

Cerys Jones

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 08 June 2022 14:35
To: Sharon Holman; planning
Subject: [DKIM:INVALID] FAO: SEH RE: P/2022/0465 - Bwlchgwyn, Cefn Road, Cefn Farm
Attachments: March 22 CPAT Contractors Information.pdf; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; March 22 CPAT Photographic Survey General Requirements.pdf

Good afternoon,

Regarding the planning application referred to above.

The original planning application P/2017/0748 had a Photographic Survey condition imposed on it, (Condition 9). The photographic survey has not been completed and the condition cannot be removed or discharged at this time. The condition is necessary due to the conversion affecting the traditional stone outbuilding of 19th century date which is of local architectural importance. It would be unfortunate if this building is now converted without an adequate record of the surviving elements of the original structure being made.

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