

From: Sharon Holman
Sent: 03 April 2019 13:34
To: planning_admin
Subject: FW: P/2018/0874 Former Hippodrome Theatre Site, Henblas Street, Wrexham - Archaeological Conditions

Civ – CPAT resp

From: Mark Walters [<mailto:mark.walters@cpat.org.uk>]
Sent: 03 April 2019 13:27
To: Sharon Holman
Cc: craigw@studiokma.co.uk
Subject: P/2018/0874 Former Hippodrome Theatre Site, Henblas Street, Wrexham - Archaeological Conditions

Dear Sharon

We have received the evaluation report from L-P Archaeology and have the following comments and recommendations.

Overall the archaeological potential of the site has been considerably reduced when the former Hippodrome Theatre was erected. The best surviving archaeology is located on the street frontage where generally 19th century remains of former properties survive with some limited evidence of Post Medieval archaeology earlier than 1808 beneath these. A partial plan of these buildings has been recovered within the limitations of the trenches excavated, but a wider plan clearly survives on the frontage half of the site.

Depending on the nature of the foundation design it may be possible to preserve the 19th century and earlier features in situ. The archaeology is generally encountered at between 0.60 and 0.75 metres from present ground level and a raft and pile solution may be successful. It is not clear how much of the demolition layers relating to the former hippodrome, which lie above the archaeology, will be removed to create a new formation level. If substantial ground reduction takes place additional archaeology will be revealed and would need to be excavated and recorded as part of a watching brief process.

We would therefore recommend two conditions in accordance with the guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Dec 2018):

1. A foundation design condition to confirm whether the archaeology can be preserved in situ.
2. A watching brief condition to allow recording of any archaeology revealed if the foundation design is not successful at preserving it in situ.

Suggested conditions are provided below:

1. Foundation design

Suggested planning condition to facilitate the preservation in-situ of recorded archaeological remains by design

No development shall take place until a detailed scheme showing the scope and arrangement of the foundation design and all new groundwork, which may have an impact on important archaeological remains, has been approved in writing by the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: mark.walters@cpat.org.uk Tel: 01938 553670). The approved scheme shall be monitored by the council or a council representative.

Reason - To ensure that important archaeological remains are not disturbed or damaged by foundations and other groundwork but are, where appropriate, preserved in situ by an agreed design.

2. Watching Brief

Suggested planning condition to facilitate an archaeological watching brief

The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

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

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670 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

[Privacy Notice](#)