Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 13 August 2025 14:43
To: Lauren Rowlinson; planning
Subject: FAO: Lauren Rawlinson RE: P/2025/0548 and P/2025/0557 at Old Mill Welsh Shop, Llanarmon Dyffryn Ceiriog
Attachments: Managing Change to Listed Buildings in Wales May 2017.pdf; Heneb Clwyd-Powys June 2025 - AMaR.pdf; Heneb Clwyd-Powys March 2025 - Level 2 HBR.pdf; Heneb Clwyd-Powys March 2025 Registered Contractors.pdf

Good afternoon, Lauren,

Regarding the planning application referenced above.

The building to be converted is a Grade II Listed Building, (81151) a former 18th, or 19th, century flannel mill. Although the building has been modernised any further work will inevitably remove more of the original fabric, and it would be useful to obtain a record of the structure in its present form prior to conversion. This is to ensure that the building's origins, use, and development are understood, and the main features, character and current state of preservation are recorded.

We would therefore recommend that an appropriate level of building recording is completed to record the mill in its current form. In this case we would advise that a Level 2 historic building survey is completed in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (May 2017) guidance, and an appropriate condition is supplied below.

The **Level 2 survey** would include a detailed photographic survey, written descriptive survey, phased plans of the building's development and a measured survey using annotated architects plans where these are available, or a new survey where architects plans are not of sufficient detail. Due to the work involving a Listed Building, the built heritage conservation officer should be consulted with regard to this application.

The construction of the extension off the southern elevation may reveal foundations of an earlier building suggested by the ragged quoins visible on the documents provided and other sub-surface archaeology which may be related to the flannel making process. These works should be completed under a condition of **Archaeological Monitoring and Recording**. This advice is in accordance with the guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Feb 2024).

The archaeologist should be part of a recognised professional archaeological organisation working to the Standard and Guidance of the Chartered Institute for Archaeologists (CIFA) relating to archaeological monitoring and recording. The archaeologist should be working in accordance with an approved written scheme of investigation (WSI) and should preferably be part of a Registered Archaeological Organisation with the CIFA.

A suitable condition to facilitate the recording is provided below along with a guidance note for the applicant on how to commission archaeological works.

The conditions in this case would be:

1. Level 2 Building Recording

Suggested planning condition to facilitate a 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 demolition.

Prior to the commencement of works a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, shall be secured and implemented. This shall be in accordance with a written scheme of investigation which has been submitted by a qualified and competent expert, experienced in understanding historic buildings, and approved in writing by the local planning authority.

The programme of building analysis and recording will be completed in line with the written scheme of investigation discharged as part of the condition. The recording report shall be completed by a competent expert, experienced in understanding historic buildings, 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 Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, SY21 8RP). After approval by the Local Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS

Reason: *To allow an adequate analytical record of the buildings to be made, before they are demolished, to ensure that the buildings' origins, use, and development are understood and the main features, character and state of preservation are recorded.*

2. Archaeological Monitoring and Recording (Formerly Watching Brief)

Suggested planning condition to facilitate a scheme of archaeological monitoring and recording.

The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any groundworks so that a scheme of archaeological monitoring and recording can be conducted. The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority.

A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP). After approval by the Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

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

I have attached documents for a Level 2 Archaeological Building Recording, a scheme of Archaeological Monitoring and Recording, and guidance on sources of archaeological contractors who may wish to tender for this work.

The chosen archaeological contractor will need to submit a project design/written scheme of investigation (WSI) document to me for approval before they can commence works on site. Please contact me again if you wish to discuss this advice or require more information.

Kind regards,

Neil Bayliss

Heneb

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