

From: [Mark Walters](#)
To: [Sharon Holman](#); [planning](#)
Subject: [DKIM:INVALID] P/2021/0199 and P/2021/0198 Bunkers Hill Cottages, Bersham - Additional Information
Date: 23 March 2023 10:11:54

Hi Sharon

Before this application gets consent, I thought I would just update you with new information and a change in advice.

I recommended to Cadw that they consider de-listing the ruinous listed building and Judith Alfrey in the listed buildings section got back to me on Monday to confirm that Cadw will recommend de-listing. Assuming that this happens fairly quickly the applicant would not need to go through the LBC process.

The applicant informed me that the formerly intact outbuilding at the back of the plot was demolished a couple of years back after a storm brought a tree down onto it and it was badly damaged. A TPO officer apparently visited and confirmed the building should be demolished to allow the safe tree removal. With this building now demolished, and only partial fragments of the cottages surviving, I think we can remove the condition for the Level 4 building survey that I recommended but keep the other scheme of archaeological investigation condition which will allow excavation and recording of the ground level remains of the cottages.

The latest wording of this condition is as follows:

Suggested planning condition to facilitate a scheme of archaeological investigation/excavation as a condition of consent.

No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The archaeological programme of work will be undertaken and completed in accordance with the relevant Standards and Guidance provided by the Chartered Institute for Archaeologists. A copy of the resulting report should be submitted to the Local Planning Authority and the Planning Archaeologist, (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval of this report by the Local Planning Authority all 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 secure preservation by record of all archaeological remains which will be impacted by the development

Best regards

Mark Walters

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