

From: [Neil Bayliss](#)
To: [planning](#)
Subject: FAO: SJG RE: P/2024/0068 at Bryntirion, Penygraig, Froncysyllte, Llangollen
Date: 08 March 2024 15:55:31
Attachments: [Jan 24 - CPAT - Level 2 Historic Building Survey.pdf](#)
[Oct 23 - CPAT - Contractors Information.pdf](#)
[Oct 23 - CPAT - House holders guide.pdf](#)

Good afternoon,

Regarding the planning application referenced above.

Information held within the Regional Historic Environment Record (HER) indicates that the demolition will remove a building first shown on the 1st Edition Ordnance Survey Mapping of the Mid-19th century. This structure is of at least vernacular and local historical interest and there is currently little information on the building. Therefore, prior to its demolition an appropriate level of building recording is completed to record it in its current form.

In this case we would advise that a **Level 2 historic building survey** is completed in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance, and an appropriate condition is supplied below.

The **Level 2 survey** would include a detailed photographic survey, written descriptive survey, phased plans of the buildings development and a measured survey using annotated architects plans where these are available, or a new survey where architects plans are not of sufficient detail.

Level 2 Building Recording

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 2 building survey, to allow an adequate analytical record of the building to be made prior to demolition.

*No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and **a written scheme of investigation** which has been submitted and approved in writing by the local planning authority. **The survey will be completed by a professional archaeological contractor.***

*The programme of building analysis and recording must meet the standards laid down by the **Chartered Institute for Archaeologists** in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.*

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

Reason: To allow an adequate analytical record of the building to be made, before alteration, to ensure that their origins, use, and development are understood and the key features, character and state of preservation are recorded.

I have attached a brief for the **Level 2 survey** and guidance on sources of **archaeological**

contractors who may wish to tender for this work. The chosen archaeological contractor will need to submit a **WSI (written scheme of investigation)** document to neil.bayliss@cpat.org.uk for approval before they can commence works on site.

The attached documents should be forwarded to the applicant/agent so that they are fully aware of the requirements.

Please contact me if you wish to discuss this advice or require more information.

Kind regards,

Neil Bayliss

Mr Neil Bayliss BA, PCIfA
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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.

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