

Dr G Duckers
Clwyd - Powys Archaeological Trust
41 Broad Street
Welshpool
Powys
SY21 7RR

22nd August 2023

By E-mail only

Dear Dr Duckers,

**RE: DISCHARGE OF CONDITION NO.22 (PHOTOGRAPHIC RECORD) FOLLOWING APPROVAL OF
P/2018/1083 IN RELATION TO VARIATION OF CONDITION NO.1 IMPOSED UNDER PLANNING PERMISSION
P/2013/0285 TO ALLOW ADDITIONAL TIME FOR COMMENCEMENT OF DEVELOPMENT ON LAND AT
LOWER RACKERY FARM, DARK LANE, BURTON, WREXHAM, LL12 0AG**

ABL Planning & Development are instructed to submit an application to discharge condition no. 22 attached to the above application.

For the avoidance of doubt, the condition states:

No works shall commence until an appropriate photographic survey of the existing buildings to the site has been carried out in accordance with details to be submitted to and approved in writing the Local Planning Authority. The resulting digital photographs should be forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist at Clwyd -Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR.

As advised in our recent e-mail correspondence, we have sent a copy of the images of the buildings via 'we transfer' on the 22nd August 2023. Copies of the photographs will be on a USB Stick and sent to the Local Planning Authority.

I would be grateful if you could confirm in writing that you are satisfied with the photographic images supplied and are satisfied that the condition can be discharged. Should you require anything further, please do not hesitate to contact me.

Yours Sincerely,



Rachael Evans MTCP MRTPI
Director - ABL Planning & Development Limited

DISCHARGE OF CONDITION NO.22 (PHOTOGRAPHIC RECORD) FOLLOWING APPROVAL OF P/2018/1083 IN
RELATION TO VARIATION OF CONDITION NO.1 IMPOSED UNDER PLANNING PERMISSION P/2013/0285 TO
ALLOW ADDITIONAL TIME FOR COMMENCEMENT OF DEVELOPMENT ON LAND AT LOWER RACKERY FARM,
DARK LANE, BURTON, WREXHAM, LL12 0AG

PREPARED BY: ABL Planning & Development

DATE: AUGUST 2023

REV: FINAL

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1. INTRODUCTION

- 1.1 This photographic record has been collated by ABL Planning & Development to support an application to discharge condition no. 22 attached to planning permission P/2018/1083 which reads as follows:

‘ No works shall commence until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The resulting digital photographs should be forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist at Clwyd Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR.

Reason: To provide for a record of a building or buildings of local architectural or historic interest’.

- 1.2 The application site is not located within a Conservation Area nor are any of the buildings Listed.
- 1.3 Based on the available information from the Council’s public access website, we note that Clwyd - Powys Archaeological Trust did not provide any consultation response on the scheme. Further, there are no publicly available consultation responses relating to the original permission. To that end, the photographs have been provided by the current landowner who purchased the site in September 2021. To support the application, a copy of the original site location plan is included in appendix 1 with viewpoints annotated on the drawing. Photographs of the viewpoints have been included within this report. It must be noted that the roofs of the ‘ U shaped’ barns have been taken off the building prior to the current landowner purchasing the site.
- 1.4 We trust that you have sufficient information to discharge the condition attached to the approval.

2. VIEWPOINTS

Viewpoint 1



Viewpoints 1a and 1b



Viewpoint 1c



Viewpoint 2



Viewpoint 3



Viewpoint 4A & 4B



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12



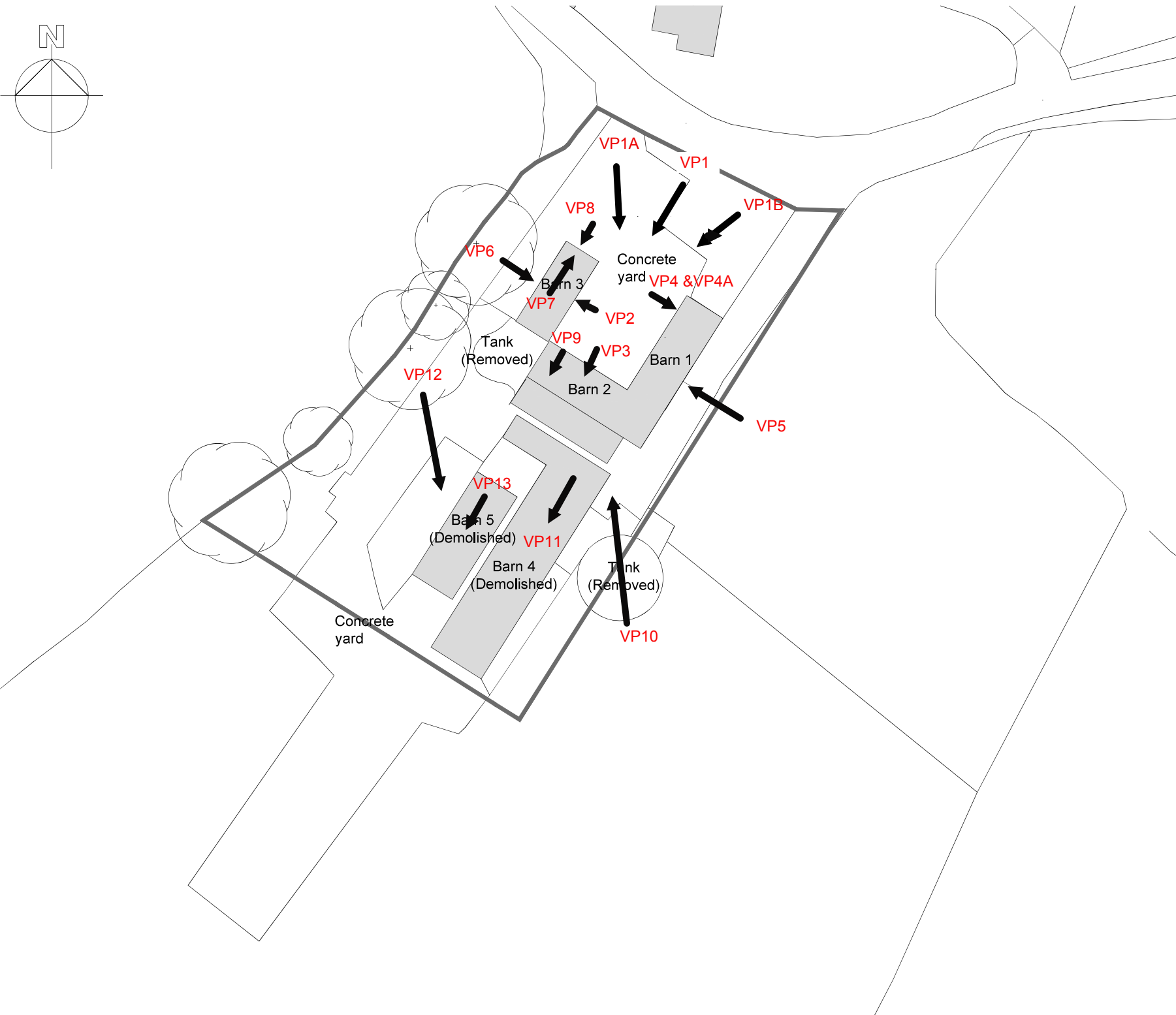
Viewpoint 13



APPENDIX 1

Schedule of Existing Buildings	
Barn 1:	
Ground Floor -	149.0m²
First Floor -	135.0m²
Barn 2:	
Ground Floor -	138.0m²
First Floor -	80.0m²
Barn 3:	
Ground Floor -	74.0m²
First Floor -	74.0m²
Barn 4:	
Ground Floor -	323.0m²
Barn 5 (dutch barn)	
Ground Floor -	117.0m²
TOTAL GEA:	1,090.0m²

VP = View Point



Revision:	P2	Planning drawing.	CB	CB	01.03.23	06.07.23	Planning
Revision:	P1	First issue of drawing.	CB	CB	01.03.23	06.07.23	Prelim



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Project
Lower Rackery Barns, Dark Lane, Burton LL11 0AG
Mr and Mrs Phillips

Drawing Title
EXISTING SITE BLOCK PLAN

Drawn By:	Checked By:	Date:	Scale:
CB	KM	01.02.23	1:500 @ A3
Job No.:	Drawing No.:	Revision:	
P645	101	P2	

RYDDHAU AMOD RHIF 22 (COFNOD FFOTOGRAFFIG) YN DILYN CYMERADWYO P/2018/1083 MEWN
PERTHYNAS AG AMRYWIO AMOD RHIF.1 A OSODWYD DAN GANIATÂD CYNLLUNIO P/2013/0285 CANIATÁU
AMSER YCHWANEGOL AR GYFER DECHRAU DATBLYGU AR DIR YN LOWER RACKERY FARM, DARK LANE,
BURTON, WRECSAM, LL12 0AG

PARATOI GAN: ABL Planning & Development

DYDDIAD: AWST 2023

REV: TERFYNOL

TUDALEN YN FWRIADOL AR GADAEI GWAG

1. CYFLWYNO

- 1.1 Mae'r cofnod ffotograffig hwn wedi'i goladu gan ABL Planning & Development i gefnogi cais i ryddhau amod rhif. 22 ynghlwm wrth ganiatâd cynllunio P/2018/1083 sy'n darllen fel a ganlyn:

‘ Ni chaniateir dechrau unrhyw waith hyd nes y bydd arolwg ffotograffig priodol o'r adeiladau presennol ar y safle wedi ei wneud yn unol â manylion i'w cyflwyno i'r Awdurdod Cynllunio Lleol a'u cymeradwyo'n ysgrifenedig ganddo. Dylid anfon y ffotograffau digidol canlyniadol ar CD neu DVD at yr Awdurdod Cynllunio Lleol a'r Archeolegydd Rheoli Datblygu yn Ymddiriedolaeth Archeolegol Clwyd Powys, 41 Broad Street, Y Trallwng, Powys, SY21 7RR.

Rheswm: Er mwyn darparu ar gyfer cofnod o adeilad neu adeiladau o ddiddordeb pensaernïol neu hanesyddol lleol'

- 1.2 Nid yw safle'r cais wedi ei leoli o fewn Ardal Gadwraeth ac nid yw unrhyw un o'r adeiladau yn Rhestredig.
- 1.3 Yn seiliedig ar y wybodaeth sydd ar gael o wefan mynediad cyhoeddus y Cyngor, nodwn na ddarparodd Ymddiriedolaeth Archeolegol Clwyd-Powys unrhyw ymateb i'r ymgynghoriad ar y cynllun. Ymhellach, nid oes unrhyw ymatebion ymgynghori ar gael i'r cyhoedd yn ymwneud â'r caniatâd gwreiddiol. I'r perwyl hwnnw, mae'r lluniau wedi eu darparu gan y tîrfeddiannwr presennol a brynodd y safle ym mis Medi 2021. I gefnogi'r cais, mae copi o gynllun lleoliad gwreiddiol y safle wedi ei gynnwys yn atodiad 1 gyda golygfannau wedi eu hanodi ar y llun. Mae ffotograffau o'r golygfeydd wedi'u cynnwys yn yr adroddiad hwn. Rhaid nodi bod toeau'r ysguboriau 'siâp U' wedi eu tynnu oddi ar yr adeilad cyn i'r tîrfeddiannwr presennol brynu'r safle.
- 1.4 Hyderwn fod gennych ddigon o wybodaeth i gyflawni'r amod sydd ynghlwm wrth y gymeradwyaeth.

2. SYLWADAU

Sylwadau 1



Sylwadau 1a ac 1b



Sylwadau 1c



Sylwadau 2



Sylwadau 3



Sylwadau 4A ac4B



Sylwadau 5



Sylwadau 6



Sylwadau 7



Sylwadau 8



Sylwadau 9



Sylwadau 10



Sylwadau 11



Sylwadau 12



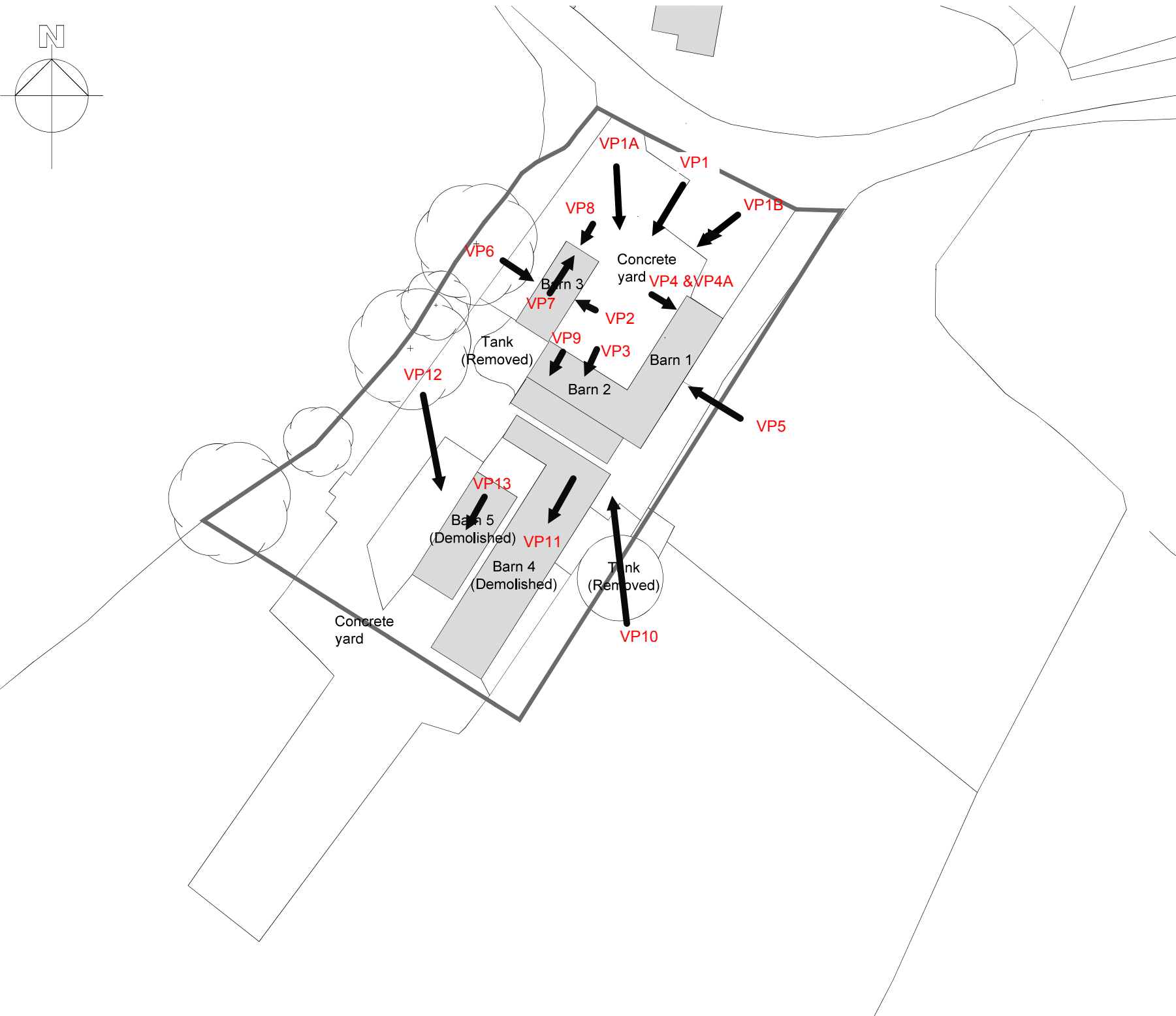
Sylwadau 13



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CB	KM	01.02.23	1:500 @ A3
Job No.:	Drawing No.:	Revision:	
P645	101	P2	

We have received your deposit to HEDDOS

CPAT HER <her@cpat.org.uk>
Reply-To: her@cpat.org.uk
To: rachael@ablplanning.co.uk

25 August 2023 at 11:03



HEDDOS

Name	Ms Rachael Evans
Organisation	ABL Planning & Development Ltd
Email	rachael@ablplanning.co.uk
Do you consent to this email address being used for correspondence related to this deposit?	Yes
Event Name	Lower Rackery Farm
Planning Reference (if applicable)	P/2018/1083
Event Type	Photographic Record
Project Number or Site Code	P/2018/1083
Start Date of Event	10-03-2014
End Date of Event	25-08-2023
Location NGR	SJ327575
Is your event within the Bannau Brychinog National Park?	No
Do you wish to make this deposit confidential?	No

Upload Report	01. Cover Letter Final.pdf 230824 Report English.pdf 230824 Report Welsh.pdf
If other data exceeds system limits include a WeTransfer/data sharing link to the data below	https://
2nd link if required	https://
Upload other data	Viewpoint 1.jpg Viewpoint 10.jpg Viewpoint 11 internal.jpg Viewpoint 12.jpg Viewpoint 13 internal.jpg Viewpoint 1a (2).jpg Viewpoint 1aa.jpg Viewpoint 1b.jpg Viewpoint 2.jpg Viewpoint 3.jpg Viewpoint 3a.jpg Viewpoint 4.jpg Viewpoint 4a internal.jpg Viewpoint 5.jpg Viewpoint 5a.jpg Viewpoint 5b.jpg Viewpoint 6.jpg Viewpoint 6a.jpg Viewpoint 6b.jpg Viewpoint 7 internal.jpg Viewpoint 7a internal.jpg Viewpoint 8.jpg Viewpoint 9.jpg
Primary Archive	The Royal Commission on the Ancient and Historical Monuments of Wales
Date	25-08-2023
Signature	

REvans

REvans

5687669652323441403_signature_9.png
8K

Receipt of submission/Your submission has been approved.

CPAT HER <noreply@jotform.com>

25 August 2023 at 11:03

Reply-To: gary.duckers@cpat.org.uk

To: rachael@ablplanning.co.uk, mark.walters@cpat.org.uk, neil.bayliss@cpat.org.uk



Your submission to CPAT HER has been approved.

HEDDOS

Name	Ms Rachael Evans
Organisation	ABL Planning & Development Ltd
Email	rachael@ablplanning.co.uk
Do you consent to this email address being used for correspondence related to this deposit?	Yes
Event Name	Lower Rackery Farm
Planning Reference (if applicable)	P/2018/1083
Event Type	Photographic Record
Project Number or Site Code	P/2018/1083

Start Date of Event	10-03-2014
End Date of Event	25-08-2023
Location NGR	SJ327575
Is your event within the Bannau Brychinog National Park?	No
Do you wish to make this deposit confidential?	No
Upload Report	01. Cover Letter Final.pdf 230824 Report English.pdf 230824 Report Welsh.pdf
If other data exceeds system limits include a WeTransfer/data sharing link to the data below	https://
2nd link if required	https://
Upload other data	Viewpoint 1.jpg Viewpoint 10.jpg Viewpoint 11 internal.jpg Viewpoint 12.jpg Viewpoint 13 internal.jpg Viewpoint 1a (2).jpg Viewpoint 1aa.jpg Viewpoint 1b.jpg Viewpoint 2.jpg Viewpoint 3.jpg Viewpoint 3a.jpg Viewpoint 4.jpg Viewpoint 4a internal.jpg Viewpoint 5.jpg Viewpoint 5a.jpg Viewpoint 5b.jpg Viewpoint 6.jpg Viewpoint 6a.jpg Viewpoint 6b.jpg Viewpoint 7 internal.jpg Viewpoint 7a internal.jpg Viewpoint 8.jpg Viewpoint 9.jpg
Primary Archive	The Royal Commission on the Ancient and Historical Monuments of Wales
Terms and Conditions	Accepted
Date	25-08-2023

Signature

REvans

REvans

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