



Our ref: VOG1458/RD

## ARCHAEOLOGICAL PLANNING

Head of Planning and Transportation  
The Vale of Glamorgan Council  
Dock Office  
Barry Docks  
BARRY  
CF63 4RT

24th May 2022

Dear Sir

**Re: Proposed demolition of existing school, development of 34 dwellings (30 flats and four houses) and associated works including the construction of bespoke bat roost, access/parking and landscaping**  
**Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge**  
**PL.App.No.: 2018/01408**

Thank you for consulting us about this application; we can confirm that **the proposal requires archaeological mitigation.**

We previously commented on this application in our letter dated 4th February 2020, when we recommended an archaeological evaluation and building recording be conducted.

Subsequently, an evaluation was conducted by Headland Archaeology (dated November 2020). A total of five trenches were excavated, although 'no features or materials pre-dating the Victorian and modern development were encountered'. Evidence of modern landscaping was recorded, as was the insertion of a sewer system. Overall, the results suggest that it is unlikely that significant archaeological remains will be encountered during the course of the proposed development. We would agree with the evaluation's conclusion that 'the likelihood of any potential buried archaeological features is highly unlikely'.

However, there remains the outstanding Level 3 building survey, as set out in "*Understanding Historic Buildings: A Guide to Good Recording Practice*", Historic England, 2016.

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

*No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority*

The justification for the imposition of the condition would therefore be: -

*Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.*

We also recommend that a note should be attached to the planning consent explaining that:

Glamorgan-Gwent  
Archaeological Trust  
Limited  
Ymddiriedolaeth  
Archeolegol  
Morgannwg-Gwent

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*The archaeological work must be undertaken to the Chartered Institute for Archaeologists (CIfA), “Standard and Guidance for Building Recording” ([www.archaeologists.net/codes/ifa](http://www.archaeologists.net/codes/ifa)) and it is recommended that it is carried out either by a CIfA Registered Organisation ([www.archaeologists.net/ro](http://www.archaeologists.net/ro)) or an accredited Member.*

A list of archaeological contractors who have indicated their availability to work in Wales is available from <http://www.archaeologists.net/ro>

If you have any questions or require further advice on this matter please do not hesitate to contact us

Yours faithfully

*R. Dunning*

Rob Dunning BSc MCIfA  
Archaeological Planning Officer