

Matthew Phillips

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 04 May 2020 15:50
To: Vincent Ryan
Cc: Simon Mortimer; Grace, Ross J; Mark Waite (Mark.Waite@bloorhomes.com); Tony Newton; Matthew Phillips
Subject: [DKIM:INVALID] Re: P/2019/0005 Land south of Holt Road, Wrexham

Hello Vincent

The reason for suggesting additional pre-determination evaluation is to reduce cost risk for the applicant/developer at a future date once the permission is given. It gives you the chance to weigh up whether the costs of potentially extensive additional evaluation, and then excavation on top of that, impact projected development costs and profit. If the additional pre-determination evaluation found extensive archaeology the opportunity is there to pull out of the development and avoid further costs should that be necessary.

As long as you understand that we will be recommending further works by condition that may result in significant costs, which cannot be predicted at this time, we can go to condition. The condition would be:

Evaluation and Investigation as Condition of Consent

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work. This will comprise:

- i) The developer will ensure that a suitably qualified archaeological contractor is employed to carry out a scheme of additional Archaeological Evaluation. The archaeological evaluation will be carried out in accordance with a written scheme of investigation which has been submitted by the applicant 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 further works necessary. The approved report will be submitted to the Development Control Archaeologist and the regional Welsh Archaeological Trust for inclusion in the Historic Environment Record (HER).
- ii) Following on from the evaluation, any safeguarding measures required to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, recording and reporting shall be implemented. These works will be undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. A copy of any additional resulting report shall be submitted to the Local Planning Authority for approval. Following approval, the report will be submitted to the Development Control Archaeologist and the regional Welsh Archaeological Trust for inclusion in the Historic Environment Record (HER).

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

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

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

E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP,
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

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

From: Vincent Ryan <Vincent.Ryan@bartonwillmore.co.uk>

Sent: 04 May 2020 15:20

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

Cc: Simon Mortimer <simon.mortimer@rpsgroup.com>; Grace, Ross J <Ross.J.Grace@barratthomes.co.uk>; Mark Waite (Mark.Waite@bloorhomes.com) <Mark.Waite@bloorhomes.com>; Tony Newton <Tony.Newton@bloorhomes.com>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: P/2019/0005 Land south of Holt Road, Wrexham

Hello Mark

Thank you for your email. Given that we have established the potential for further prehistoric archaeology to be found on-site, the extent of which remains to be seen, I see no reason why further, extensive evaluation trenching must be undertaken *prior* to the determination of the planning application. I would expect such further work to be secured via a suitably worded planning condition. Our clients have already spent a considerable sum on the work undertaken to date, and they did so quickly in order to ensure that the planning application can be taken before the Council's Planning Committee as soon as possible. Before significant further evaluation takes place at an even greater expense, alongside the considerable disruption to agriculture on site, our clients, and indeed the landowner, would require the comfort of a planning permission.

I trust that you understand our position in this respect and I hope you can agree that this is reasonable? I would of course be happy to discuss with you how such a planning condition should be worded.

Kind regards

Vincent

Vincent Ryan

Director



DDI: 0161 817 4903

M: 07713 062562

W: www.bartonwillmore.co.uk

Tower 12, Bridge Street, Spinningfields, Manchester, M3 3BZ

**BARTON
WILLMORE**

Consider the Environment, Do you really need to print this email?

The information contained in this e-mail (and any attachments) is confidential and may be privileged. It may be read, copied and used only by the addressee, Barton Willmore accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this e-mail or any attachments. Barton Willmore accepts no responsibility for staff non-compliance with our IT Acceptable Use Policy.

Together #letsfindaway

**COVID-19: READ HOW
WE'RE FINDING A WAY...**

**BARTON
WILLMORE**

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

Sent: 04 May 2020 15:01

To: Vincent Ryan <Vincent.Ryan@bartonwillmore.co.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Cc: Simon Mortimer <simon.mortimer@rpsgroup.com>; Grace, Ross J <Ross.J.Grace@barratthomes.co.uk>; Mark Waite (Mark.Waite@bloorhomes.com) <Mark.Waite@bloorhomes.com>; Tony Newton <Tony.Newton@bloorhomes.com>

Subject: Re: P/2019/0005 Land south of Holt Road, Wrexham

Dear Vincent

Thank you for forwarding the LP Archaeology report.

It is clear that the development site includes some significant prehistoric archaeology as identified in trenches 1,2,10. As stated in 8.9 none of the prehistoric features were present on the geophysical survey data and this leaves us with a problem in terms of quantifying just how much prehistoric archaeology we have here and how widespread it is over the development site. Just targeting the three positive trench locations with further work could be entirely misleading and may result in the loss of other concentrations of prehistoric activity in the untested areas. Given the large size of the development area the evaluation trench sample size has been very low so far as it was primarily targeting the geophysical anomalies.

It may be prudent to do more extensive evaluation trenching at the pre-determination stage on this site to build up a better picture of where the archaeology is concentrated. This will allow us to target mitigation areas more accurately and would also feed into any layout design as there may be areas that could be removed from the current development envelope to avoid the significant cost of conditioned excavation.

If no further evaluation is done we will be fairly blind in the untested areas and this leaves an element of cost risk if unexpected remains appear. We would have to archaeologically strip, map and potentially excavate vast areas to ensure no archaeology is present as a condition of consent.

Can you let me know how you would like to progress given the element of doubt that still exists concerning the extent of the prehistoric archaeology revealed so far.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

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

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

E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP,
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

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

From: Vincent Ryan <Vincent.Ryan@bartonwillmore.co.uk>
Sent: 04 May 2020 14:13
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Simon Mortimer <simon.mortimer@rpsgroup.com>; Mark Walters <mark.walters@cpat.org.uk>; Grace, Ross J <Ross.J.Grace@barratthomes.co.uk>; Mark Waite (Mark.Waite@bloorhomes.com) <Mark.Waite@bloorhomes.com>; Tony Newton <Tony.Newton@bloorhomes.com>
Subject: P/2019/0005 Land south of Holt Road, Wrexham

Good afternoon Matthew

Following CPAT's request from early March that pre-determination trial trenching be undertaken in order to inform any necessary mitigation, please find attached the Archaeological Evaluation Report that sets out the findings of investigations.

We understand that it is now appropriate for any further archaeological investigation or mitigation work to be undertaken under the control of suitable planning conditions.

We trust that the attached is in order, but please do not hesitate to contact me should you require any further information. For expediency I have cc'd Mark Walters at CPAT and Simon Mortimer at RPS, should they need to discuss the Report directly.

Kind regards

Vincent

Vincent Ryan
Director



DDI: 0161 817 4903
M: 07713 062562
W: www.bartonwillmore.co.uk
Tower 12, Bridge Street, Spinningfields, Manchester, M3 3BZ

**BARTON
WILLMORE**

 **Consider the Environment, Do you really need to print this email?**

The information contained in this e-mail (and any attachments) is confidential and may be privileged. It may be read, copied and used only by the addressee, Barton Willmore accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this e-mail or any attachments. Barton Willmore accepts no responsibility for staff non-compliance with our IT Acceptable Use Policy.

Together #letsfindaway

**COVID-19: READ HOW
WE'RE FINDING A WAY...**

**BARTON
WILLMORE**