DISCHARGE OF CONDITION NO. 22 (PHOTOGRAPHIC RECORD) OF BUILDINGS FOLLOWING APPROVAL OF P/2018/1083 IN RELATION TO VARIATION OF CONDITION NO.1 IMPOSED UNDER PLANNING PERMISSION P/2013/0285 TO ALLOW ADDITIONAL TIME FOR COMMENCEMENT OF DEVELOPMENT ON LAND AT LOWER RACKERY FARM, DARK LANE, BURTON, WREXHAM, LL12 0AG

PREPARED BY: ABL Planning & Development

DATE: AUGUST 2023

REV: UPDATED MARCH 2024 – REV A

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1. INTRODUCTION

1.1 This photographic record has been collated by ABL Planning & Development and was submitted to support an application to discharge condition no. 22 attached to planning permission P/2018/1083 which reads as follows:

' No works shall commence until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The resulting digital photographs should be forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist at Clwyd Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR.

Reason: To provide for a record of a building or buildings of local architectural or historic interest'.

1.2 The application site is not located within a Conservation Area nor are any of the buildings Listed.

1.3 Based on the available information from the Council's public access website, we note that Clwyd - Powys Archaeological Trust did not provide any consultation response on the scheme. Further, there are no publicly available consultation responses relating to the original permission. To that end, the photographs have been provided by the current landowner who purchased the site in September 2021. To support the application, a copy of the original site location plan is included in appendix 1 with viewpoints annotated on the drawing. Photographs of the viewpoints have been included within this report. It must be noted that the roofs of the ' U shaped' barns have were taken off the building prior to the current landowner purchasing the site.

1.4 Clwyd Powys Archaeology confirmed via email to Wrexham County Borough Council that the survey was approved and deposition to the archive and, in respect of condition 22 attached to planning permission P/2018/1083, the condition could be discharged (see appendix 2)

1.5 For completeness, and to negate any potential conditions requiring the submission of photographic records on any decision, this approved report has been resubmitted to support the current planning application for the proposed conversion of the barn buildings to a single residential dwelling, along with the erection of a single storey garage and associated works.

2. VIEWPOINTS

Viewpoint 1



Viewpoints 1a and 1b





Viewpoint 1c



Viewpoint 2



Viewpoint 3





Viewpoint 4A & 4B





Viewpoint 5







Viewpoint 6







Viewpoint 7





Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12



Viewpoint 13

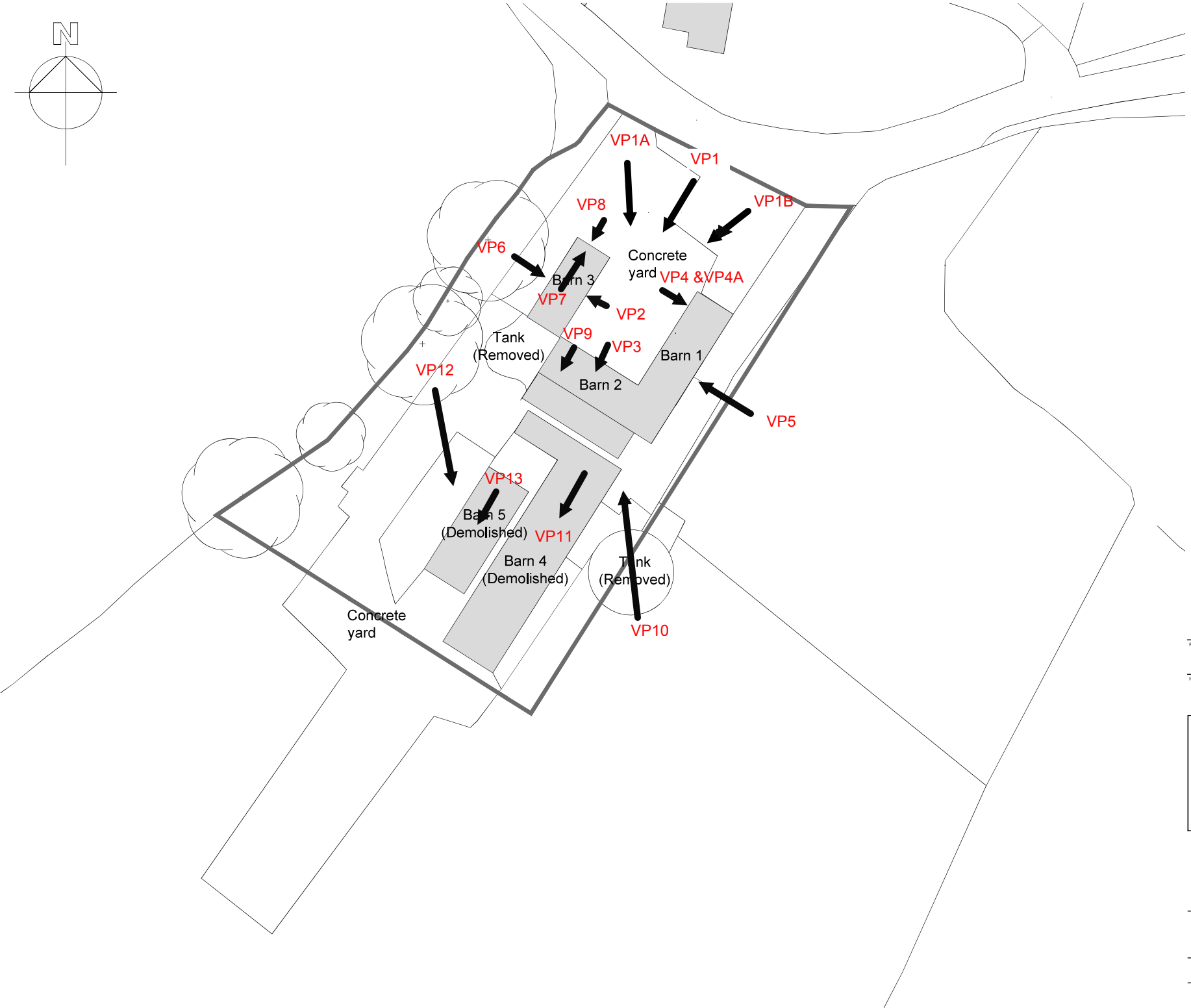


APPENDIX 1

Schedule of Existing Buildings

Barn 1:	
Ground Floor -	149.0m²
First Floor -	135.0m²
Barn 2:	
Ground Floor -	138.0m²
First Floor -	80.0m²
Barn 3:	
Ground Floor -	74.0m²
First Floor -	74.0m²
Barn 4:	
Ground Floor -	323.0m²
Barn 5 (dutch barn)	
Ground Floor -	117.0m²
TOTAL GEA:	**1,090.0m²**

VP = View Point



Revision:					
P2	Planning drawing.	CB	CB	06.07.23	Planning
P1	First issue of drawing.	CB	CB	01.03.23	Prelim

Barron Design

Insole Court, Llandaff, Cardiff, CF5 2LN | 4 Oak Drive, Marford, LL12 8XT
www.barrondesign.co.uk|CIAT Chartered Practice No. F2683

Project
Lower Rackery Barns, Dark Lane, Burton LL11 0AG
Mr and Mrs Phillips

Drawing Title
EXISTING SITE BLOCK PLAN

Drawn By:	Checked By:	Date:	Scale:
CB	KM	01.02.23	1:500 @ A3

Job No.:	Drawing No.:	Revision:
P645	101	P2

APPENDIX 2

Ellie Jones

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 15 December 2023 12:17
To: Ellie Jones; planning.consultations@powys.gov.uk
Subject: FAO: Jenni Perkins RE: P/2023/0832 at Lower Rackery Farm, Burton

Good afternoon,

I can confirm that the Photographic Survey has been approved, deposition to the archive achieved, and that condition 22 can be discharged.

Kind regards,

Neil

Mr Neil Bayliss BA, PCIfA
Swyddog Rheoli Datblygiad / Development Control Archaeologist
Ymddiriedolaeth Archaeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

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A Registered Organisation with the Chartered Institute for Archaeologists.

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Y Trallwng, SY21 8RP.
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
Registered Office as above. Company No 1212455, Charity No 508301.

Privacy Notice

From 1 April 2024 the Clwyd Powys Archaeological Trust will merge with 'Heneb: the Trust for Welsh Archaeology' (Charity Number 504616 and Company number 01198990). This will maintain our regional levels of staffing, service and expertise, and provide additional benefits from being part of a larger organisation.

Mae'n bosibl nad yw'r datganiadau a'r safbwyntiau a fynegir yn yr e-bost hwn yn cynrychioli rhai Ymddiriedolaeth Archeolegol Clwyd-Powys.
Statements and opinions expressed in this e-mail may not represent those of the Clwyd-Powys Archaeological Trust.

RYDDHAU AMOD RHIF 22 (COFNOD FFOTOGRAFFIG) YN DILYN CYMERADWYO P/2018/1083 MEWN PERTHYNAS AG AMRYWIO AMOD RHIF.1 A OSODWYD DAN GANIATÂD CYNLLUNIO P/2013/0285 CANIATÁU AMSER YCHWANEGOL AR GYFER DECHRAU DATBLYGU AR DIR YN LOWER RACKERY FARM, DARK LANE, BURTON, WRECSAM, LL12 0AG

PARATOI GAN: ABL Planning & Development

DYDDIAD: AWST 2023

REV: DIWEDDARWYD MAWRTH 2024 – Y Parch A

TUDALEN YN FWRIADOL AR GADAEL GWAG

1. CYFLWYNO

1.1 Mae'r cofnod ffotograffig hwn wedi'i goladu gan ABL Planning & Development i gefnogi cais i ryddhau amod rhif. 22 ynghlwm wrth ganiatâd cynllunio P/2018/1083 sy'n darllen fel a ganlyn:

‘ Ni chaniateir dechrau unrhyw waith hyd nes y bydd arolwg ffotograffig priodol o'r adeiladau presennol ar y safle wedi ei wneud yn unol â manylion i'w cyflwyno i'r Awdurdod Cynllunio Lleol a'u cymeradwyo'n ysgrifenedig ganddo. Dylid anfon y ffotograffau digidol canlyniadol ar CD neu DVD at yr Awdurdod Cynllunio Lleol a'r Archeolegydd Rheoli Datblygu yn Ymddiriedolaeth Archeolegol Clwyd Powys, 41 Broad Street, Y Trallwng, Powys, SY21 7RR.

Rheswm: Er mwyn darparu ar gyfer cofnod o adeilad neu adeiladau o ddiddordeb pensaernïol neu hanesyddol lleol'

1.2 Nid yw safle'r cais wedi ei leoli o fewn Ardal Gadwraeth ac nid yw unrhyw un o'r adeiladau yn Rhestredig.

1.3 Yn seiliedig ar y wybodaeth sydd ar gael o wefan mynediad cyhoeddus y Cyngor, nodwn na ddarparodd Ymddiriedolaeth Archeolegol Clwyd-Powys unrhyw ymateb i'r ymgynghoriad ar y cynllun. Ymhellach, nid oes unrhyw ymatebion ymgynghori ar gael i'r cyhoedd yn ymwneud â'r caniatâd gwreiddiol. I'r perwyl hwnnw, mae'r lluniau wedi eu darparu gan y tirfeddiannwr presennol a brynodd y safle ym mis Medi 2021. I gefnogi'r cais, mae copi o gynllun lleoliad gwreiddiol y safle wedi ei gynnwys yn atodiad 1 gyda golygfannau wedi eu hanodi ar y llun. Mae ffotograffau o'r golygfeydd wedi'u cynnwys yn yr adroddiad hwn. Rhaid nodi bod toeau'r ysguboriau ‘siâp U' wedi eu tynnu oddi ar yr adeilad cyn i'r tirfeddiannwr presennol brynu'r safle.

1.4 Cadarnhaodd Archeoleg Clwyd Powys trwy e-bost i Gyngor Bwrdeistref Sirol Wrecsam bod yr arolwg ei gymeradwyo a'i adneuo i'r archif ac, mewn perthynas ag amod 22 sydd ynghlwm wrth gynllunio caniatâd P/2018/1083, gallai'r amod gael ei ryddhau (gweler atodiad 2)

1.5 I fod yn gyflawn, ac i negyddu unrhyw amodau posibl sy'n gofyn am gyflwyno ffotograffig cofnodion ar unrhyw benderfyniad, mae'r adroddiad cymeradwy hwn wedi'i ailgyflwyno i gefnogi'r cynllunio presennol cais am y bwriad i drosi adeiladau'r sgubor yn un annedd breswyl, ar hyd gyda chodi garej unllawr a gwaith cysylltiedig.

2. SYLWADAU

Sylwadau 1



Sylwadau 1a ac 1b





Sylwadau 1c



Sylwadau 2



Sylwadau 3





Sylwadau 4A ac4B





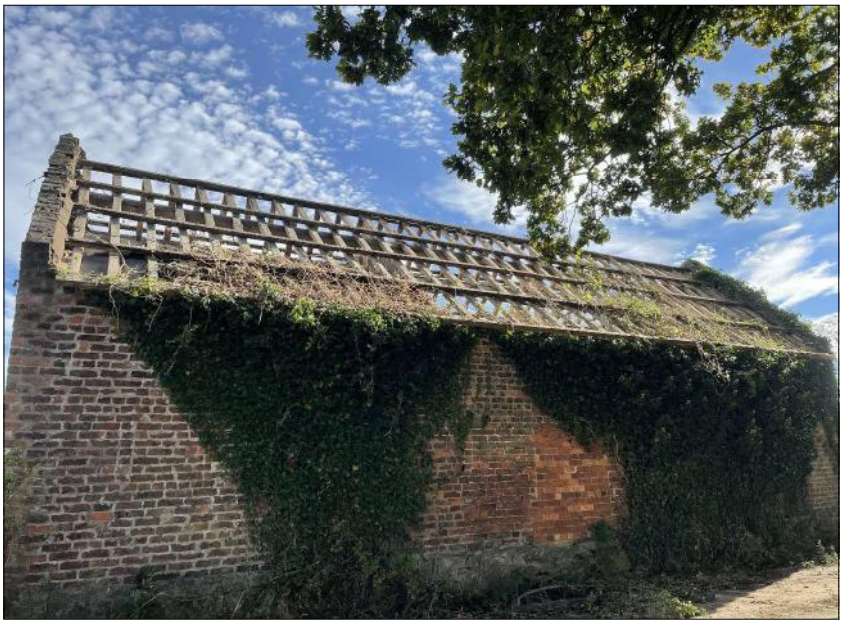
Sylwadau 5







Sylwadau 6





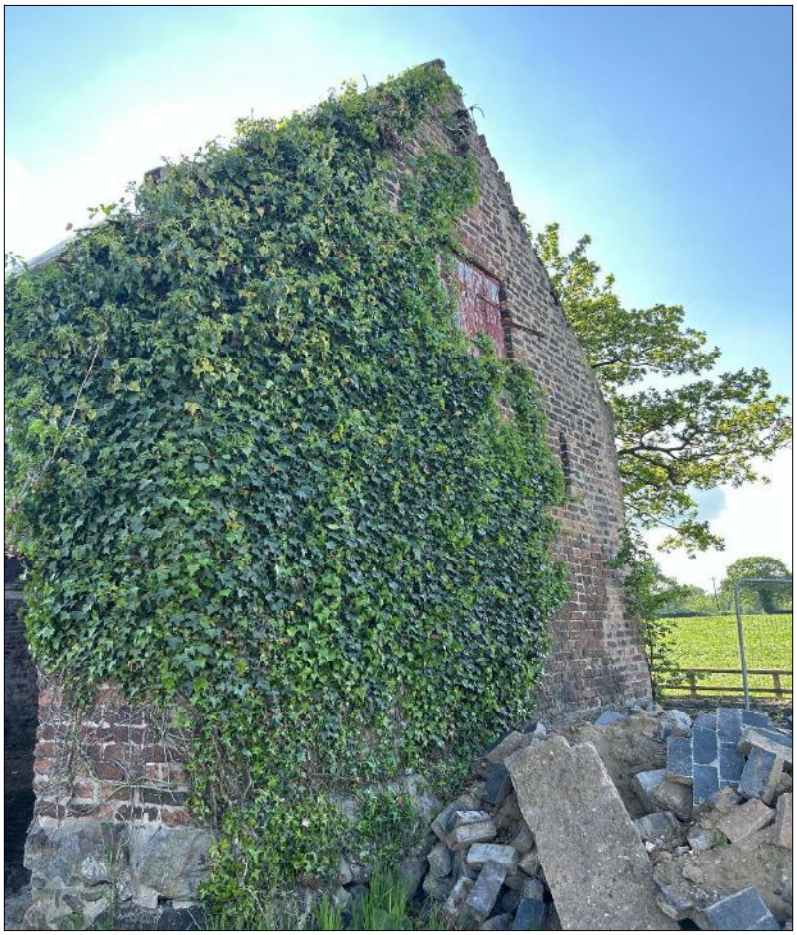


Sylwadau 7





Sylwadau 8



Sylwadau 9



Sylwadau 10



Sylwadau 11



Sylwadau 12



Sylwadau 13

