

**Sent:** 02 July 2024 17:22

**Subject:** 2023/93495 Erection of hotel (within a Conservation Area) Land rear of, Yorkshire House, South Street, Dewsbury, WF13 1JT

Dear Sir

Many thanks for your email of 28/6/24.

**2023/93495 Erection of hotel (within a Conservation Area) Land rear of, Yorkshire House, South Street, Dewsbury, WF13 1JT**

I made a recommendations for a pre-determination archaeological evaluation on this site relating to application 2022/92313. I note the present application is for a structure raised on columns with two service / access cores. Based on this my recommendation has not changed;

The site lies close to Dewsbury Minster, a known pre-Norman Conquest church and early religious centre. The site of the medieval Moot Hall lies nearby. Although this building was demolished for road widening in the 1960s its presence points to a secular administrative role at Dewsbury as well. There is a less precise account indicating buried walls and artefacts were found in Church Street during the early 19<sup>th</sup> century (WHYHER MWY839, 3767 and 13263).

Although the application site lies a to the north and west these known remains it is possible that it is located in an area settled from the early medieval period onwards.

Given the above evidence the West Yorkshire Archaeology Advisory Service recommend that the site is subject to an archaeological evaluation by trial trenching. Given 19<sup>th</sup> century developments within the site this work might also inform the applicant's engineers on ground conditions.

Further archaeological advice will depend upon the results of the evaluation but may vary from: a recommendation for refusal of the application, to carry out archaeological recording in advance of development (an excavation), or to have an archaeologist on site during groundworks to record anything of interest that is revealed (a 'watching brief').

We recommend that it is in the developer's interests to carry out the evaluation as early as possible, in order that the full implications of any archaeological discoveries can be taken account of when planning the project (in accordance with the NPPF and local policy).

**Recommended Planning Condition**

The WYAAS' recommends that the site is subject to an archaeological evaluation prior determining the application.

This advice is in keeping with both national and local policy. Should permission be granted prior to the evaluation taking place then the WYAAS recommend the following condition, in accordance with the Department of the Environment's Circular 11/95, is attached to any grant of planning permission awarded:

*"No development to take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme archaeological recording. This recording must be carried out by an*

*appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority."*

Or, as a modern alternative to the above model condition which was first introduced in 1990, the following condition is suggested by Historic England in their Historic Environment Good Practice Advice, Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015 paragraph 37:

*No development shall take place/commence until a written scheme of archaeological investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and*

- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

### **Detail of Archaeological Investigation**

Details of the necessary archaeological work, in the form of a specification, will be provided to the developer on written request, by the WY Archaeology Advisory Service in our capacity as Kirklees Planning Department's advisors on archaeological matters. The WY Archaeology Advisory Service will also be responsible for monitoring the work of the archaeological contractor commissioned by the developer to undertake this work, on behalf of the Planning Authority. From the 1st of April 2011 in accordance with an agreement of the Council Committee that oversees our work the WY Archaeology Advisory Service will charge for these and concomitant services. Please note that the production of a specification may take up to three working weeks from receipt of a written request. It is in the applicant's interest that they be made aware of this likely timescale.

The WY Archaeology Advisory Service can also provide a list of archaeological contractors who may be available to tender for the work. In order to aid the developer to meet the requirements of the above condition I would suggest that it might be helpful to add the following as a note to the planning permission:

"For further information please contact: David Hunter, West Yorkshire Archaeology Advisory Service: 0113 535 3206."

We would strongly suggest that the developer be advised that a reasonable period of time for the execution of the necessary archaeological work must be allowed for within the overall site timetable. Any commencement of work on site prior to the approval and implementation of an archaeological specification, and/or any failure to schedule work properly that results in inadequate archaeological recording, should be deemed by the Planning Department to be a breach of the planning condition.

Best regards

David



**David Hunter** | Principal Archaeologist

| t: **NOTE NEW NUMBER 0113 535 3206**

| m: 07917 587 400

| e: [David.Hunter@wyjs.org.uk](mailto:David.Hunter@wyjs.org.uk)

West Yorkshire Archaeology Advisory Service , West Yorkshire Joint Service,  
Nepshaw Lane South, Morley, Leeds LS27 7JQ

[Archaeology Advisory Service | West Yorkshire Joint Services \(wyjs.org.uk\)](http://www.wyjs.org.uk)



West Yorkshire Joint Services

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.