

From: [Neil Bayliss](#)
To: [Amy Brittain](#); [planning](#)
Subject: [DKIM:INVALID] FAO: Amy Brittain RE: P/2022/0883 at Lynwood, Maesyffynnon Road, Minera
Date: 09 June 2023 11:05:54
Attachments: [March 23 CPAT Guidance Level 2 building survey.pdf](#)
[March 23 CPAT Contractors Information.pdf](#)
[March 23 CPAT Watching Brief General Requirements.pdf](#)

Good morning,

Regarding the planning application referenced above.

The building to be converted is part of a range of buildings shown on the Tithe Map of the 1840's, and part of the Minera Quarry complex. Although the barn is partially converted there are original features remaining, including remnants of the building destroyed by fire visible in the Historic Impact Assessment. Further work to the barn will inevitably remove more of the original fabric, and it would be useful to obtain a record of the structure in its present form prior to full conversion. This is to ensure that the building's origins, use, and development are understood, and the main features, character and current state of preservation are recorded.

We would therefore recommend that an appropriate level of building recording is completed to record the barn 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.

The construction of the connecting building will inevitably reveal the foundations of the former building shown on the historic mapping and therefore should be completed under the condition of an **archaeological watching brief**. This will be used to clarify the layout, function, and date of the building destroyed by fire. This advice is in accordance with the guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Feb 2021).

The archaeologist should be part of a recognised professional archaeological organisation working to the Standard and Guidance of the Chartered Institute for Archaeologists (CIFA) relating to an Archaeological Watching Brief. The archaeologist should be working in accordance with an approved written scheme of investigation (WSI) and should preferably be part of a Registered Archaeological Organisation with the CIFA.

A suitable condition to facilitate the contracted watching brief is provided below along with a guidance note for the applicant on how to commission archaeological works.

The conditions in this case would be:

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.

*In order 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 conversion, to ensure that the buildings origins, use, and development are understood and the main features, character and state of preservation are recorded.

Archaeological Watching Brief

Suggested planning condition to facilitate an archaeological watching brief:

*The developer shall ensure that a **suitably qualified archaeological contractor** is present during the ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.*

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.

A copy of the resulting report should be submitted to the Local Planning Authority, and the Development Control Archaeologist via neil.bayliss@cpat.org.uk Tel: 01938 553670).

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

I have attached documents for the **Level 2 survey and an archaeological watching brief** 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 me for approval before they can commence works on site. Please contact me again 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

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