Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 11 February 2026 13:42
To: Sarah Duckworth; planning
Subject: FAO: Sarah Duckworth RE: P/2026/0004 at Land to the East of Park Lane Court, Parkside, Rossett
Attachments: Heneb Clwyd-Powys January 2026 - AMaR.pdf; Heneb Clwyd-Powys January 2026 Registered Contractors.pdf; HER devthreat 1st ed mapping.pdf; HER devthreat 2nd ed mapping.pdf; Screenshot 2026-02-11 130229.jpg

Good afternoon, Sarah,

Regarding the planning application referenced above.

Information held within the Regional Historic Environment Record indicates that the proposed groundworks to create access and level areas for the glamping pods are in an area of archaeological interest. The 1845 Tithe Map of the area shows a group of buildings, labelled 'Parkside', on and near to the proposed glamping site and these buildings are also visible on the 1st edition Ordnance Survey mapping (OS) of the area. The buildings are lost before the 2nd edition OS version and the area is wooded. This would suggest that the buildings were demolished and subsequently forgotten when the original 'Lower Parkside Cottages' were built in the latter part of the 19th Century.

In this case we recommend that any groundworks and levelling within the development area are completed with a qualified archaeologist present due to the high potential for sub-surface archaeology. This is in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (May 2017) guidance, and an appropriate condition is supplied below along with guidance notes for the applicant on how to commission archaeological works.

The monitoring should be completed by an archaeologist who is 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 project design/written scheme of investigation (WSI) and should preferably be part of a Registered Archaeological Organisation with CIFA accreditation.

The condition in this case would be:

Archaeological Monitoring and Recording (Formerly Watching Brief)

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 groundworks within the development area 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.

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

I have attached documents for an 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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Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

Mae Heneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
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