

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 20 August 2020 13:05
To: planning
Subject: [DKIM:INVALID] P/2020/0430 Westerdale, Hill Street, Rhosllanerchrugog - Level 3 Building Recording
Attachments: Contractors Information.doc; Level 3 Survey.doc

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The original attachments were not modified.

Dear Sir or Madam

Thank you for the consultation on this demolition and residential development application.

The proposed demolition will impact a traditional stone building which first appears on the 2nd edition OS mapping (1914) and is not recorded on the Historic Environment Record. The function of this building is not known, but it may have an industrial purpose related to the nearby former coal mining shafts, although these shafts seem to be out of use by the time it appears on the mapping. There has been no detailed survey of the structure and the building is of at least local architectural and historical significance. The demolition works will entirely destroy this archaeological resource.

I would therefore recommend that if planning permission is given a Level 3 building record is completed in accordance with TAN 24 (May 2017) and Planning Policy Wales (Edition 10, Dec 2018) to provide a permanent record of the original building. The Level 3 survey in this case would include a detailed photographic survey, descriptive text and measured survey and must be completed by an archaeological contractor.

In this case the condition 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 programme of building analysis and recording will be completed by an archaeological contractor and 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: 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.

Reason:

To allow an adequate analytical record of the building to be made, before it is demolished, 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 an information sheet providing sources for archaeological contractors who may be able to complete this work. I have also attached a brief for the Level 3 study. Please forward these to the applicant so that they are fully informed about what is required.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swydddog Rheoli Datblygiad

Please note that our office is closed due to the coronavirus situation and I am working from home

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Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig CIfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
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Registered Organisation No 6.

Please note that I do not work Fridays