

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 02 March 2022 11:02
To: planning
Cc: Sharon Holman; Kathryn Moore
Subject: [DKIM:INVALID] P/2021/0199 9-10 Bunkers Hill Cottages, Bersham Road, Bersham
- Rebuild New Cottages - Archaeological Investigation Condition
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

Dear Sharon

Thank you for the notice of the amended information which included the enhanced Heritage Impact Assessment by L-P Archaeology.

The HIA report makes it clear that the primary impact would be a direct impact to the surviving archaeological remains of the cottages and their outbuildings during demolition of the existing structures and construction of the new cottages. It is clear from the Structural Appraisal report that nothing would survive the initial site preparation works as the controlled demolition of the surviving walls, floors and foundations is recommended to ensure the new cottages are built to current construction standards. The report recommends mitigation for this impact by archaeological recording and we agree with this.

Therefore, in accordance with the guidance set out in Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) and UDP Policy EC11 we would recommend that the existing remains of the cottages and their outbuildings are fully recorded by condition. All vegetation covering the walls and any adjacent trees affecting access to the remains will need to be carefully removed in advance with no impact to the existing structures. Similarly, all collapsed internal and external cottage rubble will need to be carefully removed under archaeological supervision with no impact to the surviving walls or internal floors and fabric. The remains of the cottages and outbuildings will then be fully surveyed and drawn in detail equivalent to a Historic England Level 4 survey which may include elements of archaeological excavation to understand the earliest phases of the cottage layouts and their associated features.

In this case the appropriate condition would be:

Suggested planning condition to facilitate a scheme of archaeological building survey (HE Level 4) and excavation as a condition of consent.

No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The archaeological programme of work will be undertaken and completed in accordance with the relevant Standards and Guidance laid down by the Chartered Institute for Archaeologists. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-

Powys Archaeological Trust for inclusion in the regional Historic Environment Record and the full digital archive to the National Monuments Record, RCAHMW.

Reason: To secure preservation by record of all archaeological remains which will be impacted by the development

Please contact me if you wish to discuss any of the above.

Kind regards

Mark Walters

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Please note that I do not work Fridays