Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 15 April 2026 14:57
To: Sharon Holman; planning
Cc: DanielW Jones
Subject: FAO: Sharon Holman RE: P/2026/0187 at Land at Dennis Ruabon Ltd, Hafod, Ruabon
Attachments: Heneb Clwyd-Powys January 2026 - Level 3 HBR.pdf; Heneb Clwyd-Powys January 2026 Registered Contractors.pdf

Good afternoon, Sharon,

Regarding the application referenced above.

Information held within the Historic Environment Record indicates that the demolition will remove significant buildings which have previously been recommended for historic building recording following a desk-based assessment completed in 2013. The application - *P/2013/0545* - had the following condition applied.

Condition No.27 - No part of the development shall commence until archaeological surveys of all buildings on the site have been submitted to and approved in writing by the Local Planning Authority. The surveys shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

The buildings are part of the Hafod Red Brick Works (PRN – 17054) and visible on the 2nd edition Ordnance Survey Mapping of the latter part of the 19th Century and retain features and fabrics which should be recorded prior to any demolition taking place. This recording would be at the cost of the developer and completed prior to any demolition commencing. There is a Grade II property 80m ESE of the development area and the built heritage conservation offer should be consulted regarding the work.

In this case we would recommend a Level 3 archaeological building recording, this work 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). The archaeologist should be working in accordance with the approved project designs/written scheme of investigations (WSI) and in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (May 2017) guidance and a suitable condition is provided below.

The Level 3 survey would include a desk-based assessment to provide building history, a detailed written descriptive survey of the present structures, measured survey of the buildings/features in plan and elevation, a detailed photographic survey, and phased plans of the buildings' development over time. Should a level 3 building recording be unsafe to complete, a Level 2 survey, or drone survey may be an alternative to complete a full record of the site.

Level 3 Building Recording

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.

Prior to the commencement of works a programme of building recording and analysis, equivalent to an Historic England Level 3 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 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 buildings to be made, before they are altered, to ensure that the buildings' origins, use, and development are understood and the key features, character and state of preservation are recorded.*

I have attached a brief for the Level 3 survey and guidance on sources of archaeological contractors who may wish to tender for this work. The chosen archaeological contractor will need to submit WSI (written scheme of investigation) documents 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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