Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 13 April 2026 10:56
To: Sarah Duckworth; planning
Subject: FAO: Sarah Duckworth RE: P/2026/0055 at Mile Barn Cottage, Holt Road, Llan Y Pwll, Wrexham
Attachments: Heneb Clwyd-Powys January 2026 - Level 2 HBR.pdf; Heneb Clwyd-Powys January 2026 Registered Contractors.pdf

Good morning, Sarah,

Thank you for the further information.

Information held within the Regional Historic Environment Record (HER), and supplied by the applicant, indicates that the demolition of the buildings known as Mile Barn Cottages will remove a structure shown on the Tithe Mapping of the Mid-19th century. Photographs show a heavily altered building which shows signs that it may be the building shown on the Tithe Maps, however the rendering currently in place prevents further information on its original building design and materials used. The interior photograph shows purlins visible in first floor, and the low height of the room suggests that the original structure may have been raised to accommodate the current first floor. The building is of at least local interest and prior to its demolition an appropriate level of building recording should be completed to record it 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 buildings 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.

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 alteration.

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.

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

I have attached a brief for the Level 2 survey and guidance on sources of archaeological contractors who may wish to tender for this work. The chosen archaeological contractor will need to submit a WSI (written scheme of investigation) document to neil.bayliss@heneb.org.uk for approval before they can commence works on site.

The attached documents should be forwarded to the applicant/agent so that they are fully aware of the requirements.

Please contact me if you wish to discuss this advice or require more information.

Kind regards,

Neil

Heneb

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