

Cerys Jones

From: Mark Walters <Mark@cpat.org.uk>
Sent: 01 August 2016 13:02
To: planning_admin
Subject: P/2016/0694 Woodlands Farm, Gwersyllt, Wrexham - Level 3 Archaeological Building Survey
Attachments: Advice on Commissioning Archaeological Work.doc; Contractors List 2016.doc

Dear Sir or Madam

Thank you for the consultation on this application.

There are currently no recorded archaeological sites within the Historic Environment Record database for this development area. However, we note that the Royal Commission have a record here for the farmhouse (NPRN 409146). The farmhouse and outbuildings are present on the 1873 first edition mapping and clearly pre-date this in origin. Reference to Google Earth imagery indicates a group of traditional farm buildings built in brick, stone and timber. As we have no record of these buildings and they will be completely demolished prior to development we recommend that a Level 3 building survey is completed as a condition of any consent.

In this case the condition will be:

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an English Heritage Level 3 building survey, in order to allow an adequate analytical record of the buildings to be made prior to demolition.

No development shall take place until a programme of building recording and analysis, equivalent to an English Heritage 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 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 (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason:

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

The applicant will need to engage an archaeological contractor to complete this building recording work. I will need to approve a written scheme of investigation forwarded by the archaeological contractor before they can commence work on-site.

I have attached a guidance note on commissioning archaeological works and an advisory list of archaeological contractors who may wish to tender. Please forward both of these documents to the applicant.

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

Kind regards

Mark Walters

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Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

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