

Judith Williams

From: Mark Walters <Mark@cpat.org.uk>
Sent: 06 January 2015 09:06
To: planning_admin
Cc: planning_comments
Subject: P/2014/0905 Home Farm, Gresford Road, Llay - Pre-Determination Archaeological Evaluation

Dear Sir or Madam

Thank you for the consultation on this application.

Information retained within the Regional Historic Environment Record indicates that this application falls in an area of potentially high archaeological sensitivity. Adjacent sites just outside the western boundary of the development suggest prehistoric activity in the area and these include PRN 100351 (Y Gaer Enclosure) and PRN 102880 Llay Place Prehistoric Flint Tools. In addition a curving crop mark visible on aerial coverage at SJ333757,356171 suggests a possible unrecorded enclosure of prehistoric date within the development. As the development covers a large area which has not been properly assessed there may be numerous unrecorded sub-surface archaeological features here which may be impacted by the development.

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 7, July 2014) and **Circular 60/96 - Planning and the Historic Environment: Archaeology** (Dec 96) suggest that planning authorities should, where necessary, require applicants to supply a suitable archaeological assessment in support of an application.

In this case we would recommend that the applicant commissions an archaeological contractor to complete a geophysical survey of the whole development area. The survey should use magnetometry techniques at a 0.25mm resolution and we normally recommend caesium-vapor technology. This should be backed up by a desktop study and field walkover survey to identify any unrecorded surface archaeology in the area.

To allow sufficient time for the archaeological evaluation to be completed the applicant may wish to temporarily withdraw the current application and re-submit it with the supporting evaluation report.

I would appreciate it if you could let me know, at the earliest possible time, whether the planning authority will support the recommendations made above.

Yours sincerely

Mark Walters

Mark Walters

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