

Cerys Jones

From: Sharon Holman
Sent: 27 April 2022 16:41
To: planning_admin
Subject: FW: P/2022/0319 at Bryn Ffynnon, Froncysyllte
Attachments: Contractors Information.pdf; March 22 CPAT Photographic Survey General Requirements.pdf; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

civ – CPAT resp

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 27 April 2022 03:33 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: [DKIM:INVALID] RE: P/2022/0319 at Bryn Ffynnon, Froncysyllte

Good afternoon Sharon,

Thank you for the photographs regarding the building involved in the application referenced above. The photographs have confirmed that the building will need to be recorded. The extension will significantly damage the gable wall which, although modernised, does show original features. Internally the same wall has a timber beam over the hob which again looks to be an original feature.

Therefore, the information mentioned above, and held within the regional Historic Environment Record, indicates that the extension would significantly alter and damage the building shown on the Tithe and 1st edition Ordnance Survey mapping. It would be unfortunate if this building was altered further 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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Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
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