

From: [Neil Bayliss](#)
To: [Sharon Holman](#); [planning](#)
Subject: [DKIM:INVALID] FAO: Sharon Holman RE: P/2022/1034 at Bersham Bank Colliery spoil heap
Date: 07 March 2023 09:38:55
Attachments: [January 23 CPAT Contractors Information.pdf](#)
[January 23 CPAT Photographic Survey Guidance.pdf](#)

Good morning, Sharon,

Regarding Condition 17 of the application referenced above.

The Bersham Bank Colliery Tip is the last surviving "conical" colliery tip in Denbighshire coalfield and is inextricably linked with Bersham Colliery SAM and listed building. The tip is a mature major landmark and part of late 19th & 20th century industrial landscape of this area, and as such a condition of an Archaeological Photographic Survey was placed on it. The information provided on the application portal does not meet current standards in accordance with the Photo Survey guidelines we distribute, and the applicant should engage an archaeological contractor to complete the photo survey.

We would recommend that an appropriate level of recording is completed by an **approved archaeological contractor** to record the site in its current form. In this case we would advise that a Photographic 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.

Photographic Survey

Suggested planning condition to facilitate a Photographic Survey of the site, to allow an adequate analytical record of the tip to be made prior to alteration.

*No development shall take place until a **Photographic Survey** has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation (WSI) which has been submitted and approved in writing by the local planning authority.*

*The Photographic Survey will be completed by a **professional archaeological contractor** in accordance with the brief, approved WSI and relevant CIFA Standards and Guidance.*

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).

After approval by the Local Planning Authority, a copy of the resulting report should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMW

Reason: *To secure a detailed photographic record of the tips external structure and features prior to alteration.*

I have attached a brief for the **photographic 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

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