

Cerys Jones

From: Kevin Hughes
Sent: 08 April 2019 09:49
To: planning_admin
Subject: FW: P/2018/0718 Pen-y-Bont Landfill Site, Chirk

Scan to civica please

From: Mark Walters [mailto:mark.walters@cpat.org.uk]
Sent: 03 April 2019 15:23
To: Victoria Lane; Kevin Hughes
Subject: P/2018/0718 Pen-y-Bont Landfill Site, Chirk

Dear Kevin

We have now received the revised Heritage Impact Assessment associated with the above application and have the following comments:

With regard to the Pontcysyllte Aqueduct and Llangollen Canal World Heritage Site and its associated buffer zone it is clear that there is no significant impact arising from the proposed development.

With regard to the Grade II listed Brick and Tile company office and the adjacent dwelling and boundary walls (Sites A, B, C on Figs. H3 and H4) it is clear that these buildings have now become completely divorced from their original setting as part of the entrance to a brick and tile works. Their setting is now restricted to the buildings themselves, their ownership boundaries and the immediately adjacent street frontage. The red brick wall (C) forming the boundary to the dwelling and its garden (B) would be considered to be curtilage listed and should not be impacted by any aspect of the development.

Concerning the surviving brick and tile works buildings in locations D and E (Figs. H3 and H4) these structures are vulnerable to subsequent changes on the development boundary, landscaping and accidental damage during the construction works. They will need to be cleared of foliage and fully recorded as a condition of consent to ensure we have a permanent record of their current form, function, date and extent. A suitable condition is included below to allow this recording work to commence:

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 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 (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 buildings 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.

Provided the above recommendations can be incorporated into any planning consent we would have no objection to the proposed development. If the boundary or nature of the development subsequently changes we would wish to be re-consulted.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

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Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

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From: Victoria Lane [mailto:victorialane@dbaestates.co.uk]
Sent: 02 April 2019 08:55
To: 'Kevin Hughes' <Kevin.Hughes@wrexham.gov.uk>
Cc: Mark Walters <mark.walters@cpat.org.uk>
Subject: P/2018/0718 Pen-y-Bont, Chirk
Importance: High

Kevin/Mark,

Further to our ongoing discussions, please find attached a copy of the revised Heritage Impact Assessment in association with the above site and application. The revised HIA has taken on board Mark's comments to the application and has addressed those issues.

I would be grateful if you could kindly review the content and comment as and where appropriate.

Should you have any further queries, please do not hesitate to contact me.

Many thanks,

Kind regards,

Victoria Lane BA (Hons) MRTPI

Planning & Development Manager



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