

Cerys Jones

From: planning
Sent: 11 July 2019 16:07
To: planning_admin
Subject: FW: P/2019/0470 Land off Cae Bedw & Bowers Road, Acrefair - Pre-Determination Archaeological Evaluation
Attachments: Contractors Information.doc; Evaluation - General Requirements.docx

From: Mark Walters [mailto:mark.walters@cpat.org.uk]
Sent: 11 July 2019 14:58
To: planning
Subject: [DKIM:INVALID] P/2019/0470 Land off Cae Bedw & Bowers Road, Acrefair - 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 high archaeological sensitivity.

The plot was formerly occupied by a number of buildings identified on old OS mapping and the 1840's tithe map for Acrefair. On the OS first and second edition maps there is a building on the frontage which is identified as the Black Lion Inn. On the earlier tithe map there is a building which appears to lie further back in the plot, but may be the same building. We have no record of these buildings, their original date of construction or function and we suspect that there will be extensive sub-surface remains of the buildings and their associated features within this plot.

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 10, Nov 2018) and TAN 24: the Historic Environment (May 2017) suggest that planning authorities should require applicants to supply a suitable archaeological assessment in support of an application where a potential impact to archaeological remains is identified. The specific guidance is stated in:

Planning Policy Wales (Dec: 2018):

Paragraph 6.1.26

Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.

This means that Local Planning Authorities in Wales have to take into account archaeological considerations and deal with them from the beginning of the development control process, and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.

Technical Advice Note 24 (May 2017):

Paragraph 4.7.

‘Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts’.

The developer will need to engage an archaeological contractor to complete this work in accordance with a brief written by this office. In response the archaeological contractor will need to supply a written scheme of investigation along with their cost estimate. The written scheme of investigation will need to be approved by me before work can commence on site.

I would advise that in order to allow sufficient time for an evaluation to be carried out, and the discussion of a subsequent mitigation strategy, the determination of the current application is delayed so that this information can be gathered and presented in support of the application.

I have attached information on sources for archaeological contractors that the developer may wish to consider engaging to complete evaluation work. I have also attached a brief for the evaluation. Please forward these documents to the applicant.

Please contact me if you wish to discuss the above advice or require any more information.

Kind regards

Mark Walters

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Please note that I do not work Fridays