

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 06 November 2018 10:09
To: planning
Subject: P/2018/0874 Site of former Hippodrome Theatre, Henblas Street, Wrexham - Pre-determination Archaeological Evaluation
Attachments: Evaluation - General Requirements.docx; Contractors Information.cleaned.doc

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Dear Sir or Madam

Thank you for the consultation paperwork relating to the above proposals.

Information retained within the Regional Historic Environment Record indicates that this application falls in an area of high archaeological potential. The plot lies within the medieval historic core of Wrexham (see <http://www.cpat.org.uk/ycom/wrexham/wrexham.htm> and select Wrexham dot on map for pdf download) and occupies a street frontage which is believed to have been within the medieval town layout with early timber framed dwellings on the frontage and rear plots with gardens, outbuildings, refuse pits and perhaps light industrial activity. The site would have been subsequently developed in the post medieval period with later stone and brick structures. There is consequently a high potential for a deep buried sequence of prior occupation archaeology on this plot which will be disturbed or destroyed by new foundations and services

The proposed development will disturb any such 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 9, Nov 2016), 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 developer will need to engage an archaeological contractor to complete this work in accordance with a brief written by this office on request. In response the archaeological contractor will need to supply a written scheme of investigation along with their cost estimate. The written scheme of investigation will need to be approved by me before work can commence on site.

I would advise that in order to allow sufficient time for an evaluation to be carried out, and the discussion of a subsequent mitigation strategy, the determination of the current application is delayed so that this information can be gathered and presented in support of the application.

I have attached information on archaeological contractors that the developer may wish to consider engaging to complete evaluation work. I have also attached a brief for the evaluation work.

Please contact me if you wish to discuss the above advice or require any more information.

Kind regards

Mark Walters

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Please note that I do not work Fridays

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