

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 02 June 2021 15:29
To: planning
Subject: [DKIM:INVALID] P/2021/0471Land At, Oak Road, Wrexham Industrial Estate, Wrexham
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; Contractors Information.doc

Dear Mared

Thank you for the additional consultation on the development proposals for this site. We previously commented on the P/2019/0877 outline application.

In the Gifford and Wessex Archaeology reports Buildings 1, 2, 21, 26 will still be demolished by the proposed layout and while not part of the scheduled area they are still regionally important structures related to the WWII ordnance factory. These buildings should therefore be fully recorded by an archaeological contractor at a level equivalent to Historic England Level 4 to retain a full record of their current form prior to demolition. A suitable condition is supplied below:

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 4 building survey, in order to allow an adequate analytical record of buildings 1,2,21,26 (Gifford Report) to be made prior to demolition:

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 4 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted by an archaeological contractor and approved in writing by the local planning authority. The programme of building analysis and recording will be completed by an archaeological contractor and must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. 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 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 allow an adequate analytical record of the buildings to be made, before they are demolished, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

In addition section 9 of the Wessex Archaeology report identifies that the development site to the west of the heritage and ecology zones contains a currently undefined potential for additional industrial remains related to the Picrite and Explosive 808 sections of Factory 2 ROF. While the buildings here have been demolished there are mounds of structural material hidden in the dense undergrowth which may represent piles of demolition rubble over the original internal floors of buildings. As the ground floor footprints may be preserved under this rubble suitable archaeological monitoring and mitigation is

required to make a record of any remains observed. In this case a programme of strip/map/excavate monitoring is suggested during the initial site clearance works. Machines should use toothless buckets to clear vegetation and upper soil/rubble levels to reveal potential buildings beneath. This should be completed under close archaeological supervision and any archaeological remains identified must fully excavated and recorded to the max formation level of the new buildings. I have supplied a suitable condition below for this western area:

Suggested planning condition to facilitate a scheme of archaeological investigation/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 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, RCAHMS.

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

The applicant will need to engage an CIFA registered archaeological contracting organisation to complete these works in accordance with a written scheme of investigation (WSI) document forwarded by the chosen archaeological contractor and approved in advance by the Local Planning Authority.

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

Kind regards

Mark Walters

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Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig CIfA.

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

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Registered Organisation No 6.

Please note that I do not work Fridays