

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 13 April 2022 15:54
To: planning
Subject: [DKIM:INVALID] P/2022/0272 Demolition of outbuilding at Ty Graig, Station Road, Bangor On Dee, Wrexham - Photographic Survey
Attachments: Photographic Survey Guidance.docx; Contractors Information.doc; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

Dear Sir or Madam

Thank you for the consultation on this application.

Information held within the regional Historic Environment Record indicates that the proposed development will demolish a traditional stone outbuilding recorded on early OS mapping and visible on aerial imagery. The building is at least 150 years old and appears to be associated with the nearby Ty Graig house. We currently have no detailed record of this building and its function and the demolition will completely remove this historic asset which is of local architectural interest.

In accordance with Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) I would therefore recommend that the applicant is required to engage an archaeological contractor to complete a Photographic Survey before development commences, in order to preserve a record of this building in its current form. 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 of the building prior to development

No development shall take place until a Photographic Survey has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation (WSI) which has been submitted and approved in writing by the local planning authority. The Photographic Survey will be completed by a professional archaeological contractor in accordance with the brief, approved WSI and relevant CIFA Standards and Guidance

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: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the resulting report 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 full digital archive must also be sent to the National Monuments Record, RCAHMW, Aberystwyth.

Reason: To secure a detailed photographic record of the original building/s internally and externally prior to alteration/conversion/demolition or extension

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 of the**

attached documents and a copy of this email must be forwarded to the applicant/agent so that they are fully aware of the requirements and procedures.

Please contact me if you wish to discuss this advice further.

Kind regards

Mark Walters

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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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Please note that I do not work Fridays