Ellie Jones

From:	Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent:	15 April 2026 15:28
To:	Tyler Fox; planning
Cc:	DanielW Jones
Subject:	FAO: Tyler Fox Re: P/2026/0207 and P/2026/0208 at Pickhill Farm, Pickhill, Cross Lanes, Wrexham
Attachments:	Heneb Clwyd-Powys January 2026 - AMaR.pdf; Heneb Clwyd-Powys January 2026 - Level 2 HBR.pdf; Heneb Clwyd-Powys January 2026 Registered Contractors.pdf

Good afternoon, Tyler,

Regarding the application referenced above.

Information held within the Regional Historic Environment Record (HER) and provided by the applicant indicates the alterations to the Grade II Listed, Pickhill Farm (Listed Building no. 1638) will inevitably result in the loss of some historic fabric. From the information provided, the timber framed sections of the building are currently uncovered and should be recorded prior to any plaster being applied to provide a record of the current condition of the structure.

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.

We also recommend that the removal of the tiled floor should be completed with an archaeologist present to monitor and record any archaeological features, earlier floor surfaces, room layouts, or artefacts revealed during the work.

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.

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.

A condition for this work is detailed below.

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 building 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 altered, to ensure that the buildings' origins, use, and development are understood and the key features, current character and state of preservation are recorded.*

2. **Archaeological Monitoring and Recording (Formerly Watching Brief)**

Suggested planning condition to facilitate Archaeological Monitoring and Recording.

The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of the removal of the current tiled flooring 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 a brief for the Level 2 survey, 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 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

Neil Bayliss | Clwyd-Powys
Archaeolegydd Cynllunio | Planning Archaeologist
01938 532766
Neil.Bayliss@heneb.org.uk

www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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Swyddfa Gofrestrig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

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