

From: [Neil Bayliss](#)
To: [planning](#)
Subject: FAO: TF RE: P/2023/0652 at 4 Oaklands Avenue, Wrexham
Date: 24 October 2023 09:56:09
Attachments: [Oct 23 - CPAT - Archaeological Watching Brief.pdf](#)
[Oct 23 - CPAT - Contractors Information.pdf](#)
[Oct 23 - CPAT - House holders guide.pdf](#)

Good morning,

Regarding the planning application referenced above.

Information held within the Regional Historic Environment Record indicates that the proposed extensions are located, at least partially, on the site of a building shown on the 2nd edition Ordnance Survey mapping of the area. This building is part of a range of buildings originally associated with 'Broad Oak', a dwelling still standing to the North of the site, which may include floors, foundations and other artefacts related to the property. In this case we recommend groundworks, service trenching and levelling for the new extension are completed with a qualified archaeologist present due to the potential for sub-surface archaeology. This is in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance, and an appropriate condition is supplied below.

The works should be completed by an archaeologist who is part of a **recognised professional archaeological organisation** working to the Standard and Guidance of the **Chartered Institute for Archaeologists (CIFA)** relating to an archaeological watching brief. 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 CIFA accreditation.

A suitable condition to facilitate the watching brief is provided below along with guidance notes for the applicant on how to commission archaeological works.

The condition in this case would be:

Archaeological Watching Brief

Suggested planning condition to facilitate an archaeological watching brief:

*The developer shall ensure that a suitably **qualified archaeological contractor** is present during any groundworks for the application area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the **Chartered Institute for Archaeologists** Standard and Guidance for archaeological watching briefs.*

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust
(neil.bayliss@cpat.org.uk)

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment

Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. 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 the **Archaeological Watching Brief**, and 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 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

Mr Neil Bayliss BA, PCIfA
Swyddog Rheoli Datblygiad / Development Control Archaeologist
Ymddiriedolaeth Archeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

<http://www.cpat.org.uk>

Ffôn / Tel: +44 (0)1938 553670

Ffôn / Tel: +44 (0)7496 984393

E-bost / E-mail: neil.bayliss@cpat.org.uk

Ymddiriedolaeth Archeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Y Trallwng, SY21 8RP.
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
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