

From: [Neil Bayliss](#)
To: [Sharon Holman](#); [planning](#)
Subject: [DKIM:INVALID] FAO: SEH Sharon Holman RE: P/2023/0036 at Gamford House, Gamford Lane, Rossett
Date: 23 February 2023 12:22:03
Attachments: [ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf](#)
[January 23 CPAT Contractors Information.pdf](#)
[January 23 CPAT Guidance Level 2 building survey.pdf](#)
[January 23 CPAT Watching Brief General Requirements.pdf](#)

Good morning, Sharon,

Regarding the application referenced above.

The older farm buildings to the north and northwest of the farmhouse and the farmhouse itself are visible on the 1st edition Ordnance Survey mapping of the late 19th century and are of local and vernacular interest. We would recommend that an appropriate level of building recording is 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 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 ground has been heavily remodelled; however, a **watching brief** should be completed on plots 4, 5 and 6 due to the potential that the cropmarks in the field to the west (PRN 102661) continue into the area of development. Sub-surface archaeology related to these pre-historic deep enclosure ditches may have survived the modern farm development and may also include internal features which will require full excavation and recording.

The ground reduction, trenching and landscaping of the plots should be completed under the condition of an **archaeological watching brief**. 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.

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).

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 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.*

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 all the ground reduction for the application 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.*

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR 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 preservation by record of any archaeological remains which may be*

revealed during ground excavations for the consented development.

I have attached briefs for the **Level 2 survey** and **Watching Brief** with 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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Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
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