

Cerys Jones

From: Sharon Holman
Sent: 07 January 2019 08:26
To: planning_admin
Subject: FW: P/2018/0874 Former Hippodrome Theatre, Henblas Street, Wrexham

Civ - consultation resp

From: Mark Walters [mailto:mark.walters@cpat.org.uk]
Sent: 02 January 2019 11:11
To: Andy Titterton; Sharon Holman
Subject: RE: P/2018/0874 Former Hippodrome Theatre, Henblas Street, Wrexham

Dear Andy

I have been on leave since 13th December and missed this communication.

Our requirement is not an objection as such, more a request for additional information which will help the planners to understand the impact of the development on the archaeology before a decision is made. Pre-determination evaluation in accordance with the TAN 24 guidance also helps to reduce risk to the applicant by informing them of any archaeological mitigation that may subsequently be required as a condition of consent. This lets the applicant adjust funding for the scheme accordingly, to include the costs of archaeological mitigation based on the results of the evaluation and an assessment of the likely impact of the development on any identified archaeology.

We would therefore maintain that pre-determination evaluation in accordance with the guidance is necessary in this case. If the application has been withdrawn for re-submission it should be possible to complete the evaluation before the next decision deadline.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

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

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

Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR 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

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From: Andy Titterton [mailto:andyt@studiokma.co.uk]
Sent: 13 December 2018 15:44
To: Mark Walters <mark.walters@cpat.org.uk>
Cc: Sharon.Holman@wrexham.gov.uk
Subject: P/2018/0874 Former Hippodrome Theatre, Henblas Street, Wrexham
Importance: High

Dear Mark,

I am writing in connection with the above application further to my voicemail message left on your mobile phone earlier this morning.

The applicant along with their funders are seeking to minimise all upfront costs associated with this particular application and I'm sure that you will appreciate the financial implications of providing the archaeological assessment prior to an approval.

There is no opposition to providing this information however, it is imperative that these costs are allocated 'post planning' to minimise financial risks associated with the site. This is a requirement of the funders.

I am unaware of any specific disadvantages of conditioning such an assessment. Please could you contact me regarding this objection so I can understand in more detail.

I look forward to hearing from you.

Dear Sharon,

I recognise that the decision is due on Monday 17th December 2018. If CPAT will not remove their objection and the LPA will not condition the requirement for the AA, please can we discuss the option of the withdrawal of the application before a refusal is issued. The applicant does not want to receive a refusal and I understand that this is the only issue preventing issue of an approval notice.

I'm aware you are currently on sick leave. As our office is due to close tomorrow, please can you contact me on my mobile number identified below asap and certainly before any decision is made and formally issued.

I look forward to hearing from you.

Kindest regards,

Andy T

Due to relocation, our office will close for the festive holidays on Friday 14th December 2018.

From **Wednesday 2nd January 2019** our new office address will be **4 Cromwell Court | Brunswick Street | Oldham | OL1 1ET**

Andrew Titterton
Director
For and on behalf of

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