



**ARCHAEOLOGICAL DESK BASED  
ASSESSMENT**

**PRIORY MOTOR MART  
PRIORY STREET  
CARMARTHEN**



**GREG PUGH BA MIFA**

**OCTOBER 2006**



**ARCHAEOLOGICAL DESK BASED  
ASSESSMENT**

**PRIORY MOTOR MART  
PRIORY STREET  
CARMARTHEN**

**LOCAL PLANNING AUTHORITY:  
CARMARTHENSHIRE COUNTY  
COUNCIL**

**SITE CENTRED AT:  
241660 220420**

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**OCTOBER 2006**

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**N.B.** The illustrations are not to scale

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## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been researched and prepared by Greg Pugh of CgMs Consulting, instructed by McCarthy & Stone (Developments) Ltd, to assess the archaeological potential of Priory Motor Mart, Priory Street, Carmarthen (also referred to as the study site), which is being considered for redevelopment.
- 1.2 The study site is centred at National Grid Reference 241660 220420 (Figs 1 and 2).
- 1.3 In accordance with government guidance on archaeology and planning (WO Circular 60/96) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site.
- 1.4 The assessment comprises an examination of evidence in the Sites and Monuments Record (SMR) for Carmarthenshire held by Cambria Archaeology (Dyfed Archaeological Trust) and the National Monuments Record of Wales (NMRW) online database, Coflein. It incorporates published and unpublished material and charts historic land-use through a map regression exercise.
- 1.5 As a result, the assessment enables relevant parties to assess the archaeological potential of the study site and to consider the need for design, civil engineering or archaeological solutions to the potential identified.

## **2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

- 2.1 In March 2002 the Welsh Assembly issued 'Planning Policy Wales' which sets out the Government's land-use planning policies in Wales. In particular, the guidance lists relevant legislation and sets out policy guidance relevant to the historic environment.
- 2.2 The Planning Guidance draws attention to the significance of nationally important archaeological remains, whether scheduled or not, and the desirability of preserving a listed building. In other instances, the physical preservation of archaeological remains may not be justified and guidance is provided on procedures for assessing archaeological remains during the planning process and recording them ahead of development (paras 6.5.1-6.5.13).
- 2.3 More detailed advice and guidance on procedures was issued in Welsh Office Circular 60/96 'Planning and the Historic Environment: Archaeology' (December 1996) and 61/96 'Planning and the Historic Environment: Historic Buildings and Conservation Areas' (December 1996). Circular 60/96 encourages early consultation on proposals, promotes the assessment of the archaeological implications of development proposals, provides guidance on the circumstances and scope of field evaluations, options for physical preservation (in situ), and archaeological excavation and recording, and provides model conditions to secure archaeological objectives.
- 2.4 In considering any planning application for development, the planning authority will be mindful of the policy framework set by this government guidance, by current Development Plan policy and by other material considerations.
- 2.5 In this instance the development plan policy framework is provided by the Carmarthenshire Unitary Development Plan (CUDP). This document has now been formally adopted by Carmarthenshire County Council on the 19<sup>th</sup> July 2006 as planning policy for the Authority's area. The CUDP has replaced the Dyfed Structure Plan (Including Alterations No.1), the

Carmarthen District Local Plan, the Dinefwr Local Plan and the Llanelli Area Local Plan Statement.

- 2.6 The CUDP contains the following policies, which provide a framework for the consideration of development proposals affecting archaeological and heritage features.

**CUDP 13 - BUILT/HISTORIC ENVIRONMENT**

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL TO PROTECT AND WHERE APPROPRIATE TO ENHANCE IMPORTANT FEATURES OF THE BUILT/HISTORIC ENVIRONMENT.**

**BE 1 - SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL REMAINS OF NATIONAL AL IMPORTANCE**

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL THAT DEVELOPMENTS OR WORKS WHICH WOULD ADVERSELY AFFECT THE PRESERVATION, ARCHAEOLOGICAL POTENTIAL, AMENITY, HISTORIC VALUE OR THE SETTING OF SITES OF A SCHEDULED ANCIENT MONUMENT OR ARCHAEOLOGICAL REMAINS CONSIDERED OF NATIONAL IMPORTANCE WILL NOT BE PERMITTED.**

**B E 2 - ARCHAEOLOGICAL SITES**

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL THAT DEVELOPMENTS OR WORKS WHICH WOULD ADVERSELY AFFECT THE PRESERVATION, ARCHAEOLOGICAL POTENTIAL, AMENITY, HISTORIC VALUE OR THE SETTING OF SITES OF LOCAL OR REGIONAL ARCHAEOLOGICAL IMPORTANCE WILL NOT BE PERMITTED. EXCEPTIONS WILL ONLY BE MADE WHERE: THE PLANNING AUTHORITY, IN CONSIDERING THE RELATIVE IMPORTANCE OF THE REMAINS AND THE LIKELY EFFECT OF AND NEED FOR THE PROPOSAL, IS SATISFIED THAT:**

**(I) THE ADVERSE IMPACTS ARE MINIMISED; AND**

**(II) THE NEED FOR THE PROPOSAL OUTWEIGHS ANY LIKELY HARM. THE COUNCIL WILL SEEK WHERE POSSIBLE TO PRESERVE**

**THE REMAINS IN SITU. WHERE PRESERVATION IN SITU IS NOT PRACTICABLE THE COUNCIL MAY REQUIRE EXCAVATION AND RECORDING OF THE ARCHAEOLOGICAL REMAINS.**

**BE 3 - ARCHAEOLOGICAL ASSESSMENT**

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL THAT WHERE DEVELOPMENT IS PROPOSED ON OR NEAR SITES OF ARCHAEOLOGICAL INTEREST AN ARCHAEOLOGICAL ASSESSMENT WILL BE REQUIRED PRIOR TO THE DETERMINATION OF THE APPLICATION.**

- **TO REFLECT THE VALUE OF ARCHAEOLOGICAL REMAINS AS A FINITE AND NON-RENEWABLE RESOURCE.**
- **TO REFLECT THEIR IMPORTANCE, WHETHER THEY BE SCHEDULED OR UNSCHEDULED, AS A MATERIAL CONSIDERATION IN DETERMINING PLANNING APPLICATIONS.**
- **TO ENCOURAGE THE PRESERVATION AND ENHANCEMENT OF SCHEDULED ANCIENT MONUMENT AND AREAS OF ARCHAEOLOGICAL INTEREST.**
- **TO ENSURE THE PROTECTION AND IMPROVEMENT OF THE SETTING OF THE SITES.**
- **TO PROTECT AND PRESERVE THE ARCHAEOLOGICAL HERITAGE THROUGH THE DESIGNATION OF SITES OF ARCHAEOLOGICAL INTEREST.**

**BE 4 - SITE OF ARCHAEOLOGICAL INTEREST - DESIGNATION**

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL TO SEEK WHERE APPROPRIATE THE DESIGNATION OF THOSE SITES OF REGIONAL AND/OR LOCAL ARCHAEOLOGICAL INTEREST WITHIN THE PLAN AREA AS SITES OF ARCHAEOLOGICAL INTEREST.**

- **TO PROTECT AND PRESERVE THE ARCHAEOLOGICAL HERITAGE THROUGH THE DESIGNATION OF SITES OF ARCHAEOLOGICAL INTEREST.**



- 2.7 This study therefore aims to clarify the specific potential of the Study Site referred to in CUDP Policy BE2 and to provide the assessment referred to in CUDP Policy BE3.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

3.1.1 The geology of the study site comprises drift deposits of glacial sand and gravel overlying boulder clay and shale (British Geological Survey Sheet 229).

#### **3.2 Topography**

3.2.1 The study site lies some 250m to the west bank of the River Towy in a built up area on the north side of Priory Street

3.2.2 The study site lies at about 23m above Ordnance Datum (AOD), towards the base of the river valley. The ground is flat to the northwest of the site, but slopes gently down to the River Towy to the southeast.

based assessment forms the first stage of the required assessment and has more specifically identified the archaeological issues which relate to the site. A second stage comprising trial trenching of the study site will need to be undertaken prior to the determination of the planning application. In the event that the evaluation confirms the presence of significant archaeological deposits it is anticipated that a programme of archaeological mitigation works will be undertaken prior to construction and this will be secured through a planning condition attached to planning permission.

- 5.4.2 The results of this study confirm that the east side of the study site falls within part of the Scheduled Monument of Moridunum Roman town (Fig. 3). Any works undertaken in this Scheduled Area will require Scheduled Monument Consent, as stipulated in Section 2(2) of the Ancient Monuments and Archaeological Areas Act 1979, including works undertaken as part of an approved planning application or works undertaken in support of an application. Scheduled Monument Consent must be obtained from the National Assembly for Wales, through Cadw: Welsh Historic Monuments.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 McCarthy & Stone (Developments) Ltd are considering redevelopment of Priory Motor Mart, Priory Street, Carmarthen.
- 6.2 This desk-based assessment currently indicates that the study site lies within an area of high potential for archaeological remains for both the Roman and Post-Medieval/Modern period and moderate potential for the medieval period. The east part of the study site also lies within a Scheduled Monument.
- 6.3 Given the potential for remains relating to the Roman town, the Medieval Street frontage to Priory Street and the 19<sup>th</sup> century Iron Foundry it is expected that should a planning application be made the Local Planning Authority will require evaluation to confirm the absence/presence of archaeological deposits and if present their significance. This will enable an informed view to be taken when determining the planning application.
- 6.4 The presence of a Scheduled Monument on the east part of the site means consultation with Cadw will be required for any proposed development of the study site. Any works undertaken in this Scheduled Area will require Scheduled Monument Consent, as stipulated in Section 2(2) of the Ancient Monuments and Archaeological Areas Act 1979, including works undertaken as part of an approved planning application or works undertaken in support of an application. Scheduled Monument Consent must be obtained from the National Assembly for Wales, through Cadw: Welsh Historic Monuments.

## 7.0 **SOURCES CONSULTED**

### 7.1 **General**

Cambria Archaeology Historic Environment Record  
Cambria Archaeology Heritage Management Archaeologist  
Cambria Archaeology Planning Archaeologist  
National Monuments Record of Wales (NMRW)

### 7.2 **Bibliographic and Documentary**

Cambrian Archaeological Projects 1999 Carmarthen Football Club  
Cambria Archaeology 2000 St Peter's Church, Carmarthen: Excavation  
Cambria Archaeology 2001 Lidl Food store, Priory Street, Carmarthen;  
Archaeological Evaluation and Watching brief  
Cambria Archaeology 2003 55 Priory Street Carmarthen: Archaeological  
Evaluation and Watching brief  
Cambria Archaeology 2006 Football Club – New Stand and Floodlights  
2004-5 and Phase 2 Stand Extension: Watching brief  
Cambria Archaeology 2006 Carmarthen: The Oldest Town in Wales  
Dyfed Archaeological Trust 1996 Richmond Park Carmarthen:  
Archaeological Evaluation on the Football Pitch  
James, H 2004, Roman Carmarthen: Excavations, 1978–1993  
James, H & James T 2004 Carmarthen understanding and protecting the  
Archaeology of Wales' Oldest Town  
James, T, 1980 Carmarthen: An Archaeological and Topographical Survey,  
Carmarthen  
Rees, D 2006 Carmarthenshire, The Concise History  
Williams (et al) 1988 Recent Archaeological work on Merlin's Hill, Abergwilli  
in The Carmarthenshire Antiquary, vol XXIV

### 7.3 **Cartographic**

1610 John Speeds Plan of Carmarthen  
1890 Ordnance Survey County Series 1:2,500  
1891 Ordnance Survey County Series 1:10,560

1906 Ordnance Survey County Series 1:2,500  
1907 Ordnance Survey County Series 1;10,560  
1938 Ordnance Survey County Series 1;10,560  
1964 Ordnance Survey Plan Series 1;10,560  
1969 Ordnance Survey County Series 1:2,500  
1973-1980 Ordnance Survey Plan Series 1;10,560  
1978 Ordnance Survey Plan 1:2,500  
1990-1993 Ordnance Survey Plan Series 1;10,000

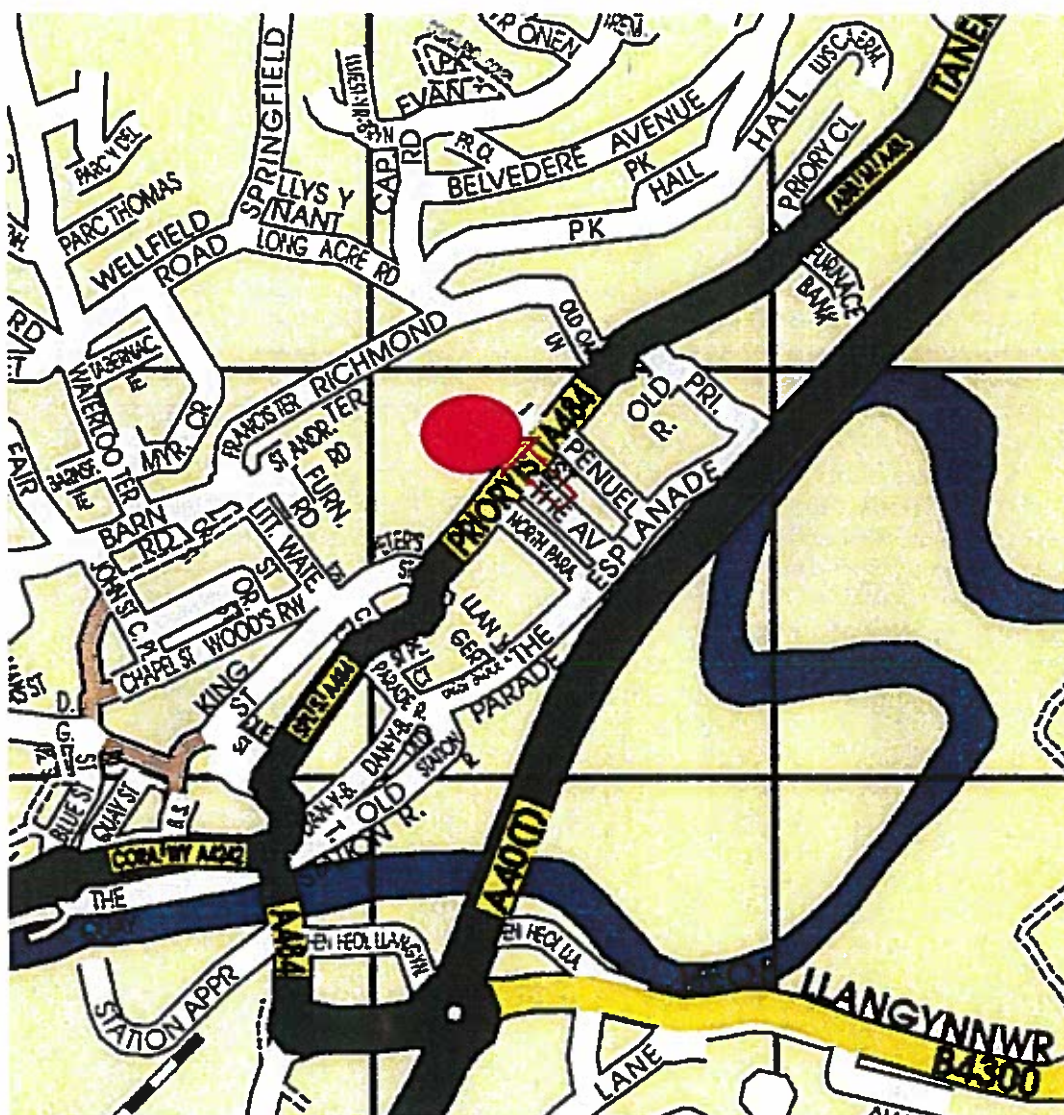


Figure 1 Site Location

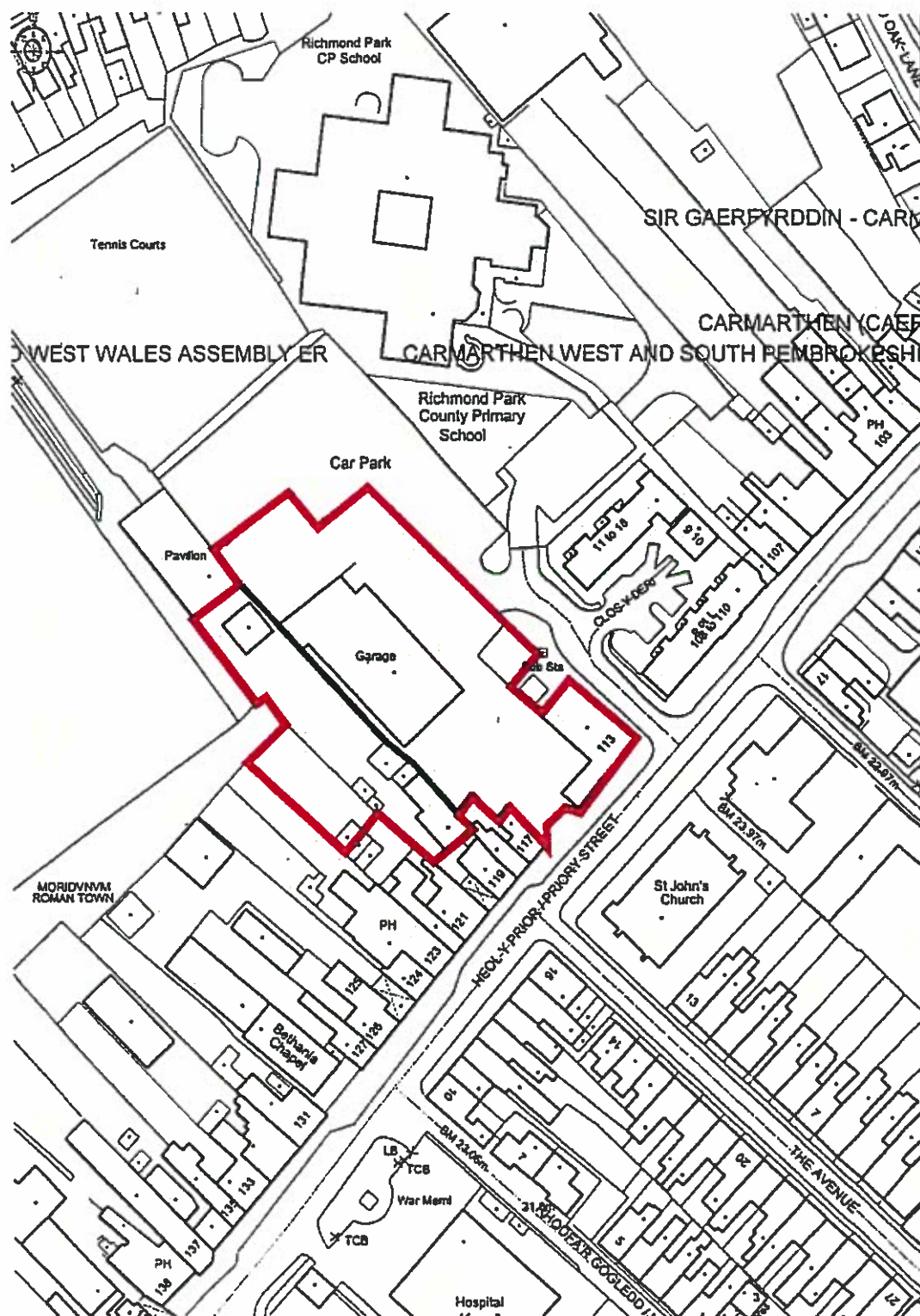


Figure 2 Site Detail



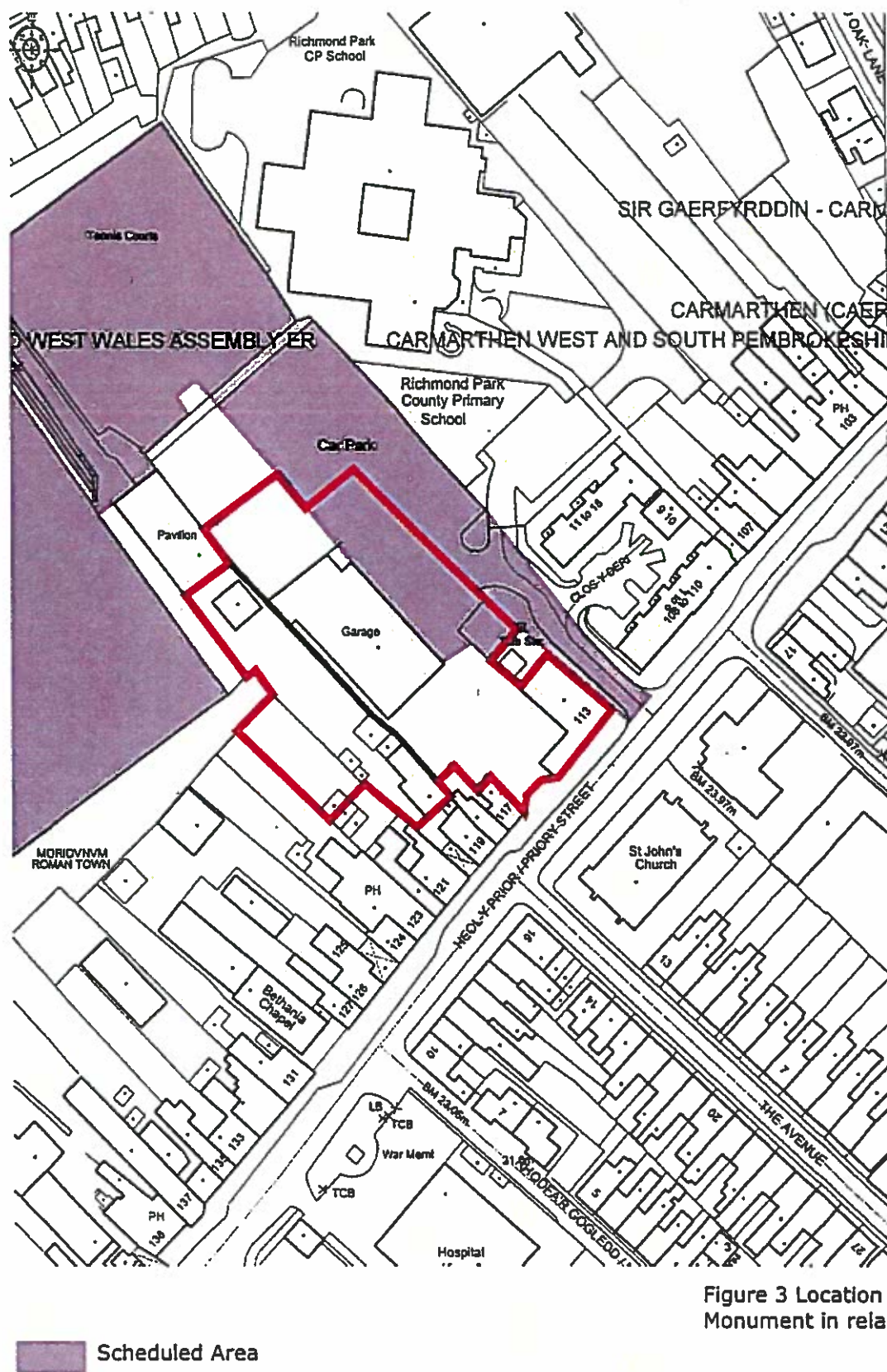


Figure 3 Location of Scheduled Monument in relation to Study Site

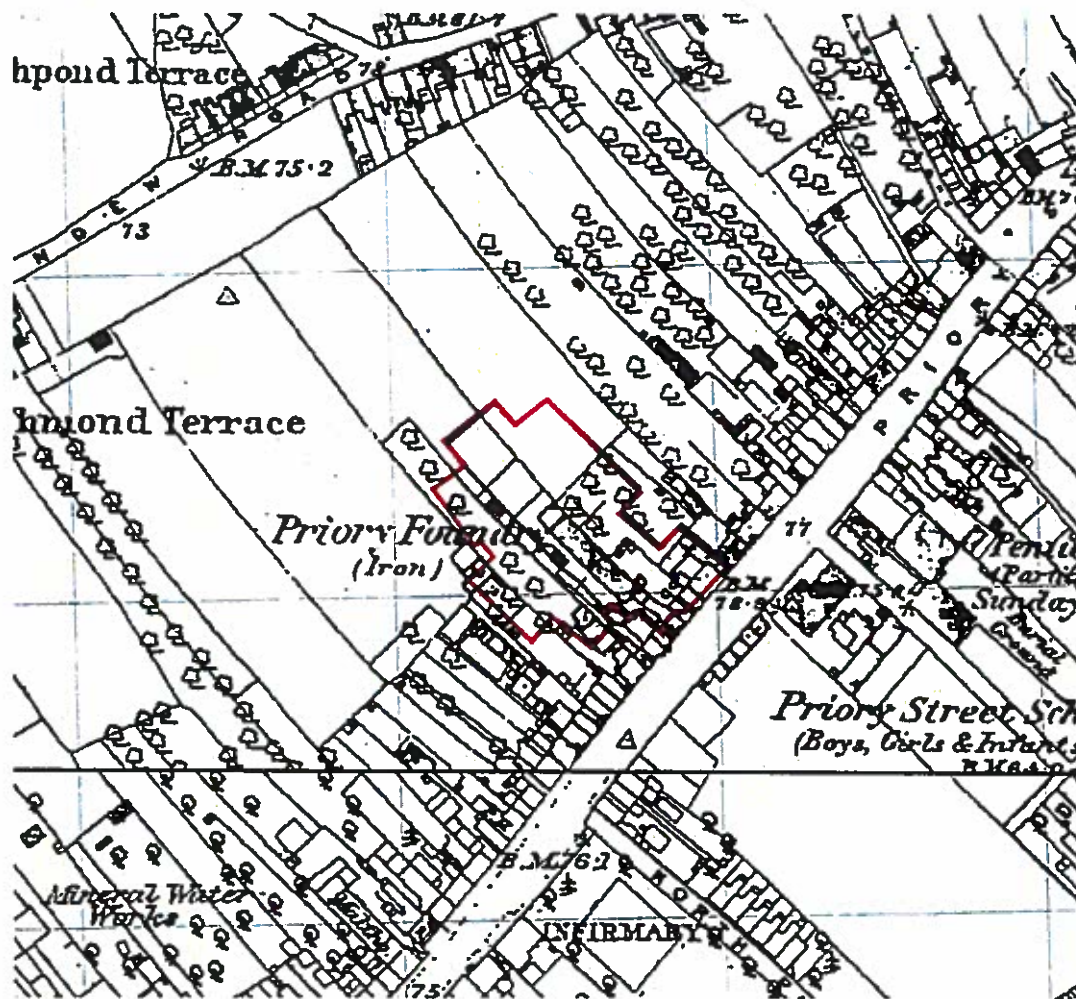


Figure 4 1890 Ordnance Survey



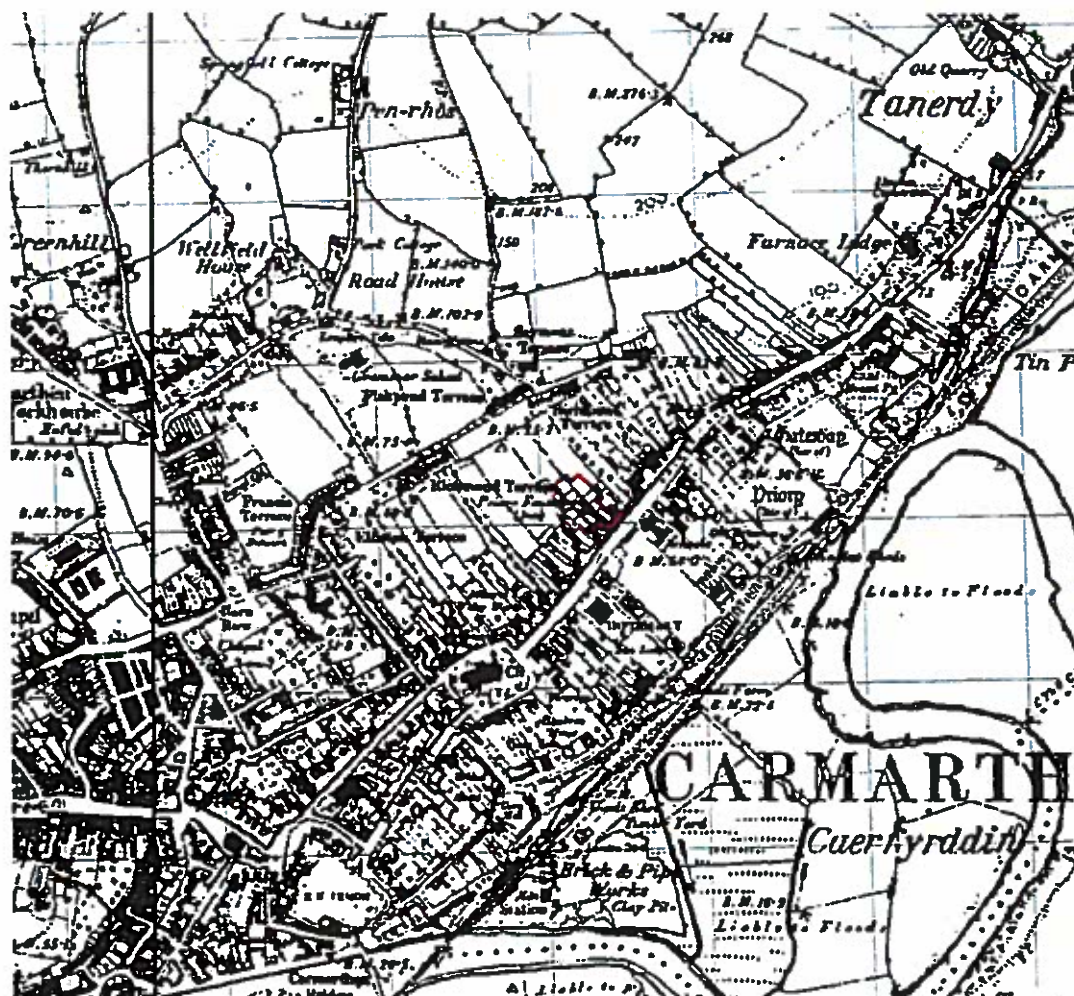


Figure 5 1891 Ordnance Survey

GP/7109

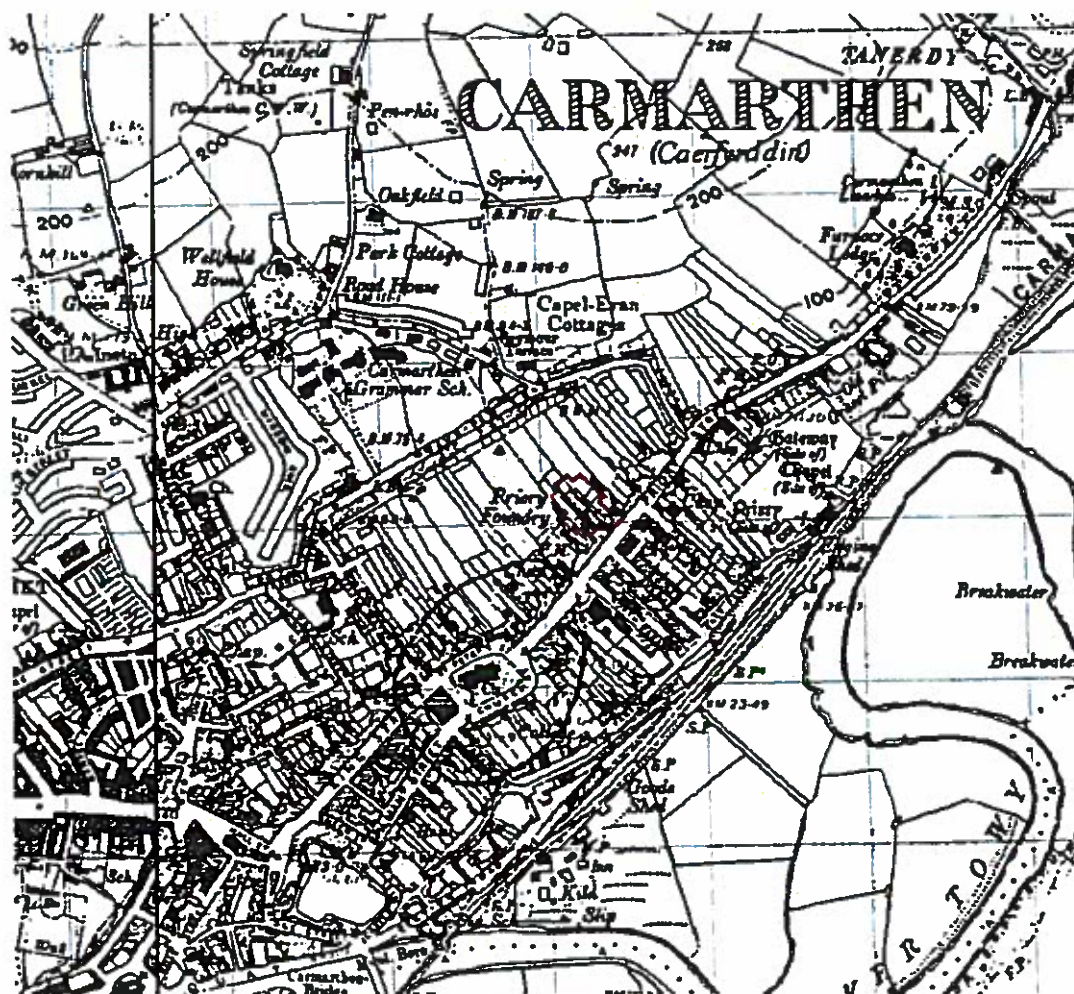


Figure 7 1938 Ordnance Survey



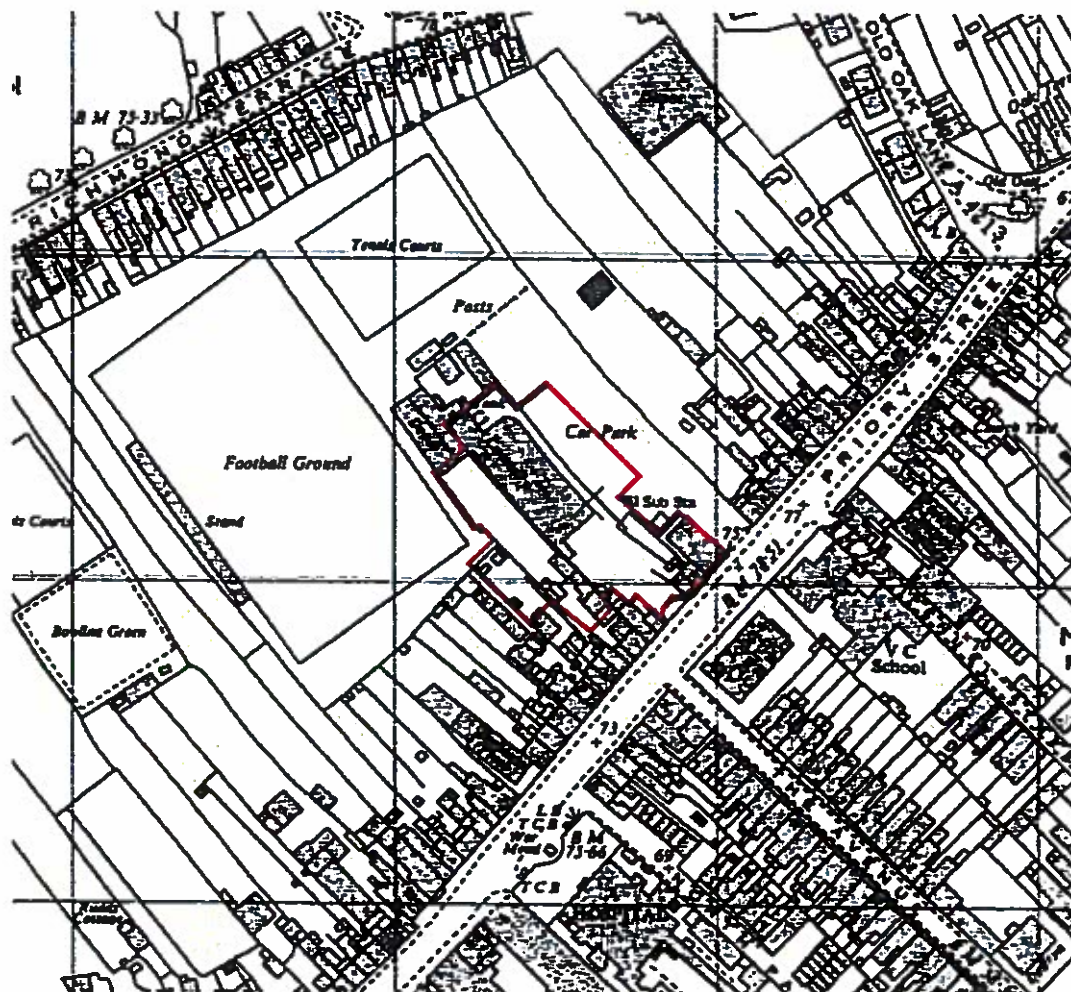


Figure 8 1969 Ordnance Survey

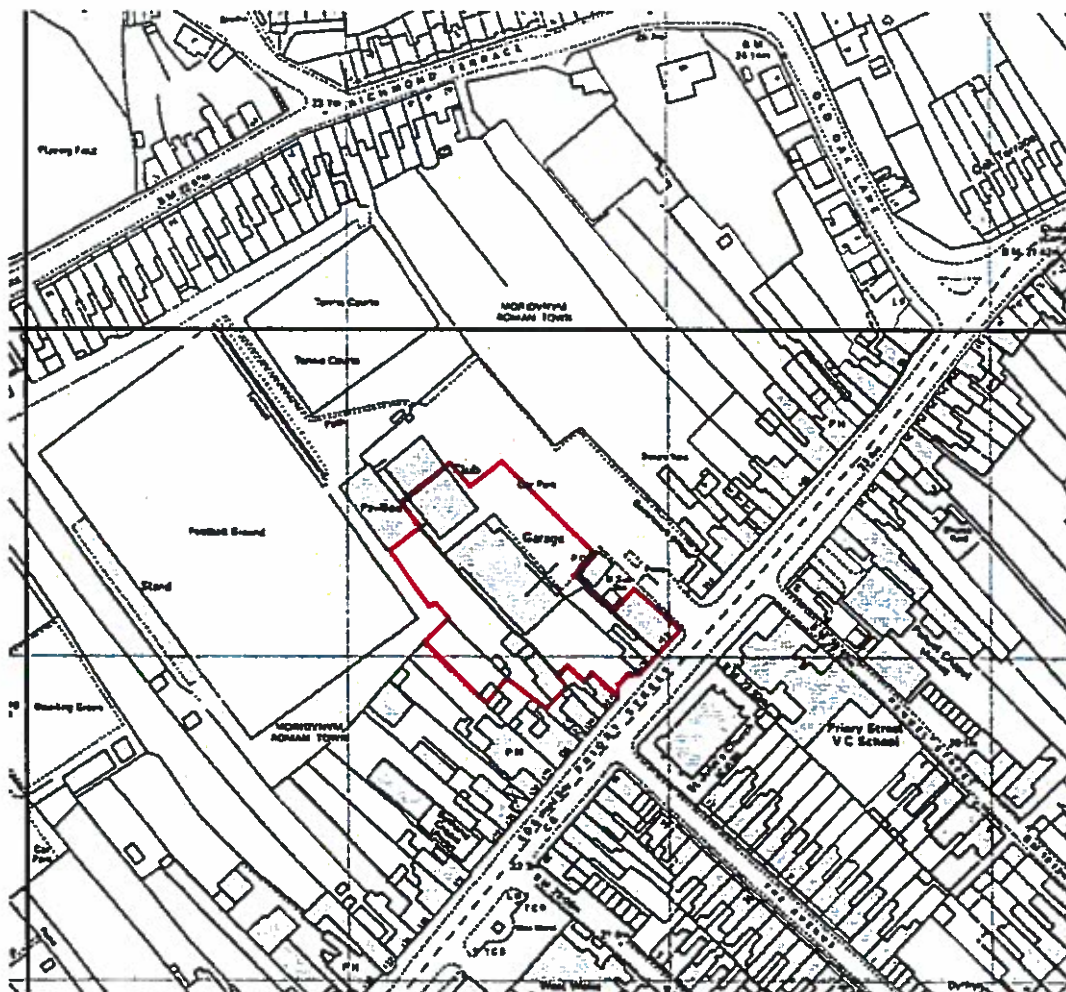


Figure 9 1983 Ordnance Survey