

From: Philip Forster
Sent: 09 November 2017 08:05
To: planning_admin
Subject: FW: P/2017/0340 Demolition of existing dwelling and erection of new dwelling at Old Hall Moat, Erbistock - Objection

Consultation response

From: Mark Walters [<mailto:mark.walters@cpat.org.uk>]
Sent: 08 November 2017 12:14
To: Philip Forster
Subject: P/2017/0340 Demolition of existing dwelling and erection of new dwelling at Old Hall Moat, Erbistock - Objection

Dear Philip

Further to our previous correspondence about the pre-determination evaluation of this plot we have now received the final evaluation report for further comment.

It is clear from the report that the proposed new dwelling will have a significant adverse impact on preserved surface earthworks and sub-surface archaeological remains of the medieval moat platform, medieval hall building foundations and artefacts of medieval date associated with the occupation of the platform area. The medieval building remains extend out of the investigated area in all directions and are clearly just a small part of a larger preserved structure utilizing the rest of the moat platform. The investigated area occupies the north east corner of the moat platform and the existing house to the north and woodland to the south are all within the moated site, which is generally well preserved.

The existing farmhouse itself does retain some historical and archaeological interest and should be fully recorded to a Level 3 standard if it is to be demolished. The building has significant structural issues with a missing roof, cracking walls and minimal foundations. If the building is demolished this should be done carefully to minimize any additional damage to the moat platform. In general the walls should be systematically reduced to ground level and the foundations left in situ so that sub-surface archaeology is not disturbed.

The moated site remains may be of national importance and Cadw have been approached to determine whether the site is of scheduling quality. Regardless of whether the site is scheduled or not the Old Hall Moat is now one of the few well preserved and partly investigated moated sites in the Wrexham area and clearly retains a large archaeological research potential which should not be disturbed. The preservation in-situ of this site is therefore recommended.

The proposed development will directly impact the moat platform and the external moat bank and ditch. Services excavation, access improvement and landscaping of the moat platform in the woodland to the south to provide a garden area, will all cumulatively result in a significant adverse impact to this monument.

We would therefore wish to formally object to the current development proposal because important archaeological remains listed within the Historic Environment Record, which should be preserved in-situ, will be adversely impacted. This advice is given in accordance with: Wrexham UDP Policy EC11; TAN 24: The Historic Environment (Section 4, May 2017) and Planning Policy Wales (Chapter 6, 6.5.5, The Historic Environment, Edn.9, November 2016).

The applicant is aware of the archaeological impact issues and has suggested an alternative site to the west which would lie outside the moat. The footprint of the alternative house location has been archaeologically evaluated and

no archaeology has been identified. We would therefore strongly recommend that this alternative site is used for the new dwelling.

Kind regards

Mark Walters

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