

Matthew Phillips

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 04 May 2020 15:01
To: Vincent Ryan; Matthew Phillips
Cc: Simon Mortimer; Grace, Ross J; Mark Waite (Mark.Waite@bloorhomes.com); Tony Newton
Subject: [DKIM:INVALID] 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

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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

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