

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 09 January 2020 11:08
To: planning
Cc: Mared Rees-Jones
Subject: [DKIM:INVALID] P/2019/0891 LBC and P/2019/0890 Full Refurbishment and extension works at Mill House, Marchwiel - Archaeological Conditions
Attachments: Contractors Information.doc; Watching Brief - General Requirements.docx; Level 2 Survey.docx

Dear Mared

Thank you for the consultation on this application.

We note the content of the combined HIA and Level 2 survey submitted with the application details. With regard to proposed changes in layout and fabric the Built Heritage Conservation Officer will need to be consulted on this application and should guide the applicant about appropriate structural changes and materials to be used which seek to preserve all key historic fabric and the character of the listed building.

With regard to direct impacts that may lead to some loss of historic features we note that the proposed extension over the wheelpit and a wall beyond this may result in ground reduction work around these structures and the clearance of material from the wheelpit. This work may result in some exposure of previously unrecorded structures around and within the wheelpit, including the former headrace and tailrace water channels. We would therefore recommend that a watching brief is maintained in the area of the extension over the wheelpit so that any archaeology revealed can be adequately recorded.

In addition the basement could not be properly accessed during the Level 2 survey and as there will be some conversion of the basement space this will need additional Level 2 recording.

We would therefore recommend the following conditions to mitigate any archaeological impacts arising from these proposals. The recommendations follow guidance set out in Welsh Government TAN 24 (May 2017) and Planning Policy Wales (Dec 2018).

1. Watching Brief in extension footprint area

Suggested planning condition to facilitate an archaeological watching brief

The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. 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, 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.

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

2. Level 2 study of mill basement

Suggested planning condition to facilitate a supplementary programme of historic building recording, the equivalent of an Historic England Level 2 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 ** 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 by an archaeological contractor 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, The Offices, Coed y Dinas, Welshpool, 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.*

Reason:

To allow an adequate analytical record of the building 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.

I have attached standard briefs for the above conditions which should be forwarded to the applicant. The applicant will need to engage an archaeological contractor to do this work and I have also attached information on sources of archaeological contractors. As CPAT completed the prior Level 2 study it would make sense for them to be used again so that the resulting archive and reporting can be amalgamated with the existing reports. A written scheme of investigation (WSI) will need to be submitted for approval by the chosen contractor before they can start work on-site.

Kind regards

Mark Walters

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