

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 24 October 2023 10:12
To: planning
Subject: FAO: TF RE: P/2023/0647 at Ty Newydd, School Lane, Overton, Wrexham
Attachments: Oct 23 - CPAT - House holders guide.pdf; Oct 23 - CPAT - Contractors Information.pdf; Oct 23 - CPAT - Archaeological Watching Brief.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

Regarding the application referenced above.

Information held within the regional Historic Environment Record indicates that this plot lies within the predicted medieval historic core of Overton and the Conservation Area. The rear plots in Overton typically preserve evidence of medieval and later property boundary ditches, refuse pits, former garden layouts, outbuildings, and artefacts of all periods. The new foundations for the extensions on this property may encounter any of the features described above and appropriate archaeological monitoring is therefore required.

We would recommend that an archaeologist is contracted to be present throughout the duration of ground reduction and new foundation excavations for the extension and new parking area so that an adequate record of any archaeological features revealed by these works can be made. This advice is in accordance with the guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Feb 2021).

The Built Heritage Conservation Officer should also be consulted due to the buildings location within the Conservation Area and proximity to the Grade II Listed Buildings 'Quinta Cottage' to the north and 'The Quinta', to the west.

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

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