

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 05 February 2018 13:09
To: planning
Subject: P/2018/0061 Erwallo Uchaf, Pontfadog - Erection of a Replacement Dwelling - Pre-Determination Archaeological Assessment - Level 3 Building Study
Attachments: Contractors Information.cleaned.doc; Level 3 Survey.doc

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Dear Sir or Madam

Thank you for the consultation on this application.

This building is not currently recorded within the Historic Environment Record, but appears to be of possible architectural and archaeological interest as a substantially intact stone farmhouse with attached barn and later extensions at the rear. The barn has timber-framed elements. The buildings would appear to be 18th century, or possibly earlier, in date and may be of at least regional architectural interest.

The intention is to completely demolish and replace these buildings. The planning authority appears to have insufficient information about this archaeological resource and as archaeology is a material consideration here I would advise that this application is not determined until this resource has been properly assessed for its cultural heritage value. In this case a Level 3 study of the building will be required prior to determination.

Welsh Government Planning Policy Wales (Edition 9, Nov 2016), TAN 24: the Historic Environment (May 2017) and Powys UDP Policies ENV 17 and 18 suggest that planning authorities should require applicants to supply a suitable archaeological assessment in support of an application where a potential impact to archaeological remains is identified.

The developer will need to engage an archaeological contractor to complete this work in accordance with a brief written by this office on request. In response the archaeological contractor will need to supply a written scheme of investigation along with their cost estimate. The written scheme of investigation will need to be approved by me before work can commence on site.

I would advise that in order to allow sufficient time for an assessment to be carried out, and the discussion of a subsequent mitigation strategy, the determination of the current application is delayed so that this information can be gathered and presented in support of the application.

I have attached information on archaeological contractors that the developer may wish to consider engaging to complete evaluation work. I have also attached a brief for the Level 3 survey. These documents should be forwarded to the applicant so that they are fully aware of the requirements.

Please contact me if you wish to discuss the above advice or require any more information.

Kind regards

Mark Walters

Mark Walters

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Please note that I do not work Fridays