

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 05 October 2020 15:25
To: planning
Subject: [DKIM:INVALID] P/2020/0577 Stone Cottage, Church Street, Holt - Archaeological Watching Brief Condition
Attachments: Watching Brief - General Requirements.docx; Contractors Information.doc

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The original attachments were not modified.

Dear Sir or Madam

Thank you for the consultation on this application.

Information retained within the Regional Historic Environment Record indicates that the development is located within the Medieval historic core of Holt and the Holt Conservation Area. The plot lies on a street frontage which is considered to have been present within the medieval layout and Stone Cottage itself is one of the oldest properties in the village. Side and rear extension developments within the medieval core of Holt may typically reveal evidence of former building foundations, plot boundaries, outbuildings, garden areas, refuse pits and light industrial activity. Archaeology associated with any of these features may be found at sub-surface levels when the new bungalow foundations are excavated and the area around the demolished structures are cleared.

Accordingly, we would recommend that an archaeologist is contracted to be present throughout the duration of top soiling, foundation trench cutting, and service trench excavation works in order 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 WG TAN 24 and Planning Policy Wales (Ch 6, Dec 2018)

The archaeologist should be part of a recognised professional archaeological organisation working to the Standard and Guidance of the Chartered Institute for Archaeologists relating to an Archaeological Watching Brief. The archaeologist should be working in accordance with an approved written scheme of investigation (WSI).

A suitable condition to facilitate the contracted watching brief is provided below along with a guidance note for the applicant on how to commission archaeological works.

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. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. 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, Powys, SY21 8RP Email:

mark.walters@cpat.org.uk)

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.

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

I have attached our general requirements regarding the completion of watching briefs together with information on sources of contractors who may wish to tender for the work. Please forward these to the applicant.

Should you wish to discuss the above recommendation further please contact me again.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swydddog Rheoli Datblygiad

Please note that our office is closed due to the coronavirus situation and I am working from home

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