

From: [Neil Bayliss](#)
To: [planning](#)
Subject: [DKIM:INVALID] FAO: GH1 Gwyn Humphreys RE: P/2023/0135 at Land North Of, Gatewen Road, New Broughton
Date: 30 March 2023 09:18:28
Attachments: [March 23 CPAT Contractors Information.pdf](#)
[ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf](#)
[March 23 CPAT Guidance Level 2 building survey.pdf](#)

Good morning, Gwyn,

Thank you for the consultation on the application referenced above.

Information held within the Regional Historic Environment Record indicates that there are existing buildings on site visible on the 4th edition Ordnance Survey mapping of the area. The Pre-application consultation report mentions in the community feedback that the buildings may form part of a munitions store related to the colliery, or are from the WWII era. These structures are to be demolished and are of at least local interest, therefore we would recommend that an appropriate level of archaeological building recording is completed to chronicle the buildings in their current form prior to demolition. 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 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. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: neil.bayliss@cpat.org.uk Tel: 01938 553670).

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 conversion, to ensure that the buildings 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 Archaeolegol 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

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

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

[Privacy Notice](#)

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.