

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 27 July 2022 14:14
To: planning
Subject: [DKIM:INVALID] FAO: SH3 RE: P/2022/0639 at Ruabon Constitutional Club, Park Street, Ruabon, Wrexham
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; March 22 CPAT Photographic Survey General Requirements.pdf; March 22 CPAT Contractors Information.pdf

Good afternoon,

Regarding the application referenced above.

The subject of the application is part of a Grade II listed building (15720) and within the Conservation Area for Ruabon and therefore the Built Heritage Conservation Officer should be the primary consultant. The listed building is the former end cottage of a block forming a group of 4 blocks of former estate cottages within Park Street, Ruabon. The storage building has original features visible in the documents provided including a pair of fireplaces which relate to its former use. It would be unfortunate if the storage room is altered without a record of its current form and layout being retained.

I would therefore ask that the applicant is required to commission a **Photographic Survey** before development commences, to preserve a record of the building. The photographic survey is recommended following guidance in TAN 24 (May 2017) and planning Policy Wales (Feb 2021). **The photographic survey will be completed by an archaeological contractor.** To facilitate this, I would ask that an appropriate planning condition is attached to any permission granted, and I include below a suggested condition which you may wish to consider using:

Suggested planning condition to facilitate a photographic survey prior to development:

Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England level 1 Survey - Understanding Historic Buildings, 2016) of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. **The photographic survey will be completed by an archaeological contractor.** The resulting digital photographs and plans should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, Powys, SY21 78RP. Email: neil.bayliss@cpat.org.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographic survey should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP for inclusion in the regional Historic Environment Record and the full digital archive will be sent to the National Monuments Record, RCAHMW.

Reason:

To secure a full photographic record of the original building prior to alteration, conversion, or demolition.

I have attached a guidance note on completing photo surveys together with information on sources of archaeological contractors who would be able to complete the survey on behalf of the applicant. All the attached documents must be forwarded to the applicant so that they are fully aware of the requirements and procedures.

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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