

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 22 February 2024 14:43
To: planning
Subject: FAO: TF RE: P/2024/0053 at Ty Mawr Farmhouse, Cae Gwilym Road, Newbridge, Wrexham
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 application referenced above.

Information held within the Regional Historic Environment Record (HER) indicates that the Ty Mawr Farmhouse and associated outbuildings were built in the 19th century and are shown on the 1st edition Ordnance Survey mapping of the area. The farmhouse alterations, and demolition of the outbuildings will remove, or significantly alter the original structures. These buildings are of at least vernacular and historical interest and there is currently little information on them and prior to the development commencing an appropriate level of building recording should be completed to record the buildings in their 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 alteration.

*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
Swyddog Rheoli Datblygiad / Development Control Archaeologist
Ymddiriedolaeth Archeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

<http://www.cpat.org.uk>

Ffôn / Tel: +44 (0)1938 553670

Ffôn / Tel: +44 (0)7496 984393

E-bost / E-mail: neil.bayliss@cpat.org.uk

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Ymddiriedolaeth Archeolegol 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.

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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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