Ffion1 Hughes

From: Karl Macrow <Karl.Macrow@Heneb.org.uk>
Sent: 04 November 2026 14:48
To: planning
Cc: Tyler Fox; Neil Bayliss
Subject: FAO: Tyler Fox RE: P/2026/0679 - Mill House, Manor Lane, Rossett, Wrexham, LL12 0HL
Attachments: 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) indicates that the proposed works at Mill House will alter a building with its origins in the early 19th century. Structures are visible on the 1st edition Ordnance Survey Mapping in this location. Whilst the building itself is not listed and sits just beyond the boundaries of both the Neuadd Trevalyn Registered Historic Park and Garden and the Rossett Conservation Area, it is of architectural and historical significance to the local area and has a design relationship with nearby buildings, namely Neuadd Trevalyn and Marford Mill.

The works, whilst being as sympathetic as is possible under the circumstances will alter the appearance of the exterior of the building significantly by changing the size and position of many of the windows. This is especially true for the elevation facing the garden. As such the building should be recorded in its current form before any works take place and the original proportions and design are lost.

In this case we would advise that a **Level 2 historic building survey** is completed on the building prior to works commencing. This is in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (March 2026) 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 works commencing.

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 buildings to be made, before they are altered, 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 karl.macrow@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,
Karl Macrow

Ffôn / Tel: 07484 949 556

Heneb

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Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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