

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 14 July 2021 14:14
To: planning
Subject: [DKIM:INVALID] P/2021/0630 Demolition of Moreton Inn, Johnstown - Level 3 Archaeological Building Survey
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; Contractors Information.doc; Level 3 Historic Building Survey.doc

Dear Sir or Madam

Thank you for the consultation on this application.

The buildings proposed for demolition and replacement are not currently recorded within the Historic Environment Record, but reference to historic mapping indicates that they represent a former late 18th to 19th century inn and its outbuildings which are of local historical and architectural interest. The northern half of the building and some of the outbuildings are represented on the early OS mapping and the images submitted with the Bat Survey documents indicate that there are both brick and earlier stone phases to the current layout of the main inn building. The proposed development will completely erase this historic asset.

In this case we would advise that a Level 3 survey is completed in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance to retain a record of the buildings in their current historic form. An appropriate condition is supplied below. The Level 3 survey would include a desk-based assessment to provide a building history, a detailed written descriptive survey of the present structures, measured survey of each building in plan and elevation, a detailed photographic survey and phased plans of the inn building's development over time.

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, in order to allow an adequate analytical record of the buildings 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: mark.walters@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 and to the National Monuments Record, RCAHMW.

Reason:

To allow an adequate analytical record of the buildings before demolition and 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 contact me if you wish to discuss this advice or require more information.

Kind regards

Mark Walters

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Please note that I do not work Fridays