From: Karl Macrow <Karl.Macrow@Heneb.org.uk>
Sent: 17 September 2026 16:27
To: planning; Tyler Fox
Cc: Neil Bayliss
Subject: FAO Tyler Fox RE: P/2026/0546 - Oakdale, Minshalls Croft, Cefn Mawr

Good afternoon Tyler,

Regarding the planning application referenced above.

Information held within the Regional Historic Environment Record indicates that the proposed extension and garage lie on the site of buildings shown in the 1st edition OS mapping and in 2025 a nearby programme of Archaeological Monitoring and Recording revealed "*Industrial worker settlement evidence… in the form of a paved surface, walls and a drain and robbed out walls of a former terraced house…"* indicating that archaeological features associated with the earlier occupation of the site survive below the surface.

The development site is also within a Conservation Area. And as such the **Built Heritage Conservation Officer should be consulted**.

In this case we recommend a programme of **Archaeological Monitoring and Recording** be undertaken during any groundworks associated with the construction of the extension and garage. This is in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (March 2026) guidance, and an appropriate condition is supplied below along with guidance notes for the applicant on how to commission archaeological works.

The works 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 groundworks 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 karl.macrow@heneb.org.uk 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,

Karl Macrow

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