

Holt Road Residential Site, Wrexham

Statement on Historic Environment Matters

edp4846_r004_140618

- 1.1 This Statement has been prepared by The Environmental Dimension Partnership Ltd (EDP), acting on behalf of Wrexham Glyndwr University, who are preparing and submitting a series of planning and heritage consent applications in respect of four different sites at Wrexham, with a view to delivering its Campus 2025 project to completion.
- 1.2 This Statement specifically addresses the proposed development of Holt Road Residential Site in Wrexham, where the intention is to submit an:

‘Outline planning application for the erection of up-to 77 dwellings together with vehicular/pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure’.
- 1.3 It has been prepared in line with national planning policy set out in Planning Policy Wales Edition 9 (November 2016) and TAN24: The Historic Environment (May 2017), where the latter outlines the following guidance at Paragraph 4.5:

‘Where there is a possibility that archaeological remains may be present, applicants are encouraged to make an enquiry with the body with responsibility for the relevant historic environment record and seek advice from the local planning authority’s archaeological advisor at an early stage in considering their development proposal. This will help determine if the proposal might impact on known archaeological remains’.
- 1.4 Having reviewed the online web portal Historic Wales, it was observed that the portal does not record the site as containing any known and recorded archaeological features, deposits and/or remains.
- 1.5 It was also noted that the portal does not identify or record any archaeological sites, features, deposits and/or remains in the area located around the Holt Road site, such that their presence might indicate or suggest the potential for related or comparable assets to be identified within it as sub-surface remains.
- 1.6 As there is an absence of ‘designated historic assets’ around the site capable of being affected indirectly in terms of changes within their setting, (thus negating any need for a Heritage Impact Assessment), it was decided to, in line with the advice in TAN 24, consult Mark Walters at the Clwyd-Powys Archaeological Trust (CPAT) as he provides curatorial advice to Wrexham County Borough Council in respect of archaeological matters, over the need to carry out any desk-based assessment.



- 1.7 He was consulted by Rob Skinner of EDP on 10 May 2018, and confirmed in writing that a desk-based archaeological assessment was not necessary to either inform or support the submission of the planning application because the site is:

‘considered to have no archaeological potential’.
- 1.8 A copy of the written exchange is included as **Appendix EDP 1**. In light of this exchange, it was decided that no archaeological assessment or evaluation would be progressed for the Holt Road development.
- 1.9 Given that the Council’s own specialist advisor has already concluded there is no potential for the proposed development to impact on archaeological features, deposits or remains, this Statement is sufficient to close this issue off and demonstrate that archaeology is not a material consideration in the determination of this planning application.



Appendix EDP 1
Email Correspondence with Mark Walters at CPAT

From: Mark Walters <mark.walters@cpat.org.uk>

Sent: 10 May 2018 09:30

To: Rob Skinner <robs@edp-uk.co.uk>

Subject: RE: Glyndwr University Wrexham

Hi Rob

Yes, this is all correct.

Thanks

Mark

Mark Walters

Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670/552035 Mobile: 07736 163148

E-bost / E-mail: markwalters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

From: Rob Skinner [<mailto:robs@edp-uk.co.uk>]

Sent: 10 May 2018 09:26

To: Mark Walters <mark.walters@cpat.org.uk>

Cc: Andrew Crutchley <andrewc@edp-uk.co.uk>; Charlotte Bellamy <charlottebe@edp-uk.co.uk>

Subject: Glyndwr University Wrexham

Hi Mark

Would you please be able to confirm the details from our conversation yesterday afternoon, regarding the archaeological scope for the sites at Glyndwr University?

As I understand it the following is the case:

No archaeology DBAs are required for any of the four sites – CPAT have all the information needed to understand the potential for these sites already, and in terms of informing the developer, will pass their info on during consultation. No short statements or validation documents are required although it might be prudent to acquire HER data to incorporate into the HIAs and to provide background for any fieldwork reports.

Plas Coch

Evaluation is required across any open areas (such as the playing fields, MUGA....) due to the Roman site to the north, however given the current land use this can be restricted to geophysics, no pre-determination trenching is required. A WSI is required for the geophysics.

Regent Street

No archaeological work is required to support the application for this site – just a HIA to inform setting effects.

Gatewen and Holt Road

No archaeological work is required to support either of the applications to develop these sites, they are considered to have no archaeological potential.

HIAs are required for Plas Coch and Regent Street and we should consult with the CO, Anna Irwin on these matters.

Please can you let me know if this is correct,

Best regards,

Rob

Rob Skinner MA, ACIfA
Senior Archaeology and Heritage Consultant



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