Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 22 April 2026 13:26
To: Sarah Duckworth; planning
Subject: FAO: Sarah Duckworth RE: P/2026/0061 at Land South of Penrallt, Russell Street, Cefn Mawr
Attachments: Heneb Clwyd-Powys January 2026 - AMaR.pdf; Heneb Clwyd-Powys January 2026 Registered Contractors.pdf

Good morning, Sarah,

Regarding the planning application referenced above.

Information held within the Regional Historic Environment Record indicates that the proposed new dwelling, garage and access are on the site of buildings shown on the 1st and 2nd edition Ordnance Survey mapping of the mid n19th century. The area is labelled as Gardens and Cottages on the earlier Tithe Mapping, and we would assume these structures are one of the cottages present. At present this is the only information on the site and a scheme of archaeological monitoring and recording should be completed.

In this case we recommend that any groundworks, including trenching and levelling, are completed with a qualified archaeologist present due to the high potential for sub-surface archaeology related to the cottages and gardens named on the Tithe. 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 alterations for 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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