

Cerys Jones

From: Sharon Holman
Sent: 22 March 2022 07:51
To: planning_admin
Subject: FW: P/2022/0178 - Land Adjacent To Lynwood, High Street, Johnstown.
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; March 22 CPAT Contractors Information.pdf; March 22 CPAT Watching Brief General Requirements.pdf

civ – CPAT resp

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 21 March 2022 03:13 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: [DKIM:INVALID] RE: P/2022/0178 - Land Adjacent To Lynwood, High Street, Johnstown.

Good afternoon Sharon,

Regarding planning application P/2022/0178 - Land Adjacent To Lynwood, High Street, Johnstown.

Information retained within the Historic Environment Record indicates that the proposed development site for a dwelling may include the partial sub-surface remains of the former bank and western ditch related to Offa's Dyke (PRN 28258).

The line of the earthworks is predicted to be through the development plot. It is therefore possible that services and foundation trenches near the frontage may encounter sub-surface archaeology including the basal material of the former bank and possibly the eastern edge of the ditch diving west under the modern road.

Accordingly, we would recommend that an archaeologist is contracted to be present throughout the duration of new foundation excavations for the extension and any new access/landscaping or services on the frontage east of the new house 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 archaeologist should be 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 the CIFA.

A suitable condition to facilitate the contracted watching brief is provided below:

Suggested planning condition to facilitate an archaeological watching brief the developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development 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 (The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: neil.bayliss@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 to the National Monuments Record, RCAHMW.

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

I have attached a standard brief for this work and information on archaeological contractors that the applicant may wish to engage. Please forward all this information to the applicants so that they are fully aware of the requirements.

Should you wish to discuss the above recommendations do not hesitate to contact me.

Kind regards,

Neil

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

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