

Cerys Jones

From: Sharon Holman
Sent: 14 June 2022 12:27
To: planning_admin
Subject: FW: P/2022/0499 at The Poplars - Marchwiel
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; March 22 CPAT Contractors Information.pdf; March 22 CPAT Guidance_Level 3 building survey.pdf

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From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 14 June 2022 12:12 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: [DKIM:INVALID] RE: P/2022/0499 at The Poplars - Marchwiel

Good afternoon Sharon,

Regarding the Wrexham Planning Application at The Poplars - Marchwiel.

The building is shown on the 1841 Tithe Map and the 1st edition mapping and although the building has been significantly modernised it may contain some original features. The building does look in reasonable condition and I would like to query the need to demolish and construct a new dwelling. If the demolition/replacement building is allowed a Level 3 building recording would be recommended to retain a record of the buildings demolished.

We would recommend that the Level 3 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 3 survey will include a desk-based assessment to add historical information for the building as well as a written descriptive survey, photographic survey and measured survey with plans and elevations. **The recording work must be completed by a professional archaeological contractor in accordance with CIFA standards and guidance.**

The condition in this case would be:

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 3 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 3 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 and digital archive should 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, Aberystwyth.

Reason:

To allow an adequate analytical record of the building to be made, before it is renovated, altered, or converted, to ensure that the buildings origins, use, and development are understood and the main features, character and state of preservation are recorded.

I have attached a brief for the Level 3 survey 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 ensure that this email and all attached documents are forwarded to the applicant/agent so that they are fully informed 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

<http://www.cpat.org.uk>

Ffôn / Tel: +44 (0)1938 553670

Ffôn / Tel: +44 (0)7891 525001

E-bost / E-mail: neil.bayliss@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Y Trallwng, SY21 8RP.
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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