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Your ref: 09/0796/PP
WoSASdoc: 09_00796
Date: 11 December 2009
Contact: Paul Robills
Direct dial: 0141 287 8335

WEST of SCOTLAND ARCHAEOLOGY SERVICE



Received: 14 DEC 2009

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FAO: D Bryce

Dear Sir,

Planning Application 09/0796/PP: Construction of an access road, land between Greenock Road and the former Royal Ordnance Factory, Bishopton.

I refer to the above planning application requested to assess any archaeological issues raised by the proposals. I have checked the area concerned against the information held in the Sites and Monuments Record (SMR) and produced the following advice.

The application lies in an area of archaeological potential and sensitivity based on the presence of recorded sites and finds in the surrounding landscape. There are no recorded archaeological sites within the proposed development area, but because development is proposed for previously undeveloped land and is large in scale, there is a potential for significant unrecorded sub-surface archaeological deposits to be present on site. It is not at all unexpected to find that there are few or no recorded sites contained within areas of improved ground that have been regularly ploughed in the past. However, this does not mean that there has never been any human activity on the site throughout the many thousands of years covered by our understanding of British prehistory and history. Because the site is situated on previously undeveloped land the potential for significant unrecorded sub-surface archaeological deposits remains.

Government policy as set out in Scottish Planning Policy 23 (SPP23) is that planning authorities should ensure that prospective developers arrange for any archaeological issues raised by their proposals to be adequately addressed. In order to do this, the recommended approach is that contained in paragraph 18-21 of Planning Advice Note 42 (PAN 42). This advises that an initial assessment, followed by an archaeological field evaluation, should be carried out by the developer to determine the character and extent of any archaeological remains within the proposed development area, and to quantify the likely costs of appropriate mitigation measures should the application be approved. The results of such an assessment and field evaluation should be submitted to the relevant planning authority before it reaches a decision regarding the application.

If the survival of significant archaeological remains on the site were to be confirmed by evaluation, the planning authority would then need to consider the weight that should be attached to their preservation by refusal of the development proposals, by grant of consent subject to conditions, or by modification of the details of the proposal. It is often possible to modify proposals to allow the preservation of archaeological remains *in situ* if the issue is

addressed at an early stage. Preservation *in situ* is always to be preferred, but if this is not feasible, the excavation and recording of the remains may be an acceptable alternative, provided that the developer has committed to the eventual dissemination of the results of the work in the public domain. Archaeological excavation, recording and publication can be expensive, and the costs are difficult to quantify without prior archaeological evaluation of the resource.

I recommend that a prior archaeological evaluation of this proposed development site be carried out before the planning authority determines any application for the site. I advise that a trial trenching programme consisting of an 8% sample of the full application area should be conducted by an appropriate archaeological contractor. I enclose a copy of our informal list of archaeological contractors working in the WoSAS area for the applicants use in this connection. WoSAS should be notified at least 14 days in advance of the start of any evaluation in order to facilitate monitoring of the work.

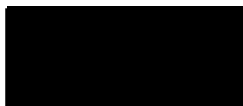
In the event that the planning authority is unable or unwilling to ask for an evaluation as described above, the alternative would be to attach a condition to the consent if granted. The only appropriate form of condition in these circumstances would be a negative suspensive condition such as that suggested in paragraph 34 of PAN 42, although the wording in the model suggested in the PAN is now out-of-date and can be misleading to developers and their agents. I therefore recommend the following draft, which reflects recent experience and current best practice:

"No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service."

The use of such a condition on any consent allows the potentially complex archaeological issues to be addressed in detail after the principle of development has been accepted, but of necessity, limits the opportunities to amend designs or operations to achieve the preferred preservation of remains *in situ*. This means that it is more likely that any important remains within the development boundary will have to be excavated under archaeological conditions prior to their destruction by the approved development. Attachment of the condition without a prior evaluation also does not allow the developer to quantify any financial risk associated with the potential archaeological issue at an early stage in the development.

Thank you for requesting our comments.

Yours faithfully



West of Scotland Archaeology Service

AN INFORMAL LIST OF ARCHAEOLOGICAL CONTRACTORS

This is an informal list of archaeological contractors who have offered to undertake work in the West of Scotland Archaeology Service area, and who have asked to have their details provided to enquirers. These are presented in alphabetical order. The list is not exhaustive, nor has it been formally approved by any of the twelve constituent Councils making up the West of Scotland Archaeology Service.

WEST of SCOTLAND ARCHAEOLOGY SERVICE



The West of Scotland Archaeology Service and its constituent Councils cannot vouch for the quality of services provided by the bodies listed, nor will they accept responsibility for the actions or omissions of those listed.

Addyman Archaeology

St Ninian's Manse
Quayside Street
Edinburgh EH6 6EJ
TEL: (0131) 554 6412
e-mail: tomaddyman@addyman-archaeology.co.uk

Alder Archaeology Ltd

55 South Methven Street
Perth
PH1 5NX
TEL: (01738) 622393
FAX: (01738) 631626
e-mail:
Director@AlderArchaeology.co.uk

AOC Archaeology Group

Edgefield Industrial Estate
Edgefield Road
Loanhead
Midlothian EH20 9SY
TEL: (0131) 440 3593
FAX: (0131) 440 3422
e-mail: admin@aocscot.co.uk

and also at:

272 Bath Street
Glasgow G2 4JR
TEL: (0141) 353 9466
FAX: (0141) 353 9467
e-mail: Glasgow@aocscot.co.uk

Archaeological Heritage

Services Ltd

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TEL./FAX: (01555) 860540
e-mail:
ahs@jakuma.freereserve.co.uk

and also at:

318 Dyke Road
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e-mail: archaeological-h-s@hotmail.com

Archaeological Services

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e-mail:
ellisclare@argyll-archaeology.co.uk

CFA Archaeology Ltd

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Musselburgh
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Archaeology & Heritage Consultant

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Derek Hall

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Deri Jones & Associates Ltd

3D Laser scanning services
Llwyngwyn
Forge
Machynlleth
SY20 8RR
TEL: 0870 762 0089
e-mail: info@djaweb.co.uk

Environmental and Archaeological Services Edinburgh (EASE)

Unit 8, Abbeymount Techbase
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Entec UK Ltd

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Firat Archaeological Services

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Gareth Talbot Heritage Consultant

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Glasgow University Archaeological Research Division

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Headland Archaeology Ltd

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The Archaeology Service of the Councils of Argyll & Bute, East Ayrshire, East Renfrewshire, Glasgow City, Inverclyde, North Ayrshire, North Lanarkshire, Renfrewshire, South Ayrshire, South Lanarkshire, West Dunbartonshire, and West Lothian.

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Kirkdale Archaeology

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e-mail: g_ewart@hotmail.com

Network Archaeology

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22, High Street
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Nick Garry Archaeology Services

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Rathmell Archaeology Ltd

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Scotia Archaeology

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