

From: [Neil Bayliss](#)
To: [planning](#)
Subject: [DKIM:INVALID] FAO: GH1 RE: P/2023/0050 - Land At Stansty Fields, Mold Road, Stansty, Wrexham
Date: 28 February 2023 12:25:17
Attachments: [ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf](#)
[January 23 CPAT Contractors Information.pdf](#)

Good morning,

Regarding the application referenced above.

We received a pre-planning consultation on the area proposed for the development and replied to the applicant with the following.

Information held within the Historic Environment Record indicates that although the site has no archaeological features superficially, the 1st edition Ordnance Survey mapping shows a rectangular pond near the eastern border of the application area, which has since been levelled and landscaped. Stansty Park (LB1535), a Grade II listed building with associated gateway, lies west of the site, but with no Cadw registered parkland associated. The **Built Heritage Conservation Officer** should be consulted regarding any potential setting issues to the listed building, however the existing tree cover, 'A' road, and nearby commercial buildings should limit any screening issues.

The archaeological potential of the site is low, however a **Desk Based Assessment and walkover survey**, should be completed on the site to confirm if the former pond formed part of the parkland landscape associated with Stansty Park and whether there were other features on any earlier estate maps.

We would advise that, initially, a detailed desk-based study is completed in accordance with the CIFA standard and guidance for Desk Based Assessment to support any future application which should include:

A desktop study of all readily available primary and secondary documentary, cartographic, pictorial, aerial/ground photographic and oral sources to provide a historical framework for any surviving archaeological remains including their location, origin, date, function, extent, and level of survival. As a minimum these sources must include all relevant records held at:

- Regional Historic Environment Record, Clwyd-Powys Archaeological Trust.
- National Library of Wales, Documents and Maps Section, Aberystwyth inc. Tithe Maps Online <https://places.library.wales/>
- National Monuments Record, RCAHMW, National Library of Wales, Aberystwyth.
- County Archives for the region
- NRW DTM LiDAR at the highest resolution available. Visualisations should include standard and multi-directional hill shading and local relief as a minimum.
- Welsh Government Aerial Photographic Archive <http://aerialphotos.wales.gov.uk/>
- Aerial imagery on Google Earth (including historic dated imagery) and Bing Maps Aerial (for most recent imagery)

Within the desktop report:

- Copies of all cartographic sources consulted should normally be included even if they show negative evidence.
- Transcriptions of documents consulted should also be given in the text where evidence relating to the development area is cited or inferred.
- Copies of plans or other pictorial or photographic data must be included if relevant information is visible and should include the application red boundary.

- Aerial photographic data must be rectified and transcribed at an appropriate scale and all photographs which reveal archaeological features must be included. A plan showing these features overlain on the proposed development layout should be included.
- All sources consulted must be fully listed in the bibliography at the rear of the report and should include accession numbers in all cases.
- Good quality reproductions of maps/plans/photos should be included.
- A comprehensive map regression analysis with accompanying text discussion must be produced.
- The CPAT HER Enquiry Number must be cited.
- Clear mitigation options for any impacts identified should be stated in the conclusions.

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 neil.bayliss@cpat.org.uk for approval before they can commence works on site. After completion of the desk-based study additional pre-determination evaluation may be required.

The attached documents should be forwarded to the applicant/agent so that they are fully aware of the requirements.

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

Best regards,

Neil Bayliss

Mr Neil Bayliss BA, PCIfA
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