Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 19 September 2025 08:14
To: Jenni Perkins; planning
Subject: FAO: Jenni Perkins RE: P/2025/0430 - LAND AT, OAK ROAD, WREXHAM INDUSTRIAL ESTATE
Attachments: Heneb Clwyd-Powys June 2025 - AMaR.pdf; Heneb Clwyd-Powys March 2025 Registered Contractors.pdf

Good morning, Jenni,

Regarding the application referenced above.

Information held within the Historic Environment Record indicates that the development at Oak Road, Wrexham, may encounter substantial sub-surface archaeology in the form of the post WWII magazines shown on the 1964 mapping of the area. The magazines were demolished in the 1970's, although structures of this type are resilient and sections of the buildings may lie undisturbed in the area of the proposed development. The rest of the site also has a high potential for archaeology, with other Cold War era buildings, and archaeology or the period lying within the area and foundations, road layouts, and assorted service trenches for the new development and may disturb any surviving archaeology.

In this case we would recommend a scheme of Archaeological Monitoring and Recording (AMaR) this would involve the prior stripping of the building footprints and any adjacent ground that would be disturbed by services and parking areas, and the access formation. The archaeological contractor would control the machine stripping using a machine with a toothless bucket down to the formation level of the access, new buildings, services, and adjacent hardstanding areas. This will allow a strip/map/excavate methodology to be completed with all archaeology revealed being fully excavated, reported, and archived.

All of the above will need to be completed in accordance with the TAN 24 (May 2017) and Planning Policy Wales (Feb 2024) guidance.

The works should be completed by an archaeologist who is part of a recognised professional archaeological organisation working to the Standard and Guidance of the Chartered Institute for Archaeologists (CIFA) relating to Archaeological Monitoring and Recording. The archaeologist should be working in accordance with an approved project design/written scheme of investigation (WSI) and should preferably be part of a Registered Archaeological Organisation with CIFA accreditation.

A suitable condition to facilitate the archaeological monitoring and recording is provided below along with guidance notes for the applicant on how to commission archaeological works.

The condition in this case would be:

Archaeological Monitoring and Recording (Formerly Watching Brief)

Suggested planning condition to facilitate an Archaeological Monitoring and Recording:

The developer shall ensure that a suitably qualified archaeological contractor is present during the groundworks so that the archaeological monitoring and recording can be conducted. The monitoring and recording must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for Archaeological Monitoring and Recordings.

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Heneb: Clwyd-Powys Archaeology (neil.bayliss@heneb.org.uk). On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Heneb: Clwyd-Powys Archaeology Historic Environment Record. For any questions regarding this submission process, please contact the HER Team at her@heneb.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

I have attached documents for an Archaeological Monitoring and Recording, and guidance on sources of archaeological contractors who may wish to tender for this work.

The chosen archaeological contractor will need to submit a project design/written scheme of investigation (WSI) document to me for approval before they can commence works on site. Please contact me again if you wish to discuss this advice or require more information.

Kind regards,

Neil Bayliss

Heneb

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