

Ellie Jones

Subject: RE: Land At, Lower Berse Farm, Bersham - Ruthin Road

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Hi, Matthew,

I would agree that Neil Maylan's proposal, 'the archaeological evaluation is required earlier in the planning process than "prior to development". The requirement for the information from the evaluation is before the reserved matters applications is submitted, so that any design changes to leave any identified archaeological site in open space can be included in the submitted reserved matters plans', is preferable to 'prior to development'.

Neil

Available Monday/Wednesday and Friday until September 3rd 2026.



Neil Bayliss | Clwyd-Powys

Archaeologydd Cynllunio | Archaeological Planning Officer

www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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Hi Neil,

Thanks for this. Are you ok me sharing this with the applicant's agent?

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



Cyngor Bwrdeistref Sirol Wrexham, Neuadd y Dref, Wrexham, LL11 1AY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY

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Good afternoon, Matthew,

Following recent evaluation trenching, a site meeting, and further conversations, Heneb can agree to further archaeological mitigation for the Berse Road development being completed post consent.

The development will require significant archaeological evaluation, and a draft condition has been proposed to the planning team. The evaluation will involve archaeological mitigation for which a scheme of works will be agreed and written scheme of investigation provided and approved, prior to any development commencing.

This is in line with Welsh Government Planning Policy Wales (Edition 12, Feb 2024) and TAN 24: the Historic Environment (March 2026).

Kind regards,

Neil

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