

AnnS Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 18 June 2018 13:54
To: planning
Subject: P/2018/0468 Land adj. Chapel Gardens, Penley - Pre-determination Archaeological Evaluation
Attachments: Land adj Chapel Gardens 1 metre LiDAR 2.jpeg; Contractors Information.cleaned.doc; Advice on Commissioning Archaeological Work.pdf

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Dear Sir or Madam

Thank you for the consultation on this application.

Information retained within the Historic Environment Record indicates that this development proposal may have an impact on one recorded site:

PRN 105324 Penley Earthwork – earthworks of potential archaeological interest within this field. The remains are not described or dated and require additional archaeological assessment to understand their origin and function.

In addition reference to the Natural Resources Wales 1 metre LiDAR coverage (multi-direction hillshade visualization attached) indicates that the site both includes, and lies adjacent to, evidence of a former ridge and furrow field system and other earthworks of uncertain origin.

The identified archaeology is a material consideration in the determination of this planning application. It is recommended that this application is not determined until the archaeological resource has been assessed through a programme of archaeological works to evaluate the origin, date and function of the archaeological remains and the impact of the proposed development upon them.

The evaluation will initially consist of:

1. A detailed desktop study to assess the archaeological potential of the plot using documentary, cartographic, pictorial and NRW LiDAR sources.
2. A walkover survey of the whole development area to locate, survey (by measured survey to an appropriate scale using survey grade equipment) interpret and describe all earthworks present.

The developer will ensure that a suitably qualified archaeological contractor is employed to carry out an archaeological evaluation. The archaeological evaluation will be carried out in accordance with a written scheme of investigation which has been submitted to the applicant by an archaeological contractor and approved in writing by the local planning authority and must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for archaeological field evaluation. A copy of the evaluation report shall be submitted to the Local Planning Authority for approval. Following approval, the report will inform determination of the application, or whether further archaeological work is required. On completion a copy of the approved report will also be submitted to the Development Control Officer, Clwyd-Powys Archaeological Trust for further comment and to the Historic Environment Records Officer for inclusion in the Regional Historic Environment Record (HER).

This advice is made with regard to the following national planning policy:

Planning Policy Wales (Edition 9: 2016):

Paragraph 6.5.5.

'The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.'

This means that Local Planning Authorities in Wales have to take into account archaeological considerations and deal with them from the beginning of the development control process, and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.

Technical Advice Note 24 (May 2017):

Paragraph 4.7.

'Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts'.

I have attached guidance for the applicant on the sources of archaeological contractors who may wish to complete this work. I have also attached a guidance note on commissioning archaeological works. Please forward these to the applicant so that they are fully informed of the requirements.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

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

E-bost / E-mail: mark.walters@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

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