ellie.jones@wrexham.gov.uk>
Sent: 18 October 2024 08:08
To: markwalters@cpat.org.uk <markwalters@cpat.org.uk>
Subject: Planning Consultation - P/2024/1466

Dear Sir/Madam

Please find attached a consultation letter in respect of the below application.

Reference: P/2024/1466
Proposal :CAIS AMLINELLOL AR GYFER CODI 1520 ANNEDD (YMDDANGOSIAD, TIRLUNIO, CYNLLYN A GRADDFA)/OUTLINE APPLICATION FOR ERECTION FOR 1520 DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)
Location: LAND AT LOWER BERSE FARM, RUTHIN ROAD, WREXHAM, LL14 4HP

Regards

Planning Business Support Team

Economi a Chynllunio/Economy and Planning

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