

CHAPTER 12 – ARCHAEOLOGY AND HERITAGE

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Technical Appendix 13-1: Heritage Assessment

List of Acronyms

CPAT	Clywd Powys Archaeological Trust
Development	All activities within the red line planning boundary (see Drawing ECL-BQ-000 in Technical Appendix TA1-1)
Development Site	The physical site on which the Development is to be located as defined by the red line planning boundary (see Drawing ECL-BQ-000 in Technical Appendix TA1-1)
PPW	Planning Policy Wales

12. ARCHAEOLOGY AND HERITAGE

12.1. Introduction

- 12.1.1. This chapter assesses the impact of the Development on the historic environment. In particular, it considers the potential effects of known and potential buried non-designated archaeological remains within the Development site and designated heritage assets in the wider area. It incorporates the findings of a Heritage Assessment (Orion Heritage Ltd October 2018; Technical Appendix 12.1).
- 12.1.2. The historic environment can include a wide range of features resulting from human intervention in the landscape, varying in scope from buried archaeological remains to late 20th century industrial and military structures. It can be divided into the following two categories: archaeology, which comprises: Scheduled Monuments and non-designated archaeological heritage assets; and built heritage, which includes: Listed Buildings (all grades), Registered Parks and Gardens (all grades), Conservation Areas, Historic Battlefields, World Heritage Sites and non-designated built heritage assets.
- 12.1.3. The chapter describes the methods used to assess the impacts, the baseline conditions currently existing at the Development site and in its surroundings, the potential direct and indirect impacts of the Development arising from the construction and the operational phase, the mitigation measures required to prevent, reduce or offset the impacts and the residual impacts. It has been written by Orion Heritage Ltd.

12.2. Relevant Legislation

- 12.2.1. The planning system in Wales is based on primary planning legislation that relates to England and Wales. Provision for heritage conservation is incorporated in the Planning (Listed Buildings and Conservation Areas) Act 1990ⁱ (see below) and the Ancient Monuments and Archaeological Areas Act 1979ⁱⁱ (see below). Since 2011, the Welsh Government has been responsible for the administration of the planning system throughout Wales.
- 12.2.2. The Planning (Wales) Act 2015ⁱⁱⁱ was the first separate Planning Act for Wales since planning was devolved to Wales. This Act does not introduce any requirements relating specifically to heritage conservation in Wales.
- 12.2.3. The Historic Environment (Wales) Act 2016^{iv} makes technical changes to various provisions relating to heritage conservation, none of which affect the assessment of impact on historic assets under the process of Environmental Impact Assessment.

Ancient Monuments and Archaeological Areas Act 1979

- 12.2.4. The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 12.2.5. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 make it a statutory duty for Welsh Ministers, in considering whether to grant listed building consent or planning permission respectively for development which affects a listed building or its setting, *to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

Planning Policy Wales

- 12.2.6. The Welsh Government has published Planning Policy Wales^v ("PPW"), currently updated to Version 10 from December 2018. This sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes ("TANs"). Procedural advice is given in circulars and policy clarification letters.
- 12.2.7. Chapter 6 of PPW, entitled 'Distinctive and Natural Places', provides policy for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. The stated objectives of Chapter 6 (6.1.6) are to:
- *"protect the Outstanding Universal Value of the World Heritage Sites;*
 - *conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;*
 - *safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;*
 - *preserve or enhance the character or appearance of conservation areas, while at the same time helping them remain vibrant and prosperous;*
 - *preserve the special interest of sites on the register of historic parks and gardens; and*
 - *protect areas on the register of historic landscapes."*
- 12.2.8. PPW states that a key aspect of wider sustainable development responsibilities is the need for local planning authorities to protect and conserve the historic environment while helping it accommodate and remain responsive to present-day needs (para 6.1.5). PPW also makes clear that Cadw's 'Conservation Principles for the sustainable management of the historic environment in Wales^{vi}' published in 2011, should be used to assess the potential impacts of a development on the significance of any historic assets.
- 12.2.9. PPW states that there should be a general presumption in favour of the preservation of a Listed Building and its setting (and that) the aim should be to find the best way to protect and enhance the special qualities of Listed Building.
- 12.2.10. PPW reiterates the statutory duty to have special regard to the desirability of preserving a Listed Building, or its setting, or any features of special architectural or historic interest which it possesses (para 6.1.10).
- 12.2.11. PPW goes on to state that local planning authorities should protect, and conserve parks and gardens and their settings included in the register of historic parks and gardens in Wales and that information on the register of historic landscapes in Wales should be taken into account by local planning authorities in considering the implications of developments which meet the criteria for Environmental Impact Assessment (para 6.1.18).

- 12.2.12. PPW strongly recommends that pre-application discussions are undertaken between the applicant, the local planning authority and, where appropriate, Cadw (para 6.1 26).

National Archive and Guidance

- 12.2.13. Cadw, the Welsh Government's historic environment service, published 'Conservation Principles' in March 2011. The document provides a set of principles based on understanding significance and managing historic assets to sustain their evidential, historical, aesthetic and communal values. In paragraph 39, with regard to 'integrating conservation with other interests', Conservation Principles states that changes which would harm the heritage values of an historic asset will be unacceptable unless:
- a) the changes are demonstrably necessary either to make that asset sustainable, or to meet an overriding public policy objective or need;
 - b) there is no reasonably practicable alternative means of doing so without harm;
 - c) that harm has been reduced to the minimum consistent with achieving the objective; and
 - d) it has been demonstrated that the predicted benefit decisively outweighs the harm to the values of the asset, considering its comparative significance; the impact on that significance; and the benefits to the asset itself and/or the wider community or society as a whole.

Local Planning Policy

- 12.2.14. The Powys Local Development Plan (LDP) 2011-2026^{vii} (adopted April 2018) has the following strategic policy relating to the historic environment:
- Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets.
- 12.2.15. To safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation.
- 12.2.16. The following have been identified as strategic resources and assets in Powys:
1. Land designated at international, European and/or national level for environmental protection.
 2. Historic environment designations, including:
 - i) Registered Historic Landscapes.
 - ii) Registered Historic Parks and Gardens.
 - iii) Scheduled Ancient Monuments and other archaeological remains.
 - iv) Listed Buildings and their curtilages.
 - v) Conservation Areas. and
 - vi) The setting of designations.
 3. Recreational Assets, including:
 - i) National Trails.
 - ii) Public Rights of Way Network.
 - iii) Recreational Trails.
 - iv) National Cycle Network.
 4. The valued characteristics and qualities of the landscape throughout Powys.
 5. Sennybridge (Ministry of Defence) Training Area.
 6. Mineral Resource Areas.

7. Proposed Strategic Infrastructure Routes (if and when identified).

- 12.2.17. This assessment therefore seeks to establish whether the Development will have a significant effect on the historic environment, either through direct impacts on below-ground archaeological remains, or indirect effects on designated heritage assets, within the scope of policies contained within PPW and the adopted Powys LDP (2018) and with due regard to relevant statutory duties.

Definition of the Historic Environment

- 12.2.18. There is no single agreed definition of the historic environment or its components. For the purposes of this assessment, useful definitions are found in the Cadw Conservation Principles for the Sustainable Management of the Historic Environment in Wales (March 2011).

- 12.2.19. In this document, the historic environment is defined as:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried, or submerged, and deliberately planted or managed.

Definition of Heritage Assets

- 12.2.20. Heritage assets are defined as an identifiable component of the historic environment. It may consist of or be a combination of an archaeological site, a historic building, or a parcel of historic landscape. Nationally important historic assets will normally be designated (Cadw Conservation Principles).
- 12.2.21. A useful additional definition is contained within the National Planning Policy Framework (NPPF) for England (2012), which defines 'archaeological interest' as *a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point.*
- 12.2.22. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 12.2.23. A designated heritage asset is a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. In Wales, areas of landscape have been designated and included in the non-statutory Register of Landscapes of Historic Interest in Wales.

Significance

- 12.2.24. The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 12.2.25. Cadw's 'Conservation Principles for the sustainable management of the historic environment in Wales' (2011) has also informed the assessment of significance in terms of the document stating that significance embraces the heritage values that people associate with it: evidential, historical, aesthetic and communal.
- 12.2.26. Heritage assets and potential impacts will be assessed using best practice, including that set out in the Welsh government's best practice guidance documents (Setting of Historic Assets in Wales^{viii} [Cadw 2017] and Managing Change to Registered Historic Parks and Gardens in Wales^{ix} [Cadw 2017]). The heritage assets which require assessment have been selected with reference to the Historic Wales database, as well as information held by the National Monuments Record for Wales, Register of Historic Parks and Gardens in Wales and the Local Planning.

12.3. The Existing Environment

Environmental Assessment Boundary

- 12.3.1. The study area used in this assessment is a 2 km radius from the perimeter of the Development site for all non-designated archaeological assets (Technical Appendix 12.1; Figure 2) and a 5 km radius from the Development site boundary for all designated heritage assets (Technical Appendix 12.1; Figures 3 and 4). These search radii were agreed with Cadw prior to the assessments being undertaken.
- 12.3.2. Not all designated heritage assets within this radius will require full assessment for impacts; where a designated heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the site. Also, not all assets will require the same level of assessment. However, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.

Base Line Conditions

- 12.3.3. The locations of heritage assets mentioned in paragraphs 12.3.6 to 12.3.54 below are shown on Figures 2-4, Technical Appendix 12.1.
- 12.3.4. As general practice, readily available historic aerial photographs are consulted. Google Earth has historic aerial photography from only 2004 - 2018.
- 12.3.5. An historic landscape survey for the Buttington/Middletown area (MNTGMHL310) was undertaken in 2006 by Clywd Powys Archaeological Trust ("CPAT") and describes the area as nucleated settlement, with typical hedgerow and tree lined boundaries, predominantly Medieval and Post-Medieval in character.

Non-Designated Heritage Assets - Prehistoric

- 12.3.6. No archaeological assets from the prehistoric period have been recorded within the Development site.
- 12.3.7. Within the wider landscape, in Montgomeryshire, prehistoric monuments are recorded in concentrations along river valleys and within the upland plateaux. Sites date from the Mesolithic, with Neolithic standing stones, henges, etc., with a high concentration of Bronze Age burial monuments accounting for 55% of the sites. There are antiquarian references to a chambered tomb around Breiddin; however, no archaeological evidence has been found.
- 12.3.8. Surrounding Welshpool, prehistoric monuments of a Neolithic cursus and timber circles have also been identified (CPAT).
- 12.3.9. 1.8 km to the north-west is the site at Dyers Hall Farm, a Bronze Age ring ditch (38135 on Figure 2; Technical Appendix 12.1) and linear cropmark (38135 on Figure 2; Technical Appendix 12.1), which are likely associated with each other and forming part of a prehistoric henge and field system.
- 12.3.10. An Iron Age copper alloy terret ring (110444 on Figure 2; Technical Appendix 12.1) has been recorded in Trewern. A further Bronze Age Round barrow (4920 on Figure 2; Technical Appendix 12.1) lies to the south-east of the Development site at Hill Farm; to the west lie a standing stone (3967 on Figure 2; Technical Appendix 12.1) and a hoard (70307 on Figure 2; Technical Appendix 12.1) of chisels, palstave blade and spearhead found at Buttington Hall.
- 12.3.11. A single Neolithic flint blade (81485 on Figure 2; Technical Appendix 12.1) was also recovered during excavations at Strata Marcella (1890 1.8 on Figure 2; Technical Appendix 12.1) to the west and a further Iron Age enclosure lies to the south-west at Garbetts Hall (7021 on Figure 2; Technical Appendix 12.1), 1.5 km to the south.
- 12.3.12. Within 5 km of the Development site there are several prehistoric Scheduled Monuments - the Bronze Age funerary site of Knaps Barrows (MG213 on Figure 4; Technical Appendix 12.1), as well as three Iron Age hillforts: Breiddin Hill Camp (MG021 on Figure 4; Technical Appendix 12.1), Cefn y Castell (MG007 on Figure 4; Technical Appendix 12.1) and Crowther's Coppice Camp (MG143 on Figure 4; Technical Appendix 12.1).
- 12.3.13. Further scheduled prehistoric enclosures are noted at Beacon Ring Camp (MG011 on Figure 4; Technical Appendix 12.1) and Black Bank Camp (MG141 on Figure 4; Technical Appendix 12.1) to the south, and at Varchoel Hall to the north-west (MG178 on Figure 4; Technical Appendix 12.1).
- 12.3.14. Given the lacuna of prehistoric archaeological assets within the Development site, it is therefore considered that there is low potential for unknown evidence from this period within it.

Non-Designated Heritage Assets - Roman

- 12.3.15. No archaeological assets dating to the Roman period are recorded within the Development site.
- 12.3.16. Within the wider surroundings of the Development, a Scheduled Monument lies to the north, recorded as a Roman enclosure camp and fields (MG081 on Figure 4; Technical Appendix 12.1), and is associated with the prehistoric Breiddin Hill Camp (MG021 on Figure 4; Technical Appendix 12.1). 2 km to the south-east of the Development lies part of the postulated Roman Road from Wroxeter to Forden (11704 on Figure 2; Technical Appendix 12.1).
- 12.3.17. Evidence of Roman industrial activity within the local area is identified through copper mining at Llanymuneh Hill and lead mining at Newtown. A 4th century hoard has also been recorded from Guilsfield.
- 12.3.18. There is no evidence to suggest that the Development site was settled or used for any specific activity during the Roman period, and it is some distance from the Roman settlement focus. As a result, based on current evidence, it is considered there is low potential for the presence of any unknown significant archaeological finds or features from the Roman period within the Development site.

Non-Designated Heritage Assets - Saxon/Early Medieval

- 12.3.19. No archaeological assets are recorded relating to the Saxon/Medieval period within the Development site.
- 12.3.20. Offa's Dyke is an earthen bank and ditch, which is thought to date to the 8th century, and survives up to 8 m in height and in parts up to 129 km in length along the borders of England and Wales. Multiple sections of the dyke lie to the north-west of the Development site (28519-28534 on Figure 2; Technical Appendix 12.1), with several scheduled sections lying to the south-west (within 5 km of the Development site [MG224, MG034, MG152 and MG217 on Figure 4; Technical Appendix 12.1]).
- 12.3.21. During the Early Medieval period Wales was divided into lands, each with their own king, within these lands were smaller subdivisions known as commotes; they were administered by llys or courts on behalf of the king. The Development site lies within what was known as Gorddwr, within Powys. Gorddwr means flood water and located within an area frequently flooded by the River Severn.
- 12.3.22. The settlement of Buttington (17098 on Figure 2; Technical Appendix 12.1), thought to originate from Old English meaning Bōta's settlements, is 1.5 km to the south-west of the Development site. It is believed to be referenced in the Anglo-Saxon Chronicle, dating to 893AD detailing a Viking army besieged at a fortification. Further battles are suggested in 1039; however, an exact location is not known. It could also mean end of bridge, referencing the bridge built in the 13th century (Morgan 2001), a chapel was later constructed in the 14th century.

- 12.3.23. Based on current evidence, it is considered there is low potential for the presence of any unknown archaeological finds or features from the Medieval period within the Development site.

Non-Designated Heritage Assets – Medieval

- 12.3.24. No archaeological assets are recorded relating to the Medieval period within the Development site.
- 12.3.25. There is no reference found within the Domesday Survey for this part of Wales; however, many of the surrounding settlements originate from the Medieval period. Trewern, circa 1.8 km to the north-east (15759 on Figure 2; Technical Appendix 12.1), is recorded in 1311 as ‘tref’ meaning town or settlement and ‘gwern’ as swamp or marsh, with surviving houses dating to the 16th century, and further expansion in the 1900s.
- 12.3.26. Within a 1 km radius of the Development site, to the south, near White House, ridge and furrow (4469 on Figure 2; Technical Appendix 12.1) spans from the Medieval period through to the Post-Medieval period, with a Medieval coin (42989 on Figure 2; Technical Appendix 12.1) circa 750 m north and dating to Edward I (1279).
- 12.3.27. 1.2 km to the south-east are the remains of a Medieval occupation at Heldre Hill, which includes a Medieval farmstead enclosure (4523 on Figure 2; Technical Appendix 12.1) with potential Iron Age origins, house platforms (37223, 37220, 37222 and 4510 on Figure 2; Technical Appendix 12.1), a possible long house (4505 on Figure 2; Technical Appendix 12.1) and associated field systems (4514 on Figure 2; Technical Appendix 12.1).
- 12.3.28. The Medieval abbey of Strata Marcella Abbey (MG120 on Figure 4; Technical Appendix 12.1) also lies circa 1.2 km to the north-west, which is a Cistercian monastery built in the 12th century. Founded in 1170 at the invitation of Owain Cyfeilog, it was partially destroyed in the early 1400s, remaining in use until its dissolution in the former part of the 16th century. It currently survives as a ditch and bank boundary (38131 and 38134 on Figure 2; Technical Appendix 12.1) which housed the church (120963 on Figure 2; Technical Appendix 12.1), abbey (1253 on Figure 2; Technical Appendix 12.1), with associated buildings and features.
- 12.3.29. Medieval timbers have been recorded within Buttington at the meander of the River Severn. Located on the banks of the river they have been dated to around the 12th century. They are thought to be the remains of a possible riverside structure and have been suggested as having an association with the abbey of Strata Marcella, circa 1.8 km away.
- 12.3.30. At the beginning of the 14th century, Welshpool held 170 tenements.
- 12.3.31. Within 5 km of the Development lies the Scheduled Monument of Domen Castell Mound and Bailey Castle (MG019 on Figure 4; Technical Appendix 12.1); recorded as a military stronghold during this period and Guilsfield Moated Site (MG305 on Figure 4; Technical Appendix 12.1).
- 12.3.32. Three Medieval battlefields lie to the south-west of Development site: the battle site of Caereinion (545142 on Figure 2; Technical Appendix 12.1) dated 1111AD, the siege of

Welshpool Castle 1196AD (MG019 on Figure 4; Technical Appendix 12.1) and a battlefield in Welshpool associated with Llewelyn ap Gruffydd dating 1257AD (33190 on Figure 2; Technical Appendix 12.1).

Non-Designated Heritage Assets - Post-Medieval/Modern

- 12.3.33. Located within the Development site lies the recorded remains of Post-Medieval ridge and furrow (6658 on Figure 2; Technical Appendix 12.1), with possible Medieval origins, identified over several fields.
- 12.3.34. Modern industrial activity of Buttington brickworks (19236 and 19 on Figure 2; Technical Appendix 12.1) with associated clay pits (308776 on Figure 2; Technical Appendix 12.1) and kiln (6659 on Figure 2; Technical Appendix 12.1) are also located within the Development site.
- 12.3.35. During the first World War, the brick yard was used for munitions storage; it is also believed to be the site of a second World War army camp and used as a base for forwarding motorcycles during this period.
- 12.3.36. A survey undertaken in 1990 identified the Development site as shale, with an area of holding at 23 ha, and a remaining surface area of 16 ha. At the time it was owned by Butterly Brick Ltd, Ripley, Derbyshire and was disused; the recommendations at the time was to survey the brick kiln.
- 12.3.37. Within a 1 km radius of the Development lie two earthworks consisting of an earthwork causeway (81312 on Figure 2; Technical Appendix 12.1), with an associated secondary linear bank (81311 on Figure 2; Technical Appendix 12.1) to the north. Buildings include the Cefn English Methodist Church (11272 on Figure 2; Technical Appendix 12.1) and a former farm of Gwern-y-palmant (29307 on Figure 2; Technical Appendix 12.1). To the immediate north, are the remains of Buttington railway station (123349 on Figure 2; Technical Appendix 12.1) opened in 1862, with an associated footbridge (142241 on Figure 2; Technical Appendix 12.1); adjacent to the station is a recorded bomb site (121756 on Figure 2; Technical Appendix 12.1) at White House Farm.
- 12.3.38. Within 5 km of the Development is the Scheduled Monument of the 20th century railway transfer dock (MG254 on Figure 4; Technical Appendix 12.1), built to provide a connection between Welshpool and Llanfair Light Railway, and Cambrian Railway. A 17th century Civil War battlefield is located at Powis Castle (598 on Figure 2; Technical Appendix 12.1).
- 12.3.39. In circa 1560, Welshpool was thought to be one of several of the larger towns in Wales, with around 1,000 inhabitants, with many other smaller towns containing a few hundred people. Between 1801 and 1831, communities along the Severn, including Welshpool, tripled as they became industrialised.
- 12.3.40. Based on this evidence, a low potential for Post-Medieval/Modern archaeological assets within the Development site is identified.

Map Regression Exercise

- 12.3.41. The Ordnance Survey Map of 1885 (Figure 5; Technical Appendix 12.1) shows the Development site as part quarry and part open fields. The county and civil parish boundary form the southern boundary of the Development Site. A road, now known as Sale Lane, forms the eastern boundary of the Development Site. Most of the quarry lies in the west of the Development site. The Cambrian Railway runs south-west to north-east, to the north-east of the Development site; as does a road, scattered cottages, farms and further fields. A small building labelled Brookside is located near the western end of the Development site and Cefn Cottage lies directly to the north.
- 12.3.42. The 1903 Ordnance Survey Map (Figure 6; Technical Appendix 12.1) shows the quarried area now labelled as 'old quarry', with wooded areas divided into firs, non-coniferous, brushwood and pasture. The open fields over which the Development Site predominantly lie, remains unaltered. To the south of the Development Site, several structures with associated kilns or chimneys have appeared, labelled as brick works; a small section of tramway joins it to a section of quarry.
- 12.3.43. The 1910 Duties on Land Value for the site (not shown) indicate the Development Site lying over two parishes, Trewern and Cletterwood, and divided between eight owners.
- 12.3.44. Plots 6, 24 and 51 are within the Cletterwood parish:
- Plot 6 is occupied and owned by James Jones and is noted as house and land called White House;
 - Plot 24 is occupied by E Phibe and owned by William Evan, noted as land at Plas Cefn; and
 - Plot 51 is occupied and owned by W.H. Thomas at Buttington and noted as Royalty Land and buildings -this is the location of the brick works.
- 12.3.45. The remaining 5 plots are within Trewern:
- Plot 98 is occupied by W Morris and owned by Lord Powis, noted as house and gardens at Cefn Bank;
 - Plot 99 is owned and occupied by Lord Powis, noted as land at Cefn;
 - Plot 112 is owned and occupied by Edward H and D.C Jones as land at Severn side;
 - Plot 124 is owned by Gregory Allen agent for Evans occupied by John Finney as land at The Green; and
 - Plot 157 is owned by Mr Williams and occupied by William Jones noted as land at Cefn 7.
- 12.3.46. The Ordnance Survey Map of 1954 (Figure 7; Technical Appendix 12.1) indicates that the Development Site is unaltered, with a small area shown as active where the tram ends.
- 12.3.47. The 1976 Ordnance Survey Map (Figure 8; Technical Appendix 12.1) shows the tramway being disused. The area of active quarry in the centre of the Development Site is noted as a clay pit.
- 12.3.48. The Ordnance Survey Maps of 2000 (Figure 9; Technical Appendix 12.1), 2006 (Figure 10; Technical Appendix 12.1) and 2018 (Figure 11; Technical Appendix 12.1) show no further change, except for large clay pits appear to have been landscaped and levelled out.

Designated Heritage Assets

- 12.3.49. There are no World Heritage Sites, Conservation Areas and Historic Battlefields either within the Development site or the 5 km study area. Therefore, the Development will not impact upon the setting or significance of these designated heritage assets.

Scheduled Monuments

- 12.3.50. There are no Scheduled Monuments that lie within the Development site. Within 1 km of the Development, Strata Marcella Abbey is located to the west (MG120 on Figure 3; Technical Appendix 12.1). This has the theoretical potential to have its setting and significance impacted upon by the Development.
- 12.3.51. There are a number of Scheduled Monuments that are situated within 5 km of the Development site. These all have the theoretical potential to have their settings and significance impacted upon by the Development:
- Crowther's Cottage Camp (MG143 on Figure 4; Technical Appendix 12.1);
 - Camp 350 m NW of Varchael Hall (MG178 on Figure 4; Technical Appendix 12.1);
 - Breiddin Hill Camp (MG021 on Figure 4; Technical Appendix 12.1);
 - Camp and Fields on New Pieces, Breiddin Hill (MG081 on Figure 4; Technical Appendix 12.1);
 - Cefn Castell (MG007 on Figure 4; Technical Appendix 12.1);
 - Knaps Barrows (MG213 on Figure 4; Technical Appendix 12.1);
 - Black Bank Camp (MG141 on Figure 4; Technical Appendix 12.1);
 - Beacon Ring Camp (Caer Digoll) (MG011 on Figure 4; Technical Appendix 12.1);
 - Guilsfield Moated Site (MG305 on Figure 4; Technical Appendix 12.1);
 - Railway Transfer Dock at Welshpool (MG254 on Figure 4; Technical Appendix 12.1);
 - and
 - Various sections of Offa's Dyke (MG034, MG152, MG153 and MG035 on Figure 4; Technical Appendix 12.1).

Registered Parks and Gardens

- 12.3.52. There are four Registered Parks and Gardens that are situated within 5 km of the Development site; The Garth (PO38 on Figure 4; Technical Appendix 12.1) and Trelydan Hall (PO39 on Figure 4; Technical Appendix 12.1) which both lie to the west, Maesfron (PO53 on Figure 3; Technical Appendix 12.1) which is located to the north-east and Powis Castle (PO35 on Figure 4; Technical Appendix 12.1) which is situated to the south-west. These have the theoretical potential to have their settings and significance impacted upon by the Development.

Listed Buildings

- 12.3.53. There are no Listed Buildings that lie within the Development site. Within 1 km of the Development site, there are a number of Listed Buildings that have the theoretical potential to have their settings and significance impacted upon by the Development. These are:

- Grade II* Listed Trewern Hall (7920 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Upper Farm Farmhouse (7906 on Figure 3; Technical Appendix 12.1);
- Grade II Listed The Old Post Office (7915 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Bryn Caredig (15642 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Outbuildings at the Old Post Office (15643 and 15644; Technical Appendix 12.1);
- Grade II Listed Maesfron (7911 on Figure 3; Technical Appendix 12.1);
- Grade II* Listed Grotto at Maesfron (15641 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Gazebo at Maesfron (15640 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Middle Heldre Farmhouse (15646 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Buttington Old Farmhouse (7903 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Cletterwood Farmhouse (15649 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Garbett's Hall (7905 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Green Dragon Inn (7908 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Severn View (16779 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Manor House (7882 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Ivy House with Outbuildings (16774 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Lock Cottage (16771 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Top Lock (16772 on Figure 3; Technical Appendix 12.1); and
- Grade II Listed Bridge 111 over the Montgomeryshire Canal (16773 on Figure 3; Technical Appendix 12.1).

- 12.3.54. There are many Listed Buildings that are situated within 5 km of the Development site (see Figure 4; Technical Appendix 12.1). These all have the theoretical potential to have their settings and significance impacted upon by the Development.

Likely Future Conditions

- 12.3.55. If the Development does not proceed then the likely future conditions of the archaeological and heritage assets in the study area will be the same as present, providing there are no additional impacts from other developments upon them.

12.4. Environmental Effects Assessment

Construction Phase - Effects - Non-Designated Archaeological Assets

- 12.4.1. A review of the available evidence has shown that the Development Site has the potential to contain limited artefactual remains of prehistoric, Roman, Saxon, Medieval and Post-Medieval date. Potential from the Post-Medieval period is limited to remnants of agricultural activity. However, previous quarrying activities within the site will have removed most remains from within the site boundary. Therefore, any remains that may

survive from these periods would be fragmentary and lie around the perimeter of the Development Site where less quarrying activity would have been undertaken.

- 12.4.2. The construction of the Development would likely remove any archaeological remains. However, the remains within the Development Site are not thought to be of such significance that would require their preservation in situ, or that would preclude the development of the site.

Construction Phase Effects - Designated Heritage Assets

- 12.4.3. In terms of heritage impacts, the effects on designated heritage assets during construction is very similar to that of the completed Development. Individual assessments will be discussed in greater detail below.

Construction Phase - Mitigation Non-Designated Archaeological Assets

- 12.4.4. It is anticipated that a programme of archaeological works may be required by the archaeological advisor to the Local Planning Authority to determine their extent and level of preservation, with an archaeological watching brief on groundworks which have not been subject to previous modern disturbance suggested as suitable mitigation.

Construction Phase - Mitigation - Designated Heritage Assets

- 12.4.5. There are no specific mitigation measures required for designated heritage assets for the construction phase of the Development.

Operational Phase Effects - Non-Designated Archaeological Assets

- 12.4.6. It is likely that any non-designated archaeological assets will be discovered during the construction of the Development and will be dealt with appropriately. Day to day operations of the Development will not cause any disturbance of the ground, consequently there will be no impact during the operational phase.

Operational Phase - Effects - Designated Heritage Assets - Scheduled Monuments

- 12.4.7. There are no Scheduled Monuments that lie within the Development site.
- 12.4.8. Within 1 km of the Development site, Strata Marcella Abbey is located to the west (MG120 on Figure 3; Technical Appendix 12.1). This has the theoretical potential to have its setting and significance impacted upon by the Development.
- 12.4.9. There are a number of Scheduled Monuments that are situated within 5 km of the Development site. These all have the theoretical potential to have their settings and significance impacted upon by the Development:
- Crowther's Cottage Camp (MG143 on Figure 4; Technical Appendix 12.1);

- Camp 350 m NW of Varchael Hall (MG178 on Figure 4; Technical Appendix 12.1);
 - Breiddin Hill Camp (MG021 on Figure 4; Technical Appendix 12.1);
 - Camp and Fields on New Pieces, Breiddin Hill (MG081 on Figure 4; Technical Appendix 12.1);
 - Cefn Castell (MG007 on Figure 4; Technical Appendix 12.1);
 - Knaps Barrows (MG213 on Figure 4; Technical Appendix 12.1);
 - Black Bank Camp (MG141 on Figure 4; Technical Appendix 12.1);
 - Beacon Ring Camp (Caer Digoll) (MG011 on Figure 4; Technical Appendix 12.1);
 - Guilsfield Moated Site (MG305 on Figure 4; Technical Appendix 12.1);
 - Railway Transfer Dock at Welshpool (MG254 on Figure 4; Technical Appendix 12.1); and
 - Various sections of Offa's Dyke (MG034, MG152, MG153 and MG035 on Figure 4; Technical Appendix 12.1).
- 12.4.10. Views from most of these Scheduled Monuments are blocked by modern development, topography of the landscape and/or woodland; and as such the Development will have no impact on their settings or significance.
- 12.4.11. The Scheduled Monuments that have the potential to have their settings and significance impacted by the Development are assessed below.
- 12.4.12. Strata Marcella Abbey (MG120 on Figure 3; Technical Appendix 12.1) lies to the west of the Development site. The Scheduled Monument lies on the western bank of the River Severn and occupies an area of floodplain, with the western boundary of the monument demarked by the A438. Flat grassland bounds the north, south and east where views over the landscape in these directions are prominent.
- 12.4.13. Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the monument will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the 70 m stack from the monument.
- 12.4.14. Camp 350 m NW of Varchael Hall (MG178 on Figure 4; Technical Appendix 12.1) lies to the north-west of the Development site. The Scheduled Monument occupies an area of high ground to the west of the A438. Dense woodland surrounds the monument which blocks views to and from the Development site. There will be no intervisibility between the monument and the Development site. Consequently, there will be no effect and no further assessment is required.

Operational Phase - Effects - Designated Heritage Assets - Registered Parks and Gardens

- 12.4.15. There is one Registered Park and Garden that lies with 1 km of the Development site (Maesfron PO53 on Figure 3; Technical Appendix 12.1). Maesfron comprises landscaped gardens and early 20th century Grade II Listed Buildings of similar date and associated group value (Maesfron, The Old Post House, Outbuildings at the Old Post House, Bryn Caredig, Gazebo at Maesfron and Grotto at Maesfron). These constitute the core setting of the landscaped gardens. Beyond the core setting, views surrounding them comprise woodland to the north, west and south; built development along Garreg Bank lies to the west. Dense woodland surroundings the gardens and buildings blocks views to and from the site. There

will be no intervisibility between the landscaped gardens and buildings, and the Development Site. Consequently, there will be no effect and no further assessment is required.

- 12.4.16. There are three Registered Parks and Gardens that are situated within 5 km of the Development site; The Garth (PO38 on Figure 4; Technical Appendix 12.1) and Trelydan Hall (PO38 on Figure 4; Technical Appendix 12.1) which both lie to the west, and Powis Castle (PO35 on Figure 4; Technical Appendix 12.1) which is situated to the south-west. These have the theoretical potential to have their settings and significance impacted upon by the Development.
- 12.4.17. The Garth Registered Park and Garden (PO38 on Figure 4, Technical Appendix 12.1) lies to the west of the Development Site. The Garth comprises a ruined house site and a relict ornamental park which is now farmed by the local council. It is bounded by the A490 to the west, the B392 to the east, and B4392 to the north. Beyond the B4392, views to the north-east are blocked by modern built development along Aubet Drive and dense woodland to the south-east. Further to the east, the topography of the landscape rises sharply which blocks any intervisibility between The Garth and the Development Site. Consequently, there will be no effect and no further assessment is required.
- 12.4.18. Trelydan Hall Registered Park and Garden (PO38 on Figure 4; Technical Appendix 12.1) lies to the west of the Development Site. Trelydan Hall comprises a possible relict 18th century garden and upstanding outbuildings. The gardens comprise dense woodland which encompasses most of the area, except for Trelydan Hall (7895 on Figure 4; Technical Appendix 12.1), Garden Wall at Trelydan Hall (7896 on Figure 4; Technical Appendix 12.1) and the Dower House at Trelydan Hall (7897 on Figure 4; Technical Appendix 12.1), all of which are Grade II Listed structures which lie in the north. The gardens are surrounded agricultural fields and Folly Lane further to the east. Further to the east the topography of the landscape rises sharply which blocks any intervisibility between Trelydan Hall and the Development Site. Consequently, there will be no effect and no further assessment is required.
- 12.4.19. Powis Castle (PO35 on Figure 4; Technical Appendix 12.1) lies to the south-west of the Development Site. The internationally renowned gardens at Powis Castle contain very fine and well-preserved late 17th century to early 18th century garden terraces, which include an aviary and orangery, and a contemporary lead sculpture from the van Nost studio. The garden also has later historic elements, including 18th century landscaping in the great lawn and wilderness by William Emes and the early 20th century formal gardens and replanting on the terraces. The castle and gardens are surrounded by fields and woodland, particularly to the north-east. Far to the north-east lies Welshpool which blocks any intervisibility between the castle and gardens and the Development Site. Consequently, there will be no effect and no further assessment is required.

Operational Phase - Effects - Listed Buildings

- 12.4.20. There are no Listed Buildings that lie within the Development Site.
- 12.4.21. Within 1 km of the Development Site, there are a number of Listed Buildings that the theoretical potential to have their settings and significance impacted upon by the Development. These are:

- Grade II* Listed Trewern Hall (7920 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Upper Farm Farmhouse (7906 on Figure 3; Technical Appendix 12.1);
- Grade II Listed The Old Post Office (7915 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Bryn Caredig (15642 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Outbuildings at the Old Post Office (15643 and 15644; Technical Appendix 12.1);
- Grade II Listed Maesfron (7911 on Figure 3; Technical Appendix 12.1);
- Grade II* Listed Grotto at Maesfron (15641 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Gazebo at Maesfron (15640 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Middle Heldre Farmhouse (15646 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Buttington Old Farmhouse (7903 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Cletterwood Farmhouse (15649 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Garbett's Hall (7905 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Green Dragon Inn (7908 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Severn View (16779 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Manor House (7882 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Ivy House with Outbuildings (16774 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Lock Cottage (16771 on Figure 3; Technical Appendix 12.1);
- Grade II Listed Top Lock (16772 on Figure 3; Technical Appendix 12.1); and
- Grade II Listed Bridge 111 over the Montgomeryshire Canal (16773 on Figure 3; Technical Appendix 12.1).

- 12.4.22. There are many Listed Buildings that are situated within 5 km of the Development Site (see Figure 4; Technical Appendix 12.1). These all have the theoretical potential to have their settings and significance impacted upon by the Development. However, views from most of the Listed Buildings are blocked by modern development, topography of the landscape and/or woodland; and as such the Development will have no impact on their settings or significance.
- 12.4.23. The Listed Buildings that are within 5 km of the Development Site and which have the potential to have their settings and significance impacted by the Development are assessed in Table 12-1.

Table 12-1: Listed Building Assessment

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II* Listed Trewern Hall - 7920	North	Late 16 th and early 17 th century house, with significant alterations in the mid-19 th century.	Located within a modern farmhouse complex, with prefabricated buildings located immediately to the north and east.	Beyond the farmhouse complex, views surrounding comprise agricultural fields.	There may be limited southerly views from the house to the north of the Development Site, but these will be screened by mature trees to the south of the building which lie between the north of the Development Site and the A458	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building.
Grade II Listed Upper Farm Farmhouse - 7906	North-east	Late 16 th and early 17 th century house, with some modern alterations.	Surrounded by landscaped gardens and mature trees, with modern buildings situated to the west.	Views surrounding comprise agricultural fields to the north, west and south, and woodland to the east; further south lies the modern built development.	There may be limited southerly views from the building to the north of the Development Site, but these will be screened by mature trees and modern built development to the south	
Grade II Listed The Old Post Office - 7915	North-east	Mid-19 th century cottage.	Landscaped gardens and other buildings of similar date and associated group value (Bryn Caredig, the Outbuildings at the Old Post House, Maesfron, Gazebo at Maesfron and Grotto at Maesfron)	Views surrounding comprise woodland to the north, west and south; built development along Garreg Bank lies to the west	Dense woodland surrounding the building blocks views to and from the Development Site consequently there will be no intervisibility.	No effect therefore no further assessment is required
Grade II Listed Bryn Caredig - 15642	North-east	Mid-19 th century cottages.				
Grade II Listed Outbuildings at the Old Post Office - 15643 and 15644	North-east	Mid-19 th century outbuilding.				

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II Listed Maesfron - 7911	North-east	Mid-19 th century villa.	Landscaped gardens and other buildings of similar date and associated group value (Bryn Caredig, the Outbuildings at the Old Post House, Maesfron, Gazebo at Maesfron and Grotto at Maesfron)	Views surrounding comprise woodland to the north, west and south; built development along Garreg Bank lies to the west	Dense woodland surrounding the building blocks views to and from the Development Site consequently there will be no intervisibility.	No effect therefore no further assessment is required
Grade II* Listed Grotto at Maesfron - 15641	North-east	Mid-19 th century grotto.				
Grade II Listed Gazebo at Maesfron - 15641	North-east	Mid-19 th century gazebo				
Grade II Listed Middle Heldre Farmhouse - 15646	East	Late 16 th and early 17 th century house	Located within a modern farmhouse complex, with prefabricated buildings located immediately to the north, east and south	Views surrounding comprise agricultural fields	There may be limited westerly views from the house to the east of the Development Site, but these will be screened by woodland which lies to the west of the building	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building
Grade II Listed Buttington Old Farmhouse – 7903	South-west	Late 16 th and early 17 th century farmhouse	Located within a modern farmhouse complex, with prefabricated buildings located immediately to the north, east and south	Views surrounding comprise agricultural fields, with Buttington New Hall and its associated outbuildings to the north	There may be limited northerly views from the house to the north of the Development Site, but these will be screened by modern farm buildings which lie to the north of the building	

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II Listed Cletterwood Farmhouse - 15649	South-west	17 th century farmhouse, with alterations in the 18 th century	Located within a modern farmhouse complex, with prefabricated buildings located immediately to the east and south	Views surrounding it comprise agricultural fields	There may be limited northerly views from the house to the north of the Development Site, but these will be screened by woodland which lies to the north of the building and the topography of the landscape	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building
Grade II Listed Garbett's Hall - 7905	South-west	17 th century house, with alterations in the 18 th century	Located within a modern farmhouse complex, with prefabricated buildings located immediately to the north and east	Views surrounding it comprise agricultural fields	There may be limited northerly views from the building to the south of the Development Site, but these will be screened by modern prefabricated farm buildings which lie immediately to the north of the building	
Grade II Listed Green Dragon Inn - 7908	South-west	17 th century inn, with significant alterations in the late 18 th or early 19 th century	Located within a modern complex of buildings, which lie to the north and west	Agricultural fields lie to the east, a railway line is located to the north, a grass field is situated to the west and the A458 bounds the south	There may be limited northerly views from the building to the south of the Development, but these will be screened by the topography of the landscape.	

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II Listed Severn View - 16779	North-west	18 th century house, with significant alterations in the early 19 th century.	Located within a modern complex of buildings, which lie to the south and west; Manor House is situated immediately to the north	Fields lie to the north, the Montgomeryshire Canal is located to the west, modern built development lies to the south and the A483 bounds the east (with the River Severn beyond)	There may be limited south-easterly views from the building to the north-west of the Development Site, but these will be screened by mature trees along the River Severn and the topography of the landscape	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building
Grade II Listed Manor House - 7882	North-west	Late 18 th century house, with significant alterations in the 19 th century	Located within a modern complex of buildings, which lie to the south and west; Severn View is situated immediately to the south	Modern built development lies to the north, the Montgomeryshire Canal is located to the west, grassed fields lie to the south and east (with the A483 beyond)	There may be limited south-easterly views from the building to the north-west of the Development, but these will be screened by mature trees along the River Severn and the topography of the landscape	
Grade II Listed Ivy House with Outbuildings - 16774	North-west	Early 19 th century house	Located within landscaped gardens with vegetation demarcating the perimeter.	Modern pre-fabricated farm buildings lie to the north, Montgomeryshire Canal is located to the west (where the lock and bridge are sited), Ivy House lies to the south and Little Bank is located to the east	There may be limited south-easterly views from the building to the north-west of the Development, but these will be screened by mature trees along the River Severn and the topography of the landscape	
Grade II Listed Lock Cottage - 16771	North-west	Early 19 th century cottage	Located within landscaped gardens with vegetation demarcating the perimeter			

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II Listed Top Lock - 16772	North-west	Early 19 th century lock. The lock is located along the Montgomeryshire Canal.	Modern prefabricated farm buildings lie to the north-east, the Montgomeryshire Canal is located to the north and south (where bridge is sited), Lock Cottage lies to the east and open fields are situated to the west. The bridge and Lock Cottages constitute their group value.		There may be limited south-easterly views from the lock to the north-west of the Development, but these will be screened by mature trees along the River Severn and the topography of the landscape	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the lock/bridge will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the bridge.
Grade II Listed Bridge over the Montgomeryshire Canal - 16773	North-west	Late 18 th century bridge. The bridge spans across the Montgomeryshire Canal				
Grade II Listed Trewern Hall - 7919	North	Early 17 th century farmhouse, with some alterations in the early 19 th century	Located within a modern farmhouse complex, with prefabricated buildings located immediately to the east and landscaped gardens to the west	Views surrounding comprise agricultural fields	There may be limited southerly views from the house to the north of the Development, but these will be screened by mature trees to the south of the building which lie along field boundaries.	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building.

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade I Listed Church of All Saints - 7902	South-west	14 th -15 th century church, with some alterations in the 19 th century	The building is located within a churchyard, with associated buildings with group value which lie to the south (Church House and Buttington Vicarage [Grade II]) and west; the cemetery is situated to the east of the church, beyond the B4388.	The Green Dragon lies to the north (beyond the A458), agricultural fields are located to the east, buildings situated along the B4388 lie to the south and a field is located to the west (beyond which is a railway line).	There may be limited north-easterly views from the building to the south of the Development, but these will be screened by the topography of the landscape	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building.
Grade II Listed Buttington Vicarage - 15648	South-west	Mid-19 th century vicarage	The building is located within landscaped gardens, with associated buildings with group value which lie to the north (Church House and the Church of All Saints [Grade I]), fields to the south, the B4388 to the east; beyond which lies the cemetery which is situated to the north-east, to the east of the B4388.	The Green Dragon (Grade II Listed) lies to the north (beyond the A458), agricultural fields are located to the east and south, and fields are located to the west (beyond which is a railway line).		

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II Listed Buttington Bridge - 15647	South-west	Late 19 th century bridge. The bridge spans across the River Severn	The River Severn is located to the north and south (where bridge is sited), agricultural fields lie to the east and a large modern retail complex is situated to the west.		There may be limited north-easterly views from the bridge to the south-west of the Development, but these will be screened by mature trees along the River Severn and the topography of the landscape	Most of the built form of the Development will be screened so that views to and from the direction of the bridge will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the Bridge/Milestone
Grade II Listed Milestone at Roadside NW of Wernfield House - 15437	north-west	Late 18 th century milestone along the A483	Agricultural fields lie in most directions, except the south-east where Wernfield House and its associated farm buildings are located.		There may be limited south-easterly views from the milestone to the north-west of the Development, but these will be screened by the Wernfield House farm complex and the topography of the landscape	
Grade II Listed Barn with Horse Engine House at Bank Farm - 16740	North-west	Mid- 19 th barn and engine house, with significant alterations in the later 19 th century	Located within a modern farmhouse complex, with prefabricated buildings located immediately to the north, east, south and west; woodland lies beyond these buildings to the south and east	Views surrounding it comprise agricultural fields to the west, north and south; the A483 is located to the east. Views to the south-east of the building in the direction of the Development Site will be blocked by modern farm structures and woodland.	There will be no intervisibility between the building and the Development	No effect therefore no further assessment is required

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II Listed Bridge over the Montgomeryshire Canal - 16739	North-west	Late 18 th century bridge, with major reconstruction in late 19 th century. The bridge spans across the Montgomeryshire Canal	Modern prefabricated farm buildings associated with Bank Farm lie to the west, the Montgomeryshire Canal is located to the north and south, and Bridge 109 over the Montgomeryshire Canal lies to the north. The bridge constitutes the group value	Views to the south-east of the structure in the direction of the Development will be blocked by woodland	There will be no intervisibility between the structure and the Development	No effect therefore no further assessment is required
Grade II Listed Bank Lock - 16737	North-west	Mid-18 th century lock, with major reconstruction in late 19 th century. The lock lies adjacent to the Montgomeryshire Canal				
Grade II Listed Church of Saint John Evangelist - 16770	North-west	Mid-19 th century church	The building is located within a churchyard, with a car park situated to the north-east; the B483 lies to the east. The churchyard constitutes the core setting of the building	Agricultural fields surround the church. Beyond the fields, lie the Montgomeryshire Canal which is situated to the west and the River Severn to the east; Manor House and Little Bank Farm (which include large prefabricated farm buildings) and located to the south.	.There may be limited south-easterly views from the church to the south of the Development, but these will be screened by the topography of the landscape and woodland which runs along a disused railway line to the east of the River Severn	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II Listed School House - 16769	North-west	Mid- 19 th schoolhouse	The building is located within landscaped gardens which are located to west, with a driveway and car parking located to the south; this is accessed off the A483 which is located to the east. The landscaped gardens, access track and car parking area constitute the core setting of the building	Beyond this, views to the east and north comprise arable fields; to the west and south lie the landscaped gardens and buildings associated with Pool Grange.	There may be limited south-easterly views from the house to the north of the Development, but these will be screened by the topography of the landscape and woodland which runs along a disused railway line to the east of the River Severn	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building
Grade II Listed Crowther Hall - 16768	North-west	Late 16 th and early 17 th house, with some later additions in the 19 th century	The building is located within a modern farm complex, with pre-fabricated farm buildings located to the west and south; a driveway and car parking is located within the centre of the complex; this is accessed off the A483 which is located to the east. Woodland bounds the north-west and south-east of the complex.	Views in all directions comprise agricultural fields	There may be limited south-easterly views from the house to the north of the Development, but these will be screened by the topography of the landscape and woodland which runs along a disused railway line to the east of the River Severn	

Table12-1: Listed Building Assessment (cont)

Building and Number	Direction from Development	Architectural and Historic Interest	Buildings Surroundings	Wider Setting	Views	Conclusion
Grade II Listed Crowther Hall Lock - 16772	North-west	Early 19 th century lock located along the Montgomeryshire Canal	Beyond this, modern prefabricated farm buildings lie to the east, the Montgomeryshire Canal is located to the north and south and Lock Cottage lies to the west. The bridge and Lock Cottage constitute their group value		There may be limited south-easterly views from the structure to the north-west of the Development, but these will be screened by mature trees to the south-east and the topography of the landscape	Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the structure will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the lock/bridge
Grade II Listed Bridge110 - 16767	North-west	Late 18 th century bridge spanning the Montgomeryshire Canal				

Note to Table:

Building Number refers to Figure 3 in Technical Appendix 12.1

Operational Phase - Mitigation

- 12.4.24. There are no mitigation measures required for the operational phase of the Development.

Decommissioning Phase – Effects - Non-Designated Archaeological Assets

- 12.4.25. It is likely that any non-designated archaeological assets will be discovered during the construction of the Development and will be dealt with appropriately. Decommissioning of the Development Site will not cause any additional disturbance of the ground, consequently there will be no impact during the decommissioning phase.

Decommissioning Phase – Effects - Designated Heritage Assets

- 12.4.26. During the decommissioning phase, the conditions of the designated heritage assets in the study area will be the same as present, providing there are no additional impacts from other developments upon them.

Decommissioning Phase - Mitigation - Non-Designated Archaeological Assets

- 12.4.27. There are no specific mitigation measures required for non-designated archaeological assets for the decommissioning phase of the Development.

Decommissioning Phase - Mitigation - Designated Heritage Assets

- 12.4.28. There are no specific mitigation measures required for designated heritage assets for the decommissioning phase of the Development.

The Development in Combination with Other Developments - Non-Designated Archaeological Assets

- 12.4.29. The development will destroy any below ground archaeological assets within the sites. Therefore, there will be no cumulative effects with other sites or developments elsewhere.

The Development in Combination with Other Developments - Designated Heritage Assets

- 12.4.30. It is not considered that there will be any cumulative impacts on designated built heritage assets from the development in conjunction with other developments in the area or in combination with other impacts from the Development (synergistic impacts), as there are no developments within the surroundings which would give rise to any cumulative impacts.

Interactive Effects

- 12.4.31. Consideration has been given to the interactive effects associated with the Development in terms of the relationship between the various KEAs considered. Likely interactive effects are discussed in Table 12-2.

Table 12-2: Interactive Effects on KEA

KEA Interaction	Interactive Effects
Archaeology and Heritage and Geotechnical	Groundworks required to prepare the site may impact on non-designated archaeological assets. Mitigation measures are outlined in the Construction Mitigation section of this Chapter.
Archaeology and Heritage and Landscape and Visual	Any changes to the landscape during site preparation may impact on the settings of some designated built heritage assets. A full Landscape and Visual Impact Assessment has been undertaken and may be found in Chapter 9.

12.5. Environmental Effects Analysis

- 12.5.1. The assessment of the overall impact of the Development on the significance of heritage assets is evaluated by considering both the heritage significance of the heritage asset and the magnitude of the predicted effect on that significance.
- 12.5.2. Assessments of the level of effect on the significance of heritage assets is based upon the extent to which factors that contribute to the significance of the assets would be affected by the Development. This process is not quantitative but relies upon professional judgement at each step. However, the factors considered in informing these judgments and in arriving at the various rankings of value and magnitudes of impacts are observable facts (i.e. numbers of assets, spatial relationships, designations, impacts).
- 12.5.3. Based on the Environmental Effect Assessment for all Development phases discussed in Section 12.4, a detailed environmental effects analysis is provided in Table 12-5 to 12-7.
- 12.5.4. The significance criteria provided in Tables 12-3 to 12-4 are considered relevant in respect of the impact of the Development on heritage assets and have been used to describe the effects.
- 12.5.5. The criteria for assessing the magnitude of predicted change are shown in Table 12-3.

Table 12-3: Environmental Effect Assessment Criteria - Criteria for Assessing Magnitude (Mg) of Change on Historic Environment Receptors.

Change	Magnitude
Substantial / Major Adverse (S/MA)	<ul style="list-style-type: none"> • Total or substantial loss of the significance of a heritage asset. • Substantial harm to a heritage asset's setting such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable). • These effects are likely to be important considerations at a regional or borough level.
Moderate Adverse (MoA)	<ul style="list-style-type: none"> • Partial loss or alteration of the significance of a heritage asset. • Considerable harm to a heritage asset's setting, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost. • These effects, if adverse, while important at a local scale, are not likely to be key decision-making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or on a particular resource.
Minor Adverse (MiA)	<ul style="list-style-type: none"> • Slight loss of the significance of a heritage asset. This can include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value). • Some harm to the heritage asset's setting, but not to the degree that it would materially compromise the significance of the heritage asset. • Level of harm perceivable, but insubstantial relative to the overall interest of the heritage asset. • These effects may be raised as local issues but are unlikely to be of importance in the decision-making process.
Negligible to None (N)	<ul style="list-style-type: none"> • A very slight change to a heritage asset. This can include a change to a part of a heritage asset that does not materially contribute to its significance. • Very minor change to a heritage asset's setting such that there is a slight impact not materially affecting the heritage asset's significance.
Minor Beneficial (MiB)	<ul style="list-style-type: none"> • A minor change to a heritage asset which will enhance and better reveal significance. • A minor beneficial change to the setting of a heritage asset which will enhance the significance of the heritage asset.
Moderate Beneficial (MoB)	<ul style="list-style-type: none"> • A moderate change to a heritage asset which will enhance and better reveal significance. • A moderate beneficial change to the setting of a heritage asset which will enhance the significance of the heritage asset.
Major Beneficial (MaB)	<ul style="list-style-type: none"> • A major change to a heritage asset which will enhance and better reveal significance. • A major beneficial change to the setting of a heritage asset which will enhance the significance of the heritage asset.

12.5.6. The criteria for assessing the geographic extent, frequency, duration, reversibility, and ecological, cultural and socio-economic context of the impact are shown in Table 12-4.

Table 12-4: Environmental Effect Assessment Criteria

Criteria	Description
Geographic Extent of Impact (GE)	<ul style="list-style-type: none"> • Within ERF Boundary – 0km • Up to 2km from ERF • Up to 10km from ERF • Over 10km from ERF
Frequency of Impact (F)	<ul style="list-style-type: none"> • S - Single event • A - Annual activity • M - Monthly occurrence • C - Continuous activity
Duration of Impact (D)	<ul style="list-style-type: none"> • 1 week - • 1 month • 2-6 months • 6-12 months • 12-36 months • Over 36 months
Reversibility of Impact (R)	<ul style="list-style-type: none"> • U - Unknown - there is insufficient research/experience to indicate whether the environmental effect is reversible • H - High - previous research/experience indicates the environmental effect is reversible • M - Medium - previous research/experience indicates the environmental effect may be reversible • L - Low - previous research/ experience indicates that there is a small likelihood that the environmental effect is reversible • N - Nil - previous research/ experience indicates that the environmental effect is irreversible
Ecological, Cultural and Socio-economic Context of Impact (ESC)	<ul style="list-style-type: none"> • R - Relatively pristine area not adversely affected by human activity • E - Evidence of human activity • H - High level of human activity

Table 12-5: Environmental Effects Analysis – Archaeology and Heritage - Construction Phase

Activity	Potential Effect	Evaluation Criteria					
		Mg	GE	F	D	R	ECSC
Construction	Removal of archaeological remains on non-designated archaeological assets	MiA	<10km	Cont	12-36M	H	E
<p>Conclusion:</p> <p>The magnitude of change to any below ground remains from the Development will be substantial, resulting in the likely loss of any of these archaeological assets. These assets are of local significance. Therefore, prior to any mitigation measures, there will be major adverse magnitude of change to archaeological assets of low value, resulting in a moderate to minor effect, which is not significant.</p> <p>Mitigation</p> <p>Potential for a programme of archaeological works to include an archaeological watching brief.</p>							

Table 12-6: Environmental Effects Analysis – Archaeology and Heritage - Operational Phase

Activity	Potential Effect	Evaluation Criteria					
		Mg	GE	F	D	R	ECSC
Views from Scheduled Monuments	Views from Strata Marcella Abbey	MiA	<10km	Cont	12-36M	H	E
	Conclusion: Views will be largely blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the monument. As such, it is therefore considered that there will be a minor adverse effect upon the wider setting of the monument which is not significant.						
	Mitigation No specific mitigation measures are required.						
Views from Listed Buildings	Views to and from <ul style="list-style-type: none"> Trewern Hall Church of All Saints Buttington Vicarage Church of Saint John Evangelist School House Crowther Hal 	MiA	<10km	Cont	12-36M	H	E
	Conclusion: There is the potential for limited views from these Listed Buildings to Development Site, however these will be screened by vegetation, woodland, mature trees or the topography of the landscape. Views are likely to only comprise the top of the stack. It is therefore considered that there will be a minor adverse effect upon the wider setting of the Listed Buildings which is not significant.						
	Mitigation No specific mitigation measures are required.						
Views from Listed Buildings	Views to and from <ul style="list-style-type: none"> Upper Farm Farmhouse Middle Heldre Farmhouse Buttington Old Farmhouse Cletterwood Farmhouse Garbett's Hall Green Dragon Inn Severn View Manor House Ivy House with Outbuildings Lock Cottage Top Lock Bridge over the Montgomeryshire Canal Buttington Bridge Bridge 110 over the Montgomeryshire Canal 	N	<10km	Cont	12-36M	H	E

Table 12-6: Environmental Effects Analysis – Archaeology and Heritage - Operational Phase (cont)

Activity	Potential Effect	Evaluation Criteria					
		Mg	GE	F	D	R	ECSC
Views from Listed Buildings	Conclusion: There may be views from the building to the Development Site, but these will be screened by woodland or mature trees or modern built development. Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack from the building/bridge/lock. As such, it is therefore considered that there will be a negligible to none effect upon the wider setting of the buildings which is not significant.						
	Mitigation: No specific mitigation measures are required.						
	Views to and from						
	<ul style="list-style-type: none"> Milestone at Roadside NW of Wernfield House Crowther Hall Lock Crowther Hall Bridge 	N	<10km	Cont	12-36M	H	E
	Conclusion: There may be limited views from the milestone/lock/bridge to the Development Site, but these will be screened by mature trees, buildings and/or the topography of the landscape. Most of the built form of the Development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the milestone/lock bridge will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the stack. As such, it is therefore considered that there will be a negligible to none effect which is not significant.						
	Mitigation: No specific mitigation measures are required.						

Table 12-7: Environmental Effects Analysis – Archaeology and Heritage Decommissioning Phase

Activity	Potential Effect	Evaluation Criteria					
		Mg	GE	F	D	R	ECSC
Demolition of Buildings and earthworks	Removal of Archaeological Remains on Non-Designated Archaeological Assets	N	<10km	Cont	12-36M	H	E
Conclusion: It is likely that any non-designated archaeological assets will be discovered during the construction of the Development and will be dealt with appropriately. Decommissioning of the Development Site will not cause any additional disturbance of the ground, consequently there will be no impact during the decommissioning phase.							
Mitigation: There are no specific mitigation measures required for non-designated archaeological assets for the decommissioning phase of the Development.							

**Table 12-7: Environmental Effects Analysis – Archaeology and Heritage
Decommissioning Phase (cont)**

Activity	Potential Effect	Evaluation Criteria					
		Mg	GE	F	D	R	ECSC
Decommissioning of Site	Designated Heritage Assets	MiB	<10km	Cont	12-36M	H	E
	Conclusion: During the decommissioning phase, the conditions of the designated heritage assets in the study area will change due to the removal of the stack. As such, it is therefore considered that there will be a neutral effect upon the wider setting of these designated heritage assets when compared against the current baseline.						
	Mitigation: There are no specific mitigation measures required for designated heritage assets for the decommissioning phase of the Development.						
Decommissioning of Site	Views to and from Listed Buildings						
	Conclusion: Where there were views of the site and the stack, these will be removed so where there were minor adverse effects, the decommissioning of the Development reduce that impact, consequently there will be a neutral effect when compared against the current baseline.						
	Mitigation: None.						

12.6. Residual Environmental Effects

- 12.6.1. This section considers the residuals environmental effect of the development, i.e. those effects which remain after the application of mitigation.
- 12.6.2. The sensitivity of a receptor is defined by its significance in terms of national, regional or local statutory or non-statutory protection and grading. Table 12-8 sets out the criteria for assessing the sensitivity of receptors.

Table 12-8: Criteria for Assessing Sensitivity of Receptors.

Sensitivity	Receptor
High	<ul style="list-style-type: none"> • World Heritage Sites • Scheduled Monuments and Areas of Archaeological Importance • Archaeological sites of schedulable quality and significance • Listed Buildings (all grades) • Registered Historic Parks and Gardens (all grades) • Historic Battlefields
Medium	<ul style="list-style-type: none"> • Local Authority designated sites (e.g. Conservation Areas and their settings) • Non-designated sites of demonstrable regional importance
Low	<ul style="list-style-type: none"> • Sites with significance to local interest groups • Sites of which the significance is limited by poor preservation and poor survival of contextual associations • Locally Listed Buildings or non-designated built heritage assets
Negligible to None	<ul style="list-style-type: none"> • Non-designated archaeological sites or buildings where little or no significance remains (i.e. most of the asset is no longer extant, with little or no contextual associations)

Table 12-9: Residual Effects Summary.

Development Phase	Description of Effect	Significance	Mitigation	Likely Effect on the Environment
Construction	Removal of archaeological remains on non-designated archaeological assets	Moderate to minor effect which is not significant	Archaeological watching brief during ground works	Negligible effect in the long-term at the local level which is not significant
Operational	Views from Strata Marcella Abbey Scheduled Monument	Minor effect which is not significant	None	Minor effect in the long-term at the national level which is not significant
	Views from Trewern Hall (Grade II*), Church of All Saints (Grade I), Buttington Vicarage (Grade II), Church of Saint John Evangelist (Grade II), School House (Grade II) and Crowther Hall (Grade II)	Minor effect which is not significant	None	Minor effect in the long-term at the national level which is not significant
	Views from on Upper Farm Farmhouse (Grade II), Middle Heldre Farmhouse (Grade II), Buttington Old Farmhouse (Grade II), Cletterwood Farmhouse (Grade II), Garbett's Hall (Grade II), Severn View (Grade II), Green Dragon Inn (Grade II), Manor House (Grade II), Ivy House with Outbuildings (Grade II), Lock Cottage (Grade II), Top Lock (Grade II), Bridge 110 over the Montgomeryshire Canal (Grade II), Trewern Farm (North) Farmhouse (Grade II), Buttington Bridge (Grade II), Milestone at Roadside NW of Wernfield House (Grade II), Crowther Hall Lock (Grade II) and Crowther Hall Bridge (Grade II)	Negligible to none effect which is not significant	None	Negligible to none effect in the long-term at the national level which is not significant

Table 19-9: Residual Effects Summary (cont)

Development Phase	Description of Effect	Potential impact including Significance	Mitigation	Likely Effect on the Environment
Decommissioning	Removal of Archaeological Remains on Non-Designated Archaeological Assets	No Impact	None	None
	Views to and from Listed Buildings Views from all designated heritage assets (including Strata Marcella Abbey [Scheduled Monument]) and Grade I, II* and II Listed Buildings	Minor beneficial effect which is not significant	None	Neutral effect in the long term at the national level which is not significant

- 12.6.3. Therefore, considering the information above, no designated heritage assets are assessed as having more than a **minor** adverse effect upon their wider settings as a result of the Development.

12.7. Summary

Non-Designated Archaeological Assets

- 12.7.1. The assessment has established that the Development has the potential to contain limited artefactual remains of prehistoric, Roman, Saxon, Medieval and Post-Medieval date. Potential from the Post-Medieval period is limited to remnants of agricultural activity. However, previous quarrying activities will have removed most remains from within the Development Site boundary. Therefore, any remains that may survive from these periods would be fragmentary and lie around the perimeter of the Development where less quarrying activity would have been undertaken.
- 12.7.2. Considering the above information, the magnitude of change to any below ground remains from the Development will be substantial, resulting in the likely loss of any of these archaeological assets. These assets are of local significance. Therefore, prior to any mitigation measures, there will be major adverse magnitude of change to archaeological assets of low value, resulting in a **moderate/minor** effect, which is not significant.
- 12.7.3. It is possible, however, that a programme of archaeological works may be required by the archaeological advisor to the Local Planning Authority to determine their extent and level of preservation, with an archaeological watching brief on groundworks which have not been subject to previous modern disturbance is suggested as suitable mitigation. Such a programme of works could be secured as a condition to planning consent.
- 12.7.4. Once the mitigation measures outlined above have been implemented, no further archaeological work will be required. The residual impacts on any potential below ground archaeological remains will be **negligible** in the long-term at the local level, which is not significant.

Designated Heritage Assets

- 12.7.5. There are no World Heritage Sites, Conservation Areas and Historic Battlefields either within the Development Site or the 5 km study area. Therefore, the Development will not impact upon the setting or significance of these designated heritage assets.
- 12.7.6. A single Scheduled Monument is assessed to have a **minor** adverse effect upon its wider setting from the Development in the long-term at the national level, which is not significant.
- 12.7.7. There are 4 Grade II, one Grade II* and one Grade I Listed Buildings that are considered to have a **minor** adverse effect upon their wider settings from the Development in the long-term at the national level, which is not significant.
- 12.7.8. 17 Grade II Listed Buildings are considered to have a **negligible to none** effect upon their wider settings from the Development in the long-term at the national level, which is not significant.

12.8. References

- ⁱ Welsh Government, 1990, Planning (Listed Buildings and Conservation Areas) Act 1990.
- ⁱⁱ Office of Public Sector Information, 1979, Ancient Monuments and Archaeological Areas Act 1979.
- ⁱⁱⁱ Welsh Government, 2015, Planning (Wales) Act 2015.
- ^{iv} Welsh Government, 2016, Historic Environment (Wales) Act 2016.
- ^v Welsh Government, 2018, Planning Policy Wales (version 10).
- ^{vi} Welsh Government, 2011, Conservation Principles for the sustainable management of the historic environment in Wales.
- ^{vii} Powys County Council, 2018, Powys Local Development Plan (LDP) 2011-2026.
- ^{viii} Welsh Government, 2017, Setting of Historic Assets in Wales.
- ^{ix} Welsh Government, 2017, Managing Change to Registered Historic Parks and Gardens in Wales.

Technical Appendix 13-1 Heritage Assessment

Buttington Quarry, Welshpool, Powys
Heritage Assessment
August 2020

Buttington Quarry, Welshpool
Heritage Assessment
August 2020

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Report

Heritage Assessment

Site

Buttington Quarry, Welshpool

Date

August 2020

Planning Authority

Powys County Council

Site Centred At

NGR 326690, 310106

Prepared By

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This heritage assessment considers land at Buttington Quarry, Welshpool, Powys. In accordance with government policy (Planning Policy Wales and Welsh Office Circular 60/96 'Planning and the Historic Environment: Archaeology'), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.

Archaeological Assets

A review of the available evidence has shown that the study site has the potential to contain limited artefactual remains of prehistoric, Roman, Saxon, Medieval and Post-Medieval date. Potential from the Post-Medieval period is limited to remnants of agricultural activity. However, previous quarrying activities within the site will have removed most remains from within the site boundary. Therefore, any remains that may survive from these periods would be fragmentary and lie around the perimeter of the site where less quarrying activity would have been undertaken.

The construction of the proposed development would likely remove any archaeological remains. However, the remains within the site are not thought to be of such significance that would require their preservation in situ, or that would preclude the development of the site.

It is possible, however, that a programme of archaeological works may be required by the archaeological advisor to the Local Planning Authority to determine their extent and level of preservation, with an archaeological watching brief on groundworks which have not been subject to previous modern disturbance suggested as suitable mitigation. Such a programme of works could be secured as a condition to planning consent.

Therefore, this assessment has determined the likely significance of any buried remains within the site, which would be low, and the scale of the effect to their significance, which would be their removal by the construction of the proposed development. On this basis, no further information is considered necessary to inform a planning application for the proposed development regarding archaeological matters.

Designated Heritage Assets

There are no World Heritage Sites, Conservation Areas and Historic Battlefields either within the site or the 5 km study area. Therefore, the proposed development will not impact upon the setting or significance of these designated heritage assets.

There are no Scheduled Monuments that lie within the site. There are a number of Scheduled Monuments that are situated within 5 km of the site. All these have the theoretical potential to have their settings and significance impacted upon by the proposed development. However, views from most of them are blocked by modern development, topography of the landscape and/or woodland; and as such the proposed development will have no impact on their settings or significance.

Strata Marcella Abbey Scheduled Monument lies on the western bank of the River Severn and occupies an area of floodplain, with the western boundary of the monument demarked by the A438. Flat grassland bounds the north, south and east where views over the landscape in these directions are prominent. Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the monument will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the monument. As such, it is therefore considered that there will be a minor adverse effect upon the wider setting of the monument.

There is one Registered Parks and Garden that lies with 1 km of the site and two that are situated within 5 km of the site: Maesfron which lies to the north-east (within 1 km of the site),

and The Garth and Trelydan Hall which are located to the west. These all have the theoretical potential to have their settings and significance impacted upon by the proposed development.

Dense woodland and significant variations in the topography of the landscape between all three Registered Parks and Gardens and the site block views into and out of the site. There will be no intervisibility between these designated heritage assets and the site. Therefore, the proposed development will not change their settings nor affect their significance.

There are no Listed Buildings that lie within the site. Within 5 km of the site, there are many Listed Buildings that have the theoretical potential to have their settings and significance impacted upon by the proposed development. Views from most of the Listed Buildings are blocked by modern development, topography of the landscape and/or woodland; and as such the proposed development will have no impact on their settings or significance.

A number of Listed Buildings are considered to have a minor/negligible adverse effect upon their wider settings as a result of the development proposals. These are as follows:

- Trewern Hall (Grade II*);
- Upper Farm Farmhouse (Grade II);
- Middle Helde Farmhouse (Grade II);
- Buttington Old Farmhouse (Grade II);
- Cletterwood Farmhouse (Grade II);
- Garbett's Hall (Grade II);
- Green Dragon Inn (Grade II);
- Manor House (Grade II);
- Ivy House with Outbuildings (Grade II);
- Lock Cottage (Grade II);
- Top Lock (Grade II);
- Bridge 111 over the Montgomeryshire Canal (Grade II);
- Trewern Farm (North) Farmhouse (Grade II);
- Church of All Saints (Grade I);
- Buttington Vicarage (Grade II);
- Buttington Bridge (Grade II);
- Milestone at Roadside NW of Wernfield House (Grade II);
- Church of Saint John Evangelist (Grade II);
- School House (Grade II);
- Crowther Hall (Grade II);
- Lock Cottage at Crowther Hall Lock (Grade II);
- Crowther Hall Lockj (Grade II); and
- Bridge 110 over the Montgomeryshire Canal (Grade II).

No designated heritage assets are assessed as having more than a minor adverse effect upon their wider settings as a result of the proposed development.

1.0 Introduction

- 1.1 This heritage assessment considers land at Buttington Quarry, Welshpool, Powys (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference 326690, 310106
- 1.2 This report has been prepared in relation to the submission of a planning application for an Energy Recovery Facility (ERF) and associated infrastructure.
- 1.3 In accordance with Planning Policy Wales and Welsh Office Circular 60/96 'Planning and the Historic Environment: Archaeology', the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017 [revised January 2018]), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.4 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.5 The study area used in this assessment is a 2 km radius from the perimeter of the site for all non-designated archaeological assets (Figure 2) and a 5 km radius from the site boundary for all designated heritage assets (Figures 3 and 4).
- 1.6 A site walkover survey was undertaken in July 2018. The weather was good and visibility clear.

Location, Topography and Geology

- 1.7 Buttington Quarry is located on the A458 Shrewsbury to Welshpool road (at NGR: 326690, 310106), situated c. 1.5 km to the south of the village of Trewern (Figure 1).
- 1.8 The quarry occupies a total land area of 18 ha with its boundaries aligning with the A458 to the north, which also lies adjacent to the Shrewsbury to Welshpool railway line, Heldre Lane (unclassified road) to the south and Sale Lane (unclassified road) to the east.
- 1.9 Quarry access is taken from the A458. An access track to the former railway siding lies directly opposite this and is within the ownership of the quarry.
- 1.10 The quarry operated from the late 19th century as a brick works with permissions in 1961 and 1997 for extensions to the quarry workings. The quarry now operates in accordance with the requirements of planning permission granted in 2010 in accordance with a Review of Mineral Permissions (ROMP) under the Environment Act 1995 (permission reference: P/2010/0165). Subsequent approvals and Certificates of Lawfulness have been granted for A1, B1, B2 and B8 Use Classes and the operation of a freight transport company. In addition, planning permissions have been granted for an improved access, the most recent being in 2015 (permission reference. P/2015/0439).
- 1.11 The quarry is surrounded to the south, east and west within an area of open countryside, with the village of Buttington located c. 2 km to the south and Trewern c. 1.5 km to the north. Directly to the north of the site is an outlying area of Trewern known as Cefn. There is additional sporadic residential development located along the roads forming the quarry boundary.

- 1.12** The land immediately adjacent lies at c. 100 m Above Ordnance Datum (AOD) at the foot of the Long Mountain, which rises to the east to c. 375 m AOD. To the west of the A458, the land lies within the floodplain of the River Severn, which passes through the area at c. 80 m AOD. The A483 (Welshpool to Oswestry Road) is located immediately west of the river, generally concurrent with the Shropshire Union Canal.
- 1.13** The site boundary for the proposed ERF development comprises an area of the quarry floor within the main quarry void together with the access corridor to the site entrance and an area of land at the southern edge of the quarry. The site comprises a total land area of c. 8 ha.

2.0 Planning Background and Development Plan Framework

- 2.1** The planning system in Wales is based on primary planning legislation that relates to England and Wales. Provision for heritage conservation is incorporated in the Planning (Listed Buildings and Conservation Areas) Act 1990 (see below) and the Ancient Monuments and Archaeological Areas Act 1979 (see below). Since 2011, the Welsh Government has been responsible for the administration of the planning system throughout Wales.
- 2.2** The Planning (Wales) Act 2015 was the first separate Planning Act for Wales since planning was devolved to Wales. This Act does not introduce any requirements relating specifically to heritage conservation in Wales.
- 2.3** The Historic Environment (Wales) Act 2016 makes technical changes to various provisions relating to heritage conservation, none of which affect the assessment of impact on historic assets under the process of Environmental Impact Assessment.

Ancient Monuments and Archaeological Areas Act 1979

- 2.4** The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5** Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 make it a statutory duty for a local planning authority, in considering whether to grant listed building consent or planning permission respectively for development which affects a listed building or its setting, *to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

Historic Environment (Wales) Act

- 2.6** The Historic Environment (Wales) Act was given Royal Assent in March 2016. This Act provides the legislative framework for managing the historic environment in Wales. Accompanying the Act is new policy and guidance in the form of a Technical Advice Note (TAN) specific to the Historic Environment (see below), and changes to Planning Policy Wales (PPW) Chapter 6 - Conserving the Historic Environment.

Planning Policy Wales

- 2.7** The Welsh Government has published Planning Policy Wales (PPW), currently updated to Version 8 from January 2016. This sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in circulars and policy clarification letters.
- 2.8** Chapter 6 of PPW, entitled 'Conserving the Historic Environment', provides policy for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. The stated objectives of Chapter 6 (6.2.1) are to:
- 1) Conserve and enhance the historic environment, which is a finite and non-renewable resource and a vital and integral part of the historical and cultural identity of Wales;
 - 2) Recognise its contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations;

- 3) Base decisions on an understanding of the significance of Wales' historic assets;
- 4) Contribute to the knowledge and understanding of the past by making an appropriate record when parts of a historic asset are affected by a proposed change, and ensuring that this record or the results of any investigation are securely archived and made publicly available;

and specifically, to:

- 5) Protect the Outstanding Universal Value of the World Heritage Sites in Wales;
- 6) Conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- 7) Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- 8) Preserve or enhance the character or appearance of conservation areas, while at the same time helping them remain vibrant and prosperous;
- 9) Preserve the special interest of sites on the register of historic parks and gardens in Wales; and
- 10) Conserve areas on the register of historic landscapes in Wales.

2.9 PPW states that a key aspect of wider sustainable development responsibilities is the need for local planning authorities to protect and conserve the historic environment while helping it accommodate and remain responsive to present-day needs (para 6.2.2). PPW also makes clear that Cadw's 'Conservation Principles for the sustainable management of the historic environment in Wales' published in 2011, should be used to assess the potential impacts of a development on the significance of any historic asset/s (para 6.3.4).

2.10 PPW states that *there should be a general presumption in favour of the preservation of a Listed Building and its setting (and that) the aim should be to find the best way to protect and enhance the special qualities of Listed Buildings.....*

2.11 PPW reiterates the statutory duty to have special regard to the desirability of preserving a Listed Building, or its setting, or any features of special architectural or historic interest which it possesses (para 6.5.11).

2.12 PPW goes on to state that *local planning authorities should protect, and conserve parks and gardens and their settings included in the register of historic parks and gardens in Wales* (para 6.5.26) and that *information on the register of historic landscapes in Wales should be taken into account by local planning authorities in considering the implications of developments which meet the criteria for Environmental Impact Assessment* (para 6.5.27).

2.13 PPW strongly recommends that pre-application discussions are undertaken between the applicant, the local planning authority and, where appropriate, Cadw (para 6.5.12).

National Advice and Guidance

2.14 Cadw, the Welsh Government's historic environment service, published 'Conservation Principles' in March 2011. The document provides a set of principles based on understanding significance and managing historic assets to sustain their evidential, historical, aesthetic and communal values. In paragraph 39, with regard to 'integrating conservation with other interests', Conservation Principles states that changes which would harm the heritage values of an historic asset will be unacceptable unless:

- a) The changes are demonstrably necessary either to make that asset sustainable, or to meet an overriding public policy objective or need;
- b) There is no reasonably practicable alternative means of doing so without harm;
- c) That harm has been reduced to the minimum consistent with achieving the objective; and
- d) It has been demonstrated that the predicted benefit decisively outweighs the harm to the values of the asset, considering its comparative significance; the impact on that significance; and the benefits to the asset itself and/or the wider community or society as a whole.

Local Planning Policy

- 2.15** The Powys Local Development Plan (LDP) 2011-2026 (adopted April 2018) has the following strategic policy relating to the historic environment:

Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets

To safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation.

The following have been identified as strategic resources and assets in Powys:

1. *Land designated at international, European and/or national level for environmental protection.*
2. *Historic environment designations, including:*
 - i) Registered Historic Landscapes.*
 - ii) Registered Historic Parks and Gardens.*
 - iii) Scheduled Ancient Monuments and other archaeological remains.*
 - iv) Listed Buildings and their curtilages.*
 - v) Conservation Areas. AND*
 - vi) The setting of designations.*
3. *Recreational Assets, including:*
 - i) National Trails.*
 - ii) Public Rights of Way Network.*
 - iii) Recreational Trails.*
 - iv) National Cycle Network.*
4. *The valued characteristics and qualities of the landscape throughout Powys.*
5. *Sennybridge (Ministry of Defence) Training Area.*
6. *Mineral Resource Areas.*
7. *Proposed Strategic Infrastructure Routes (if and when identified).*

- 2.16** This assessment therefore seeks to establish whether the proposed development will have a significant effect on the historic environment, either through direct impacts on below-ground archaeological remains, or indirect effects on designated heritage assets, within the scope of policies contained within PPW and the adopted Powys LDP (2018).

Definition of the Historic Environment

2.17 There is no single agreed definition of the historic environment or its components. For the purposes of this assessment, useful definitions are found in the Cadw Conservation Principles for the Sustainable Management of the Historic Environment in Wales (March 2011).

2.18 In this document, the historic environment is defined as:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried, or submerged, and deliberately planted or managed.

Heritage Assets

2.19 Heritage assets are defined as an identifiable component of the historic environment. It may consist of or be a combination of an archaeological site, a historic building, or a parcel of historic landscape. Nationally important historic assets will normally be designated (Cadw Conservation Principles).

2.20 A useful additional definition is contained within the National Planning Policy Framework (NPPF) for England (2012), which defines 'archaeological interest' as *a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point.*

2.21 Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.22 A designated heritage asset is a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. In Wales, areas of landscape have been designated and included in the non-statutory Register of Landscapes of Historic Interest in Wales.

Significance

2.23 Significance in relation to heritage policy considerations is defined as the sum of the cultural heritage values (Cadw 2011).

3.0 Archaeological and Historical Background

- 3.1** The locations of sites mentioned in the text are shown on Figures 2-4
- 3.2** As general practice, readily available historic aerial photographs are consulted. Google Earth has historic aerial photography from only 2004 - 2018.
- 3.3** An historic landscape survey for the Buttington/Middletown area (MNTGMHL310) was undertaken in 2006 by Clywd Powys Archaeological Trust (CPAT) and describes the area as nucleated settlement, with typical hedgerow and tree lined boundaries, predominantly Medieval and Post-Medieval in character.

Non-Designated Heritage Assets

Prehistoric

- 3.4** No archaeological assets from the prehistoric period have been recorded within the study site.
- 3.5** Within the wider landscape, in Montgomeryshire, prehistoric monuments are recorded in concentrations along river valleys and within the upland plateaux. Sites date from the Mesolithic, with Neolithic standing stones, henges, etc., with a high concentration of Bronze Age burial monuments accounting for 55% of the sites. There are antiquarian references to a chambered tomb around Breiddin; however, no archaeological evidence has been found.
- 3.6** Surrounding Welshpool, prehistoric monuments of a Neolithic cursus and timber circles have also been identified (CPAT).
- 3.7** 1.8 km to the north-west is the site at Dyers Hall Farm, a Bronze Age ring ditch (38135 on Figure 2) and linear cropmark (38135 on Figure 2), which are likely associated with each other and forming part of a prehistoric henge and field system.
- 3.8** An Iron Age copper alloy terret ring (110444 on Figure 2) has been recorded in Trewern. A further Bronze Age Round barrow (4920 on Figure 2) lies to the south-east of the site at Hill Farm; to the west lie a standing stone (3967 on Figure 2) and a hoard (70307 on Figure 2) of chisels, palstave blade and spearhead found at Buttington Hall.
- 3.9** A single Neolithic flint blade (81485 on Figure 2) was also recovered during excavations at Strata Marcella (1890 1.8 on Figure 2) to the west and a further Iron Age enclosure lies to the south-west at Garbetts Hall (7021 on Figure 2), 1.5 km to the south.
- 3.10** Within 5 km of the site there are several prehistoric Scheduled Monuments - the Bronze Age funerary site of Knaps Barrows (MG213 on Figure 4), as well as three Iron Age hillforts: Breiddin Hill Camp (MG021 on Figure 4), Cefn y Castell (MG007 on Figure 4) and Crowther's Coppice Camp (MG143 on Figure 4).
- 3.11** Further scheduled prehistoric enclosures are noted at Beacon Ring Camp (MG011 on Figure 4) and Black Bank Camp (MG141 on Figure 4) to the south, and at Varchoel Hall to the north-west (MG178 on Figure 4).

- 3.12** Given the lacuna of prehistoric archaeological assets within the site, it is therefore considered that there is low potential for unknown evidence from this period within it.

Roman

- 3.13** No archaeological assets dating to the Roman period are recorded within the study site.

- 3.14** Within the wider surroundings of the site, a Scheduled Monument lies to the north, recorded as a Roman enclosure camp and fields (MG081 on Figure 4), and is associated with the prehistoric Breiddin Hill Camp (MG021 on Figure 4). 2 km to the south-east of the site lies part of the postulated Roman Road from Wroxeter to Forden (11704 on Figure 2).
- 3.15** Evidence of Roman industrial activity within the local area is identified through copper mining at Ilanymunech Hill and lead mining at Newtown. A 4th century hoard has also been recorded from Guilsfield (Britnell 1999).
- 3.16** There is no evidence to suggest that the site was settled or used for any specific activity during the Roman period, and it is some distance from the Roman settlement focus. As a result, based on current evidence, it is considered there is low potential for the presence of any unknown significant archaeological finds or features from the Roman period within the site.

Saxon/Early Medieval

- 3.17** No archaeological assets are recorded relating to the Saxon/Medieval period within the study site.
- 3.18** Offa's Dyke is an earthen bank and ditch, which is thought to date to the 8th century, and survives up to 8 m in height and in parts up to 129 km in length along the borders of England and Wales. Multiple sections of the dyke lie to the north-west of the site (28519-28534 on Figure 2), with several scheduled sections lying to the south-west (within 5 km of the site [MG224, MG034, MG152 and MG217 on Figure 4]).
- 3.19** During the Early Medieval period Wales was divided into lands, each with their own king, within these lands were smaller subdivisions known as commotes; they were administered by llys or courts on behalf of the king. The site lies within what was known as Gorddwr, within Powys. Gorddwr means flood water and located within an area frequently flooded by the River Severn (Morris 1999).
- 3.20** The settlement of Buttington (17098 on Figure 2), thought to originate from Old English meaning Bōta's settlements, is 1.5 km to the south-west of the site. It is believed to be referenced in the Anglo-Saxon Chronicle, dating to 893AD detailing a Viking army besieged at a fortification. Further battles are suggested in 1039; however, an exact location is not known. It could also mean end of bridge, referencing the bridge built in the 13th century (Morgan 2001), a chapel was later constructed in the 14th century.
- 3.21** Based on current evidence, it is considered there is low potential for the presence of any unknown archaeological finds or features from the Medieval period within the site.

Medieval

- 3.22** No archaeological assets are recorded relating to the Medieval period within the study site.
- 3.23** There is no reference found within the Domesday Survey for this part of Wales; however, many of the surrounding settlements originate from the Medieval period. Trewern, c. 1.8 km to the north-east (15759 on Figure 2), is recorded in 1311 as 'tref' meaning town or settlement and 'gwern' as swamp or marsh, with surviving houses dating to the 16th century, and further expansion in the 1900s.
- 3.24** Within a 1 km radius of the site, to the south, near White House, ridge and furrow (4469 on Figure 2) spans from the Medieval period through to the Post-Medieval period, with a Medieval coin (42989 on Figure 2) c. 750 m north and dating to Edward I (1279).
- 3.25** 1.2 km to the south-east are the remains of a Medieval occupation at Heldre Hill, which includes a Medieval farmstead enclosure (4523 on Figure 2) with potential Iron Age

origins, house platforms (37223, 37220, 37222 and 4510 on Figure 2), a possible long house (4505 on Figure 2) and associated field systems (4514 on Figure 2).

- 3.26** The Medieval abbey of Strata Marcella Abbey (MG120 on Figure 4) also lies c. 1.2 km to the north-west, which is a Cistercian monastery built in the 12th century. Founded in 1170 at the invitation of Owain Cyfeilog, it was partially destroyed in the early 1400s, remaining in use until its dissolution in the former part of the 16th century. It currently survives as a ditch and bank boundary (38131 and 38134 on Figure 2) which housed the church (120963 on Figure 2), abbey (1253 on Figure 2), with associated buildings and features.
- 3.27** Medieval timbers have been recorded within Buttington at the meander of the River Severn. Located on the banks of the river they have been dated to around the 12th century. They are thought to be the remains of a possible riverside structure and have been suggested as having an association with the abbey of Strata Marcella, c. 1.8 km away (CPAT - Buttington Medieval Timbers, 2001).
- 3.28** At the beginning of the 14th century, Welshpool held 170 tenements (Walker 1996).
- 3.29** Within 5 km of the site lies the Scheduled Monument of Domen Castell Mound and Bailey Castle (MG019 on Figure 4); recorded as a military stronghold during this period and Guilsfield Moated Site (MG305 on Figure 4).
- 3.30** Three Medieval battlefields lie to the south-west of site: the battle site of Caereinion (545142 on Figure 2) dated 1111AD, the siege of Welshpool Castle 1196AD (MG019 on Figure 4) and a battlefield in Welshpool associated with Llewelyn ap Gruffydd dating 1257AD (33190 on Figure 2).

Post-Medieval/Modern

- 3.31** Located within the site lies the recorded remains of Post-Medieval ridge and furrow (6658 on Figure 2), with possible Medieval origins, identified over several fields.
- 3.32** Modern industrial activity of Buttington brickworks (19236 and 19 on Figure 2) with associated clay pits (308776) and kiln (6659 on Figure 2) are also located within the site.
- 3.33** During the first World War, the brick yard was used for munitions storage; it is also believed to be the site of a second World War army camp and used as a base for forwarding motorcycles during this period.
- 3.34** A survey undertaken in 1990 identified the site as shale, with an area of holding at 23 ha, and a remaining surface area of 16 ha. At the time it was owned by Butterly Brick Ltd, Ripley, Derbyshire and was disused; the recommendations at the time was to survey the brick kiln (Silvester & Brassil 1991).
- 3.35** Within a 1 km radius of the site lie two earthworks consisting of an earthwork causeway (81312 on Figure 2), with an associated secondary linear bank (81311 on Figure 2) to the north. Buildings include the Cefn English Methodist Church (11272 on Figure 2) and a former farm of Gwern-y-palmant (29307 on Figure 2). To the immediate north, are the remains of Buttington railway station (123349 on Figure 2) opened in 1862, with an associated footbridge (142241 on Figure 2); adjacent to the station is a recorded bomb site (121756 on Figure 2) at White House Farm.
- 3.36** Within 5 km of the site is the Scheduled Monument of the 20th century railway transfer dock (MG254 on Figure 4), built to provide a connection between Welshpool and Llanfair Light Railway, and Cambrian Railway. A 17th century Civil War battlefield is located at Powis Castle (598 on Figure 2).

3.37 In c. 1560, Welshpool was thought to be one of several of the larger towns in Wales, with around 1000 inhabitants, with many other smaller towns containing a few hundred people. Between 1801 and 1831, communities along the Severn, including Welshpool, tripled as they became industrialised (Davies 2007).

3.38 Based on this evidence, a low potential for Post-Medieval/Modern archaeological assets within the site is identified.

Map Regression Exercise

3.39 The Ordnance Survey Map of 1885 (Figure 5) shows the site as part quarry and part open fields. The county and civil parish boundary form the southern boundary of the site. A road, now known as Sale Lane, forms the eastern boundary of the site. Most of the quarry lies in the west of the site. The Cambrian Railway runs south-west to north-east, to the north-east of the site; as does a road, scattered cottages, farms and further fields. A small building labelled Brookside is located near the western end of the site and Cefn Cottage lies directly to the north.

3.40 The 1903 Ordnance Survey Map (Figure 6) shows the quarried area now labelled as 'old quarry', with wooded areas divided into firs, non-coniferous, brushwood and pasture. The open fields over which the site predominantly lie, remains unaltered. To the south of the site is several structures with associated kilns or chimneys have appeared, labelled as brick works; a small section of tramway joins it to a section of quarry.

3.41 The 1910 Duties on Land Value for the site (not shown) indicate the site lying over two parishes, Trewern and Cletterwood, and divided between eight owners.

3.42 Plots 6, 24 and 51 are within the Cletterwood parish:

- Plot 6 is occupied and owned by James Jones and is noted as house and land called White House;
- Plot 24 is occupied by E Phibe and owned by William Evan, noted as land at Plas Cefn; and
- Plot 51 is occupied and owned by W.H. Thomas at Buttington and noted as Royalty Land and buildings -this is the location of the brick works.

3.43 The remaining 5 plots are within Trewern:

- Plot 98 is occupied by W Morris and owned by Lord Powis, noted as house and gardens at Cefn Bank;
- Plot 99 is owned and occupied by Lord Powis, noted as land at Cefn;
- Plot 112 is owned and occupied by Edward H and D.C Jones as land at Severn side;
- Plot 124 is owned by Gregory Allen agent for Evans occupied by John Finney as land at The Green; and
- Plot 157 is owned by Mr Williams and occupied by William Jones noted as land at Cefn 7.

3.44 The Ordnance Survey Map of 1954 (Figure 7) indicates that the site is unaltered, with a small area shown as active where the tram ends.

3.45 The 1976 Ordnance Survey Map (Figure 8) shows the tramway being disused. The area of active quarry in the centre of the site is noted as a clay pit.

3.46 The Ordnance Survey Maps of 2000 (Figure 9), 2006 (Figure 10) and 2018 (Figure 11) show no further change, except for large clay pits appear to have been landscaped and levelled out.

- 3.47** A review of the available evidence has shown that the study site has the potential to contain limited artefactual remains of prehistoric, Roman, Saxon, Medieval and Post-Medieval date. Potential from the Post-Medieval period is limited to remnants of agricultural activity.
- 3.48** However, previous quarrying activities within the site will have removed most remains from within the site boundary. Therefore, any remains that may survive from these periods would be fragmentary and lie around the perimeter of the site where less quarrying activity would have been undertaken. Although remains may survive around the perimeter, the available evidence suggests that the area was likely to comprise open fields throughout these periods, and as such remains here are likely to consist of the remnants of agricultural activity.
- 3.49** It is recognised, however, that the area surrounding the perimeter of the site has not been subject to quarrying; therefore, the potential for some archaeological remains cannot be completely discounted.
- 3.50** Based on the above, it is considered that any buried archaeological remains within the study site are likely to be of no more than local significance. In addition, the potential for unexpected remains associated with the prehistoric, Roman, Saxon, Medieval and Post-Medieval periods is low.

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The quarry occupies a total land area of 18 ha with its boundaries aligning with the A458 to the north, which also lies adjacent to the Shrewbury to Welshpool railway line, Heldre Land (unclassified road) to the south and Sale Lane (unclassified road) to the east.
- 4.2 Quarry access is taken from the A458. An access track to the former railway siding lies directly opposite this and within the ownership of the quarry.
- 4.3 The quarry is surrounded to the south, east and west within an area of open countryside with the village of Buttington located c. 2 km to the south and Trewern c. 1.5 km to the north. Directly to the north of the site is an outlying area of Trewern known as Cefn. There is additional sporadic residential development located along the roads forming the quarry boundary.

The Proposed Development

- 4.4 The proposals are for an Energy Recovery Facility (ERF) and associated infrastructure.

Potential Impacts on Archaeological Assets

- 4.5 A review of the available evidence has shown that the study site has the potential to contain limited artefactual remains of prehistoric, Roman, Saxon, Medieval and Post-Medieval date. Potential from the Post-Medieval period is limited to remnants of agricultural activity. However, previous quarrying activities within the site will have removed most remains from within the site boundary. Therefore, any remains that may survive from these periods would be fragmentary and lie around the perimeter of the site where less quarrying activity would have been undertaken.
- 4.6 The construction of the proposed development would likely remove any archaeological remains. However, the remains within the site are not thought to be of such significance that would require their preservation in situ, or that would preclude the development of the site.
- 4.7 It is possible, however, that a programme of archaeological works may be required by the archaeological advisor to the Local Planning Authority to determine their extent and level of preservation, with an archaeological watching brief on groundworks which have not been subject to previous modern disturbance suggested as suitable mitigation. Such a programme of works could be secured as a condition to planning consent.

Potential Impacts on Designated Heritage Assets

- 4.8 This assessment will consider the potential effects of development within the study site on the significance of heritage assets, through effects to their settings and significance. This will include any heritage assets within the site, and those in the surrounding area.
- 4.9 Heritage assets and potential impacts will be assessed using best practice, including that set out in the Welsh government's best practice guidance documents (Setting of Historic Assets in Wales [Cadw 2017] and Managing Change to Registered Historic Parks and Gardens in Wales [Cadw 2017]). The heritage assets which require assessment have been selected with reference to the Historic Wales database, as well

- 4.10** A search radius of 5 km from the study site boundary was used to establish which heritage assets required assessment for impacts, which is usually sufficient to ensure all assets which require consideration are properly assessed. The remainder of this chapter will describe assets which may be affected by the proposed development and will assess the relationship of the site to those assets.
- 4.11** Not all designated heritage assets within this radius will require full assessment for impacts; where a designated heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the site. Also, not all assets will require the same level of assessment. However, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.

Assessment of Impacts

- 4.12** The assessment of the overall impact of the proposed development on the significance of heritage assets is evaluated by considering both the heritage significance of the heritage asset and the magnitude of the predicted effect on that significance.
- 4.13** Assessments of the level of effect on the significance of heritage assets is based upon the extent to which factors that contribute to the significance of the assets would be affected by the proposed development. This process is not quantitative but relies upon professional judgement at each step. However, the factors considered in informing these judgments and in arriving at the various rankings of value and magnitudes of impacts are observable facts (i.e. numbers of assets, spatial relationships, designations, impacts).
- 4.14** The criteria for assessing the magnitude of predicted change, within this chapter, are shown below in Table 1.

Table 1: Criteria for Assessing Magnitude of Change on Historic Environment Receptors.

Change	Magnitude
High	Total or substantial loss of the significance of a heritage asset. Substantial harm to a heritage asset's setting such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable). These effects are likely to be important considerations at a regional or borough level.
Medium	Partial loss or alteration of the significance of a heritage asset. Considerable harm to a heritage asset's setting, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost. These effects, if adverse, while important at a local scale, are not likely to be key decision-making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or on a particular resource.
Low	Slight loss of the significance of a heritage asset. This can include the removal of fabric that forms part of the heritage asset, but that is

	<p>not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value).</p> <p>Some harm to the heritage asset's setting, but not to the degree that it would materially compromise the significance of the heritage asset.</p> <p>Level of harm perceivable, but insubstantial relative to the overall interest of the heritage asset.</p> <p>These effects may be raised as local issues but are unlikely to be of importance in the decision-making process.</p>
Negligible/None	<p>A very slight change to a heritage asset. This can include a change to a part of a heritage asset that does not materially contribute to its significance.</p> <p>Very minor change to a heritage asset's setting such that there is a slight impact not materially affecting the heritage asset's significance.</p>

- 4.15** The sensitivity of the heritage asset will depend on factors such as the condition of the asset and its perceived heritage value and significance. The sensitivity of the heritage asset receptor is defined by its significance in terms of national, regional or local statutory or non-statutory protection and grading. Table 2 below sets out the criteria for assessing sensitivity within this chapter.

Table 2: Criteria for Assessing Sensitivity of Receptors.

Sensitivity	Receptor
High	<p>World Heritage Sites</p> <p>Scheduled Monuments and Areas of Archaeological Importance</p> <p>Archaeological sites of schedulable quality and significance</p> <p>Listed Buildings (all grades)</p> <p>Registered Historic Parks and Gardens (all grades)</p> <p>Historic Battlefields</p>
Medium	<p>Local Authority designated sites (e.g. Conservation Areas and their settings)</p> <p>Non-designated sites of demonstrable regional importance</p>
Low	<p>Sites with significance to local interest groups</p> <p>Sites of which the significance is limited by poor preservation and poor survival of contextual associations</p>

- 4.16** The sensitivity of the receiving environment, together with the magnitude of change, defines the significance of the effect (Table 3). Effects of 'major' or 'moderate' significance in relation to the historic environment are considered to equate to significant effects highlighted in the context of the EIA Regulations. The impacts could potentially be adverse, negligible or beneficial.

Table 3: Matrix for Determining the Significance of Effects.

		Magnitude of Change/ Effect			
		High	Medium	Low	Negligible/ None
Sensitivity of Receptor/Receiving Environment to Change/ Effect	High	Major	Moderate to Major	Minor to Moderate	Negligible/ None
	Medium	Moderate to Major	Moderate	Minor	Negligible/ None
	Low	Minor to Moderate	Minor	Negligible to Minor	Negligible/ None
	Negligible/ None	Negligible/ None	Negligible / None	Negligible / None	Negligible/ None

Zone of Theoretical Visibility

4.17 This assessment has been informed by a model Zone of Theoretical Visibility (ZTV) for the surrounding area. The ZTV analysis was carried out using the following parameters:

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Vectormap data for woodland and buildings to create a Digital Surface Model (DSM).
- Indicative Woodland and Building heights are modelled at 15m and 8m respectively and viewer height was set at 1.7m.
- Calculations include earth curvature and light refraction N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

4.18 The site visit confirmed that the ZTV model produced for the study site represents a 'safe' representation of potential intervisibility, with several areas indicated as tentatively intervisible, which in practice were well screened.

Impact Assessment

4.19 There are no World Heritage Sites, Conservation Areas and Historic Battlefields either within the site or the 5 km study area. Therefore, the proposed development will not impact upon the setting or significance of these designate heritage assets.

Scheduled Monuments

4.20 There are no Scheduled Monuments that lie within the site. Within 1 km of the site, Strata Marcella Abbey is located to the west (MG120 on Figure 3). This has the theoretical potential to have its setting and significance impacted upon by the proposed development.

4.21 There are a number of Scheduled Monuments that are situated within 5 km of the site. These all have the theoretical potential to have their settings and significance impacted upon by the proposed development

- Crowther's Cottage Camp (MG143 on Figure 4);
- Camp 350 m NW of Varchael Hall (MG178 on Figure 4);
- Breidden Hill Camp (MG021 on Figure 4);
- Camp and Fields on New Pieces, Breiddin Hill (MG081 on Figure 4);
- Cefn Castell (MG007 on Figure 4);

- Knaps Barrows (MG213 on Figure 4);
- Black Bank Camp (MG141 on Figure 4);
- Beacon Ring Camp (Caer Digoll) (MG011 on Figure 4);
- Guilsfield Moated Site (MG305 on Figure 4);
- Railway Transfer Dock at Welshpool (MG254 on Figure 4); and
- Various sections of Offa's Dyke (MG034, MG152, MG153 and MG035 on Figure 4).

4.22 Views from most of these Scheduled Monuments are blocked by modern development, topography of the landscape and/or woodland; and as such the proposed development will have no impact on their settings or significance.

4.23 The Scheduled Monuments that have the potential to have their settings and significance impacted by the development proposals are assessed below.

Strata Marcella Abbey

4.24 Strata Marcella Abbey (MG120 on Figure 3) lies to the west of the site. The listing description is as follows:

The monument consists of an abbey, which is a Christian monastery or convent under the government of an Abbot or an Abbess, dating to the medieval period. The Abbey of Strata Marcella was a medieval Cistercian monastery situated at Ystrad Marchell on the west bank of the River Severn near Welshpool. The abbey lay within the diocese of St Asaph, and the abbey church was dedicated to the Virgin Mary. It was founded in 1170 by Owain Cyfeiliog Prince of Powys, as a daughter house of the Abbey at Whitland. Within two years the Abbey had moved a short distance to the present site but excavations have found no evidence of any early structures before construction in stone started in 1190 so it is likely the earliest building were simple wooden structures. Building work continued until the early 13th century, by which time Strata Marcella had become the largest Cistercian Abbey in Wales. The site was excavated in 1890 by Stephen W. Williams for the Powysland Club. The church had an overall length of 273 feet, with an aisled nave 201 feet long, transepts were 96 feet long with a short rectangular chancel, and a 30 ft square tower at the crossing. The long period of building was from c. 1190 till the early C14. There were buttresses, including clasping buttresses at the w end. The red sandstone columns of the ten-bay nave had the Early English pattern of shafts clustered on piers. Transitional and stiff-leaf capitals of great beauty reflect the sculptural developments between c. 1190 and c. 1210. Much of this space was occupied by two monks' choirs. It seems that the elaborate doorway to one of these may have been the original W doorway. Pier stones with 14th century wavy mouldings were found on the site of the tower. The cloister on the S was not excavated. Finds, including 13th century tiles and stone fragments, are in the Powysland Museum, Welshpool. The scheduled area extends over part of three fields between the river and the Welshpool-Oswestry road. No earthworks are visible in the eastern fields which are regularly ploughed and reseeded, but in the western part of the scheduled area there are several mounds and banks, and the site of the excavated church is marked by a mound of stones and the remains of the fence posts. The monument is of national importance for its potential to enhance our knowledge of the organisation and practice of medieval Christianity. The site forms an important element within the wider medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The structure itself may be expected to contain archaeological information concerning chronology and building techniques. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

4.25 The Scheduled Monument lies on the western bank of the River Severn and occupies an area of floodplain, with the western boundary of the monument demarked by the A438. Flat grassland bounds the north, south and east where views over the landscape in these directions are prominent.

- 4.26** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the monument will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the monument. As such, it is therefore considered that there will be a minor adverse effect upon the wider setting of the monument.

Camp 350 m NW of Varchael Hall

- 4.27** Camp 350 m NW of Varchael Hall (MG178 on Figure 4) lies to the north-west of the site. The listing description is as follows:

The monument comprises the remains of an earthwork/stone-built enclosure. The date or precise nature of the enclosure is unknown, but it is likely to be later prehistoric. The crop-marks suggest a rectangular defended farm site of presumed Iron Age/Native Roman date. There are up to 3 concentric lines of ditch visible on the aerial photography, and these appear to be of more than one period. The site lies on a flat ploughed field and nothing is visible on the surface. It is of a type characteristic of native settlements in this part of the Severn Valley. The monument is of national importance for its potential to enhance our knowledge of later prehistoric defensive organisation and settlement. The site forms an important element within the wider later prehistoric context and within the surrounding landscape. The site is well preserved and retains considerable archaeological potential. There is a strong probability of the presence of evidence relating to chronology, building techniques and functional detail. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

- 4.28** The Scheduled Monument occupies an area of high ground to the west of the A438. Dense woodland surrounds the monument which blocks views to and from the site. There will be no intervisibility between the monument and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Registered Parks and Gardens

- 4.29** There is one Registered Parks and Garden that lies with 1 km of the site (Maesfron PO53 on Figure 3)).

Maesfron

- 4.30** Maesfron Registered Park and Garden (PO53 on Figure 4) lies to the north-west of the site. The listing description is as follows:

Maesfron is a compact and largely intact early-19th-century gentleman's residence with a contemporary garden layout and early-20th-century planting. There is an unusual gazebo and grotto in the garden.

- 4.31** Maesfron comprises landscaped gardens and early 20th century Grade II Listed Buildings of similar date and associated group value (Maesfron, The Old Post House, Outbuildings at the Old Post House, Bryn Caredig, Gazebo at Maesfron and Grotto at Maesfron [see below for further details on each building]). These constitute the core setting of the landscaped gardens. Beyond the core setting, views surrounding them comprise woodland to the north, west and south; built development along Garreg Bank lies to the west. Dense woodland surroundings the gardens and buildings blocks views to and from the site. There will be no intervisibility between the landscaped gardens and buildings, and the site. Therefore, the proposed development will not change its setting nor affect its significance.
- 4.32** There are two Registered Parks and Gardens that are situated within 5 km of the site; The Garth (PO38 on Figure 4) and Trelydan Hall (PO38 on Figure 4) which both lie to

the west. These both have the theoretical potential to have their settings and significance impacted upon by the proposed development.

The Garth

- 4.33** The Garth Registered Park and Garden (PO38 on Figure 4) lies to the west of the site. The listing description is as follows:

The Garth is a ruined house site and relict ornamental park. The highly ornate, early-19th-century house and stables, designed by John Claudius Loudon, were demolished in the mid-20th century. Remnants of the ornamental grounds include a terrace, two lakes and the remains of a kitchen garden.

History

There was a house on the site in 1717 built for Richard Mytton. His grandson commissioned J.C. Loudon to build the new house and stables from 1809. The Garth remained in the family until World War 2 but was then abandoned and used by the army as a munitions depot. After the war the contents were auctioned off and the house demolished between 1950 and 1952. In 1954 the site passed to the local council and is now farmed.

- 4.34** The Garth comprises a ruined house site and a relict ornamental park which is now farmed by the local council. It is bounded by the A490 to the west, the B392 to the east, and B4392 to the north. Beyond the B4392, views to the north-east are blocked by modern built development along Aubet Drive and dense woodland to the south-east. Further to the east, the topography of the landscape rises sharply which blocks any intervisibility between The Garth and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Trelydan Hall

- 4.35** Trelydan Hall Registered Park and Garden (PO38 on Figure 4) lies to the west of the site. The listing description is as follows:

Trelydan Hall has a relict 18th- or possibly 17th-century garden, including yew trees and a garden wall, and intact outbuildings. The site has an ancient history dating to at least the medieval period and the core of the Hall was built in about 1500. The present ornamental gardens with box hedging and a water garden date from the early-20th century.

- 4.36** Trelydan Hall comprises a possible relict 18th century garden and upstanding outbuildings. The gardens comprise dense woodland which encompasses most of the area, except for Trelydan Hall (7895 on Figure 4), Garden Wall at Trelydan Hall (7896 on Figure 4) and the Dower House at Trelydan Hall (7897 on Figure 4), all of which are Grade II Listed structures which lie in the north. The gardens are surrounded by agricultural fields and Folly Lane further to the east. Further to the east the topography of the landscape rises sharply which blocks any intervisibility between Trelydan Hall and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Listed Buildings

- 4.37** There are no Listed Buildings that lie within the site. Within 1 km of the site, there are a number of Listed Buildings that have the theoretical potential to have their settings and significance impacted upon by the proposed development. These are:

- Grade II* Listed Trewern Hall (7920 on Figure 3);
- Grade II Listed Upper Farm Farmhouse (7906 on Figure 3);
- Grade II Listed The Old Post Office (7915 on Figure 3);

- Grade II Listed Bryn Caredig (15642 on Figure 3);
- Grade II Listed Outbuildings at the Old Post Office (15643 and 15644);
- Grade II Listed Maesfron (7911 on Figure 3);
- Grade II* Listed Grotto at Maesfron (15641 on Figure 3);
- Grade II Listed Gazebo at Maesfron (15640 on Figure 3);
- Grade II Listed Middle Heldre Farmhouse (15646 on Figure 3);
- Grade II Listed Buttington Old Farmhouse (7903 on Figure 3);
- Grade II Listed Cletterwood Farmhouse (15649 on Figure 3);
- Grade II Listed Garbett's Hall (7905 on Figure 3);
- Grade II Listed Green Dragon Inn (7908 on Figure 3);
- Grade II Listed Severn View (16779 on Figure 3);
- Grade II Listed Manor House (7882 on Figure 3);
- Grade II Listed Ivy House with Outbuildings (16774 on Figure 3);
- Grade II Listed Lock Cottage (16771 on Figure 3);
- Grade II Listed Top Lock (16772 on Figure 3); and
- Grade II Listed Bridge 111 over the Montgomeryshire Canal (16773 on Figure 3).

4.38 There are many Listed Buildings that are situated within 5 km of the site (see Figure 4). These all have the theoretical potential to have their settings and significance impacted upon by the proposed development.

4.39 Views from most of the Listed Buildings are blocked by modern development, topography of the landscape and/or woodland; and as such the proposed development will have no impact on their settings or significance.

4.40 The Listed Buildings that are within 5 km of the site and which have the potential to have their settings and significance impacted by the development proposals are assessed below.

Trewern Hall

4.41 Grade II* Listed Trewern Hall lies to the north of the site (7920 on Figure 3). The listing description is as follows:

History

Large farmhouse, c.1560, and 1610 for Robert Francis. Much altered c. 1840 for Francis Allen, and extensively restored by M.J.Garner for M.Ll. Chapman, including some remodelling, 1985-6 (SW end) and 1993-4 (NE end). Timber framed with renewed slated roofs, random jointed on front elevation. Two storeys and attics.

Exterior

Plan: Two bay low hall originally with lateral stack, now replaced with a major brick axial stack of c.1840 forming a lobby entry at E end, behind which is the earlier two-bay cross wing built on a slightly different alignment, later the kitchen with service dairy to the rear, and now forming a separate dwelling. At the high end, a 2 bay cross wing with parlour and service room behind a stack axial to the wing, the parlour side of the stack formerly painted in grey and sanguine horizontal stripes. The entrance is covered by a 2-storey gabled porch, and the upper end of the hall opens to an oriel bay at the front, and probably a similar arrangement at the rear, now a stair tower replacing an assumed stair enclosure at the side of the rear wall stack. Timber frame is close studded with one central rail to each storey, the upper panel of the upper floor, divided by studs and rails forming small square panels with decorative angle braces. The upper floor of the porch and oriel are jettied on dragon-beam brackets supported by carved scrolls, and the gables have similar decorated timbering, while the main parlour gable has herringbone work. The earlier framing of the service wing is square panelled. The porch appears to have been open to the front, with high windows both sides, the outer door frame head now bearing the reset inscription RF 1610. The framing of the west gable and south wall of the parlour wing and the hall was replaced with stone c.1840,

and the stair relocated at the west end of the cross passage. The restoration work involved the raising of the front of the building by approx 450mm where the posts and plates had failed, and building a new oak-framed extension of the service wing, forming a wider gable and enclosing the swelling of the oven behind the main stack. Ribbed brick stack to main hall and parlour wing, rebuilt on a star pattern on evidence found of the original form. New oak entrance door, and mostly new windows throughout comprising applied oak frames of C17 pattern on shaped sill pieces, but the shaped sills of the earlier wing are integral with the frame as was the original. Diamond leaded glazing.

Interior

The hall has a spine beam with reserved arris ovolo mouldings. Main stack fire lintel is a reused fire lintel reset c. 1860. Ceiling beams elsewhere have ovolo or deeply chamfered beams and chamfered joists. Cut stops at parlour end. New oak boarded doors on contemporary pattern on wrought strap hinges. Trimming survives for ladder access to the first floor in the service wing. Bridled longitudinal joints. Roof trusses of earlier wing have high set collars, small raking struts and double tier of trenched purlins. Short straight windbraces. Trusses over hall originally closed over cross passage. Rafters tenoned into a single tier of purlins. Tie has initials and date RF 1610.

Reason for designation

Graded II as the major house of Trewern, occupied by the Lloyd, Francis, Whittaker and later families, heavily restored but with sound knowledge and in the light of much existing evidence.*

4.42 The significance of the building lies in its architectural and historic interest as a late 16th and early 17th century house, with significant alterations in the mid-19th century. The building is located within a modern farmhouse complex, with pre-fabricated buildings located immediately to the north and east. These constitute the core setting of the building. Beyond the farmhouse complex, views surrounding the site comprise agricultural fields. There may be limited southerly views from the house to the north of the site, but these will be screened by mature trees to the south of the building which lie between the north of the site and the A458.

4.43 Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor adverse effect upon the wider setting of the building.

Upper Farm Farmhouse

4.44 Grade II Listed Upper Farm Farmhouse lies to the north-east of the site (7906 on Figure 3). The listing description is as follows:

History

C16 and mid C17, timber framed, farmhouse, largely replaced with stone; some modern alterations. The house and farm of 96 acres belonged to the drover, Edward Pugh [ap Hugh] of Trewern from 1599, and was gradually mortgaged to David Corbett from 1616 as a result of a number of adverse legal judgements. The initials are probably those of Thomas and Elianor Corbett, son of Edward, who may have been responsible for the building of the wing.

Exterior

One storey and attic with irregular slate roof. The main block is of two bays and of lobby entry plan, with cross wing at north end. This is probably of two periods, one of 2 bays, now containing kitchen, and, beyond a stack, a wide bay, partly timber framed, containing the dining room. The chimney to the wing has a brick double-star plan stack. The main entrance is through added C20 shallow gabled porch. Paned C20 timber windows. Shallow glazed conservatory to main hall. One small gabled dormer over former hall bay.

Interior

Main living hall originally had a central truss, probably cruck, the upper section of which survives, with arched braced collar, the upper face cusped, and corresponding cusped raking struts to the principals. Triple purlins. The hall has chamfered double spine beams and timber framed partition to N wing. Moulded timber fire lintel to hall stack. Deep chamfered cross beams to parlour at E end of wing, which has externally exposed heavy timber panelled wall on N side. Initials ETC and date 1658 survive over the internal entrance door to this parlour.

Reason for designation

Listed for the special interest of its sub-medieval interiors.

- 4.45** The significance of the building lies in its architectural and historic interest as a late 16th and early 17th century house, with some modern alterations. The building is surrounded by landscaped gardens and mature trees, with modern buildings situated to the west. These constitute the core setting of the building. Beyond its core setting, views surrounding the site comprise agricultural fields to the north, west and south, and woodland to the east; further south lies the modern built development. There may be limited southerly views from the building to the north of the site, but these will be screened by mature trees and modern built development to the south.
- 4.46** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

The Old Post Office

- 4.47** Grade II Listed The Old Post Office lies to the north-east of the site (7915 on Figure 3). The listing description is as follows:

History

Built c1850 as staff cottages for Maesfron. At various times has been The Pheasant Inn and Trewern Post Office and has also been known as Maesfron Cottage.

Exterior

Roughcast front of yellow brick construction and with dark tile roof. Main block of 2 storeys, 3 bays, with central bay broken forward, gabled and provided with scalloped barge boards. To either side 2 flanking bays with lower roofs the upper floor windows breaking the eaves and gabled. Central door with depressed arch and boarded doors with planted half-round moulding forming a simple rectangular pattern. Iron lattice windows in chamfered and painted stone surrounds. Paired yellow brick round chimney shafts decorated with zig-zag and spiral ribs. Iron hoops for the hitching of horses remain attached to the front of the building.

Listed for the special interest of the well-preserved mid C19 character and for its historic interest as former estate cottages to Maesfron.

- 4.48** The significance of the building lies in its architectural and historic interest as mid-19th century cottage. The building is surrounded by landscaped gardens and other buildings of similar date and associated group value (Bryn Caredig, the Outbuildings at the Old Post House, Maesfron, Gazebo at Maesfron and Grotto at Maesfron [see below]). These constitute the core setting of the building. Beyond its core setting, views surrounding the site comprise woodland to the north, west and south; built development along Garreg Bank lies to the west. Dense woodland surrounding the building blocks views to and from the site. There will be no intervisibility between the building and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Bryn Caredig

- 4.49** Grade II Listed Bryn Caredig lies to the north-east of the site (15642 on Figure 3). The listing description is as follows:

History

Built c1850 as staff cottages for Maesfron. At various times has been The Pheasant Inn and Trewern Post Office and has also been known as Maesfron Cottage.

Exterior

Roughcast front of yellow brick construction and with dark tile roof. Main block of 2 storeys, 3 bays, with central bay broken forward, gabled and provided with scalloped barge boards. To either side 2 flanking bays with lower roofs the upper floor windows breaking the eaves and gabled. Central door with depressed arch and boarded doors with planted half-round moulding forming a simple rectangular pattern. Iron lattice windows in chamfered and painted stone surrounds. Paired yellow brick round chimney shafts decorated with zig-zag and spiral ribs. Iron hoops for the hitching of horses remain attached to the front of the building.

Reason for designation

Listed for the special interest of the well-preserved mid C19 character and for its historic interest as former estate cottages to Maesfron.

- 4.50** The significance of the building lies in its architectural and historic interest as mid-19th century cottages. The building is surrounded by landscaped gardens and other buildings of similar date and associated group value (The Old Post Office, the Outbuildings at the Old Post House, Maesfron, Gazebo at Maesfron and Grotto at Maesfron [see below]). These constitute the core setting of the building. Beyond its core setting, views surrounding the site comprise woodland to the north, west and south; built development along Garreg Bank lies to the west. Dense woodland surrounding the building blocks views to and from the site. There will be no intervisibility between the building and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Outbuildings at the Old Post Office

- 4.51** Grade II Listed Outbuildings at the Old Post Office lie to the north-east of the site (15643 and 15644 on Figure 3). The listing description is as follows:

Built c.1850, contemporary with The Olde Poste Office and Bryn Caredig, which were built as estate cottages for Maesfron.

Exterior

Single-storey yellow brick outbuilding with dark tile roof. The gable end facing the road has square turret with four gables and elaborate iron windvane. One small window and door on east front, leading off a wide cobbled path with seven steps. Painted brick lean-to on W. To the rear, is a further small outbuilding with door and window and a terminal red brick stack.

Reason for designation

Included for group value with The Olde Poste Office and Bryn Caredig and as an important part of the picturesque group associated with Maesfron.

- 4.52** The significance of the building lies in its architectural and historic interest as mid-19th century outbuilding. The building is surrounded by landscaped gardens and other buildings of similar date and associated group value (The Old Post House, Bryn Caredig, Maesfron, Gazebo at Maesfron and Grotto at Maesfron [see below]). These constitute the core setting of the building. Beyond its core setting, views surrounding the site comprise woodland to the north, west and south; built development along Garreg Bank lies to the west. Dense woodland surroundings the building blocks views to and from the site. There will be no intervisibility between the building and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Maesfron

- 4.53** Grade II Listed Maesfron lies to the north-east of the site (7911 on Figure 3). The listing description is as follows:

History

Villa built c.1829 for Francis Allen. His tomb in Buttington Parish Church records him as having been a solicitor and having died in 1852 after a life 'of professional industry and integrity in this county'.

Exterior

2-storeys with pebbledashed elevations and low hipped slate roof; lead capping to upstand over boxed eaves. 3-bay west front with narrow, slightly recessed central bay containing the entrance; later double hardwood part-glazed doors within the original fluted Doric doorcase and cornice. Three paned fanlight. Twelve-paned sash windows. On S front, two window bays, the windows extended down to near ground level within a wrought iron trelliswork verandah on 4 iron posts, terminating at the E end with a two-storey canted bay. Along E elevation, a sunken area defined by javelin headed railings with key pattern (formerly separately listed). To rear, detached service buildings, two storey and single storey, around a cobbled service yard, once containing the detached kitchens.

Interior

Entrance leads to a cross hall with wide staircase with wreathed handrail terminating in a spiral on the newel. Panelled doors and door reveals.

Listed as a good example of a Regency-style villa with its terraced gardens and garden features built by a local solicitor for himself. Group value with neighbouring listed items.

- 4.54** The significance of the building lies in its architectural and historic interest as a mid-19th century villa. The building is surrounded by landscaped gardens and other buildings of similar date and associated group value (The Old Post House, Outbuildings at the Old Post House, Bryn Caredig, Gazebo at Maesfron and Grotto at Maesfron [see below]). These constitute the core setting of the building. Beyond its core setting, views surrounding the site comprise woodland to the north, west and south; built development along Garreg Bank lies to the west. Dense woodland surroundings the building blocks views to and from the site. There will be no intervisibility between the building and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Grotto at Maesfron

- 4.55** Grade II* Listed Grotto at Maesfron lies to the north-east of the site (15641 on Figure 3). The listing description is as follows:

History

Built c1830-50 for Francis Allen as a feature in the grounds associated with his Regency villa.

Exterior

Grotto comprising a quartzite facade wall carried over a narrow opening by a half brick arch, the entrance comprising rebated stone jambs carrying a cut stone ogee arch.

Interior

Circular interior with decorative pebble floor, and quartzite/calcite faced walls carrying a saucer dome faced with cockle, mussel, oyster etc. shells, and glazed pottery. Shallow wall decorative features, including recessed triangle and Maltese cross patterns.

Reason for designation

Graded II as a scarce example of a C19 grotto that retains its shellwork and as an important element of the landscape garden of Maesfron.*

- 4.56** The significance of the building lies in its architectural and historic interest as a mid-19th century grotto. The building is surrounded by landscaped gardens and other buildings of similar date and associated group value (The Old Post House, Outbuildings at the Old Post House, Bryn Caredig, Maesfron and Gazebo at Maesfron [see below]). These constitute the core setting of the building. Beyond its core setting, views surrounding the site comprise woodland to the north, west and south; built development along Garreg Bank lies to the west. Dense woodland surroundings the building blocks views to and from the site. There will be no intervisibility between the building and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Gazebo at Maesfron

- 4.57** Grade II Listed Gazebo at Maesfron lies to the north-east of the site (15641 on Figure 3). The listing description is as follows:

Built c1830-50 as a gazebo in the garden of Maesfron for Francis Allen. Set on a raised mound, approached by 4 steps and curved wing walls terminating with piers. Iron railings missing.

Exterior

Rusticated ashlar, with curved panelled doors facing the terrace in front of house. Four sash windows on S and E, with margin glazed contemporary stained glass, removed at time of inspection (1994) and awaiting restoration. Crenellated parapet and flat roof.

Interior

Interior has boarded floor, plastered walls, coloured blue, and a flat plaster ceiling.

Reason for designation

Included as an important element of the landscaped gardens on the south side of Maesfron. Group value with Maesfron and the Grotto at Maesfron.

- 4.58** The significance of the building lies in its architectural and historic interest as a mid-19th century gazebo. The building is surrounded by landscaped gardens and other buildings of similar date and associated group value (The Old Post House, Outbuildings at the Old Post House, Bryn Caredig, Maesfron and Grotto at Maesfron [see below]). These constitute the core setting of the building. Beyond its core setting, views surrounding the site comprise woodland to the north, west and south; built development along Garreg Bank lies to the west. Dense woodland surroundings the building blocks views to and from the site. There will be no intervisibility between the building and the site. Therefore, the proposed development will not change its setting nor affect its significance.

Middle Heldre Farmhouse

- 4.59** Grade II Listed Gazebo at Middle Heldre Farmhouse lies to the east of the site (15646 on Figure 3). The listing description is as follows:

Exterior

C16 or early C17 2-storey and attic timber framed farmhouse with rendered front and a slate roof. Plan consists of a short wide hall block with a 2-bay cross wing. Two storey porch opposite main 4-flue stack, originally open, now containing a stair-hall. Heavy framing, the cross wing has a jettied gable.

Interior

Deeply chamfered beams with check and scoop stops, the hall originally underdrawn with plaster, but chamfered and stopped joists to the cross wing, the chamfer returning along the perimeter wall bressumer. Jowled posts. Many original plank doors. Central first floor wing has bar stopped chamfers. Roof has double tier of purlins over the hall range and single tier with straight windbraces to the wing. Chamber over porch. Cellar under S bay of cross wing.

Reason for designation

Listed as a good and largely complete example of a late C16-C17 house, apparently of one build.

- 4.60** The significance of the building lies in its architectural and historic interest as a late 16th and early 17th century house. The building is located within a modern farmhouse complex, with pre-fabricated buildings located immediately to the north, east and

south. These constitute the core setting of the building. Beyond the farmhouse complex, views surrounding the site comprise agricultural fields. There may be limited westerly views from the house to the east of the site, but these will be screened by woodland which lies to the west of the building.

- 4.61** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Buttington Old Farmhouse

- 4.62** Grade II Listed Buttington Old Farmhouse lies to the south-west of the site (7903 on Figure 3). The listing description is as follows:

Exterior

C16 or early C17 2-storey and attic timber framed farmhouse with rendered front and a slate roof. Plan consists of a short wide hall block with a 2-bay cross wing. Two storey porch opposite main 4-flue stack, originally open, now containing a stair-hall. Heavy framing, the cross wing has a jettied gable.

Interior

Deeply chamfered beams with check and scoop stops, the hall originally underdrawn with plaster, but chamfered and stopped joists to the cross wing, the chamfer returning along the perimeter wall bressumer. Jowled posts. Many original plank doors. Central first floor wing has bar stopped chamfers. Roof has double tier of purlins over the hall range and single tier with straight windbraces to the wing. Chamber over porch. Cellar under S bay of cross wing.

Reason for designation

Listed as a good and largely complete example of a late C16-C17 house, apparently of one build.

- 4.63** The significance of the building lies in its architectural and historic interest as a late 16th and early 17th century farmhouse. The building is located within a modern farmhouse complex, with pre-fabricated buildings located immediately to the north, east and south. These constitute the core setting of the building. Beyond the farmhouse complex, views surrounding the site comprise agricultural fields, with Buttington New Hall and its associated outbuildings to the north. There may be limited northerly views from the house to the north of the site, but these will be screened by modern farm buildings which lie to the north of the building.
- 4.64** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Cletterwood Farmhouse

- 4.65** Grade II Listed Cletterwood Farmhouse lies to the south-west of the site (15649 on Figure 3). The listing description is as follows:

History

Farmhouse, C17, altered in C18.

Exterior

Stone rubble with early brick quoins, partly rebuilt or refaced in brick with coggled eaves. Slate roof. One storey and attic, 3 bays, with rear extension on SE forming an 'L' plan with gable stack and cellar under NE bay. Rear wing has outshot in re-entrant angle. Door to central bay, half-glazed within trellis porch. Three-light paned timber windows. One gabled dormer to central bay. Stair opposite entrance at junction of added rear wing.

Reason for designation

The house appears to stand on an early site which gave its name to a parish and one of the townships of Trewern. The form of the building, although modest, suggests a sub-medieval origin.

- 4.66** The significance of the building lies in its architectural and historic interest as a 17th and farmhouse, with alterations in the 18th century. The building is located within a modern farmhouse complex, with pre-fabricated buildings located immediately to the east and south. These constitute the core setting of the building. Beyond the farmhouse complex, views surrounding the site comprise agricultural fields. There may be limited northerly views from the house to the north of the site, but these will be screened by woodland which lies to the north of the building and the topography of the landscape.
- 4.67** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Garbett's Hall

- 4.68** Grade II Listed Garbett's Hall lies to the south-west of the site (7905 on Figure 3). The listing description is as follows:

History

Farmhouse, C17, altered in C18.

Exterior

Stone rubble with early brick quoins, partly rebuilt or refaced in brick with coggled eaves. Slate roof. One storey and attic, 3 bays, with rear extension on SE forming an 'L' plan with gable stack and cellar under NE bay. Rear wing has outshot in re-entrant angle. Door to central bay, half-glazed within trellis porch. Three-light paned timber windows. One gabled dormer to central bay. Stair opposite entrance at junction of added rear wing.

Reason for designation

The house appears to stand on an early site which gave its name to a parish and one of the townships of Trewern. The form of the building, although modest, suggests a sub-medieval origin.

- 4.69** The significance of the building lies in its architectural and historic interest as a 17th century house, with alterations in the 18th century. The building is located within a

modern farmhouse complex, with pre-fabricated buildings located immediately to the north and east. These constitute the core setting of the building. Beyond the farmhouse complex, views surrounding the site comprise agricultural fields. There may be limited northerly views from the building to the south of the site, but these will be screened by modern pre-fabricated farm buildings which lie immediately to the north of the building.

- 4.70** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Green Dragon Inn

- 4.71** Grade II Listed Green Dragon Inn lies to the south-west of the site (7908 on Figure 3). The listing description is as follows:

Exterior

White painted brick with slate roof. Main range parallel to road, one storey and attic, 3 bays, extended in line by further 1-storey bay at W, partially timber framed and gable weatherboarded, and 2-bay 2-storey and attic front block added at E end at right angles. Timber casement windows. Entrance under gabled porch to centre bay of main range

Interior

C17 inn remodelled in C18 or early C19.

Reason for designation

Listed as a well-preserved inn on what is probably an early site at the river crossing.

- 4.72** The significance of the building lies in its architectural and historic interest as a 17th century inn, with significant alterations in the late 18th or early 19th century. The building is located within a modern complex of buildings, which lie to the north and west. These constitute the core setting of the building. Beyond this, agricultural fields lie to the east, a railway line is located to the north, a grass field is situated to the west and the A458 bounds the south. There may be limited northerly views from the building to the south of the site, but these will be screened by the topography of the landscape.

- 4.73** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Severn View

- 4.74** Grade II Listed Severn View lies to the north-west of the site (16779 on Figure 3). The listing description is as follows:

History

Probably built in the later C18, the building was extended with the addition of the lower range at Severn View in the early C19. It was already subdivided as 2 houses by 1845. The buildings were extensively remodelled in 1866. The scale of the building, and its

unusual layout, may suggest that it was not at first built entirely for domestic use: Pool Quay was an important industrial settlement at the end of the C18.

Exterior

Brick with slate roofs; gable end and axial stacks with dentilled caps. Main building (divided between the two dwellings) is 2 storeyed with attics, a 5-window range. The single entrance (to the Manor House) is to the left, in an added brick porch. Fenestration comprises 16-pane sash windows flanking 2x12-pane sash windows on each floor, with an additional 12-pane sash window over the porch. All have cambered brick heads. 5 gabled dormers in the roof, each with 8-pane sash window. A lower bay to the right appears to be a later addition, but may in fact be the later conversion of a formerly non-domestic block: it has 16-pane sash window on each floor. One and a half storeyed range to the left (part of Severn View) has central doorway in moulded architrave flanked by a 12 and 16-pane sash window, each with cambered brick head. 2 gabled dormers within the roof, similar to those in the main range. Hipped roof. Outbuildings (originally stabling?) continue as a wing to the rear of this range. References: 'Map of the Township of Tirymynech in the Parish of Guilsfield, 1845', National Library of Wales; Richard Haslam, Powys, Buildings of Wales Series, 1979, p.188.

- 4.75** The significance of the building lies in its architectural and historic interest as a 18th century house, with significant alterations in the early 19th century. The building is located within a modern complex of buildings, which lie to the south and west; Manor House (see below) is situated immediately to the north. This modern complex constitutes the core setting of the building. Beyond this, fields lie to the north, the Montgomeryshire Canal is located to the west, modern built development lies to the south and the A483 bounds the east (with the River Severn beyond). There may be limited south-easterly views from the building to the north-west of the site, but these will be screened by mature trees along the River Severn and the topography of the landscape.
- 4.76** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Manor House

- 4.77** Grade II Listed Manor House lies to the north-west of the site (7882 on Figure 3). The listing description is as follows:

History

Probably built in the later C18, the building was extended with the addition of the lower range at Severn View in the early C19. It was already subdivided as 2 houses by 1845. The buildings were extensively remodelled in 1866. The scale of the building, and its unusual layout, may suggest that it was not at first built entirely for domestic use: Pool Quay was an important industrial settlement at the end of the C18.

Exterior

Brick with slate roofs; gable end and axial stacks with dentilled caps. Main building (divided between the two dwellings) is 2 storeyed with attics, a 5-window range. The single entrance (to the Manor House) is to the left, in an added brick porch. Fenestration comprises 16-pane sash windows flanking 2x12-pane sash windows on each floor, with an additional 12-pane sash window over the porch. All have cambered brick heads. 5 gabled dormers in the roof, each with 8-pane sash window. A lower bay

to the right appears to be a later addition, but may in fact be the later conversion of a formerly non-domestic block: it has 16-pane sash window on each floor. One and a half storeyed range to the left (part of Severn View) has central doorway in moulded architrave flanked by a 12 and 16-pane sash window, each with cambered brick head. 2 gabled dormers within the roof, similar to those in the main range. Hipped roof. Outbuildings (originally stabling?) continue as a wing to the rear of this range. References: 'Map of the Township of Tirymynech in the Parish of Guilsfield, 1845', National Library of Wales; Richard Haslam, Powys, Buildings of Wales Series, 1979, p.188.

- 4.78** The significance of the building lies in its architectural and historic interest as a late 18th century house, with significant alterations in the 19th century. The building is located within a modern complex of buildings, which lie to the south and west; Severn View (see below) is situated immediately to the south. This modern complex constitutes the core setting of the building. Beyond this, fields lie to the north, the Montgomeryshire Canal is located to the west, modern built development lies to the south and the A483 bounds the east (with the River Severn beyond). There may be limited south-easterly views from the building to the north-west of the site, but these will be screened by mature trees along the River Severn and the topography of the landscape.
- 4.79** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Ivy House with Outbuildings

- 4.80** Grade II Listed Ivy House with Outbuildings lie to the north-west of the site (16774 on Figure 3). The listing description is as follows:

History

The house was built c1830 as part of a maltings associated with the Montgomeryshire Canal: in 1845, the buildings at the site comprised house, engine house, and drying kilns. The maltings buildings adjoining the house were later used as warehousing. Exterior: House is painted brick; outbuildings largely rough rubble; slate roofs throughout. House is 2-storeyed, a 2-unit plan with axial stack and central baffle entrance in added porch, flanked by 16-pane sash windows with flat arched heads. 3 similar windows to first floor. A well-preserved early C19 house with its associated outbuildings, which as a former maltings complex, is significant as an example of canal-side industry. Reference: Stephen Hughes, The Archaeology of the Montgomeryshire Canal, 1988, p.103, 109.

- 4.81** The significance of the building lies in its architectural and historic interest as an early 19th century house. The building is located within landscaped gardens with vegetation demarcating the perimeter. This constitutes the core setting of the building. Beyond this, modern built development lies to the north, the Montgomeryshire Canal is located to the west, grassed fields lie to the south and east (with the A483 beyond). There may be limited south-easterly views from the building to the north-west of the site, but these will be screened by mature trees along the River Severn and the topography of the landscape.
- 4.82** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

- 4.83** Grade II Listed Lock Cottage lies to the north-west of the site (16771 on Figure 3). The listing description is as follows:

History

The cottage was built between 1819 and 1821 by the Eastern Branch of the Montgomeryshire Canal, and further extended in the early C19.

Exterior

*Painted brick with dentilled eaves band and slate roof: gable end stacks. 2 storeys, 2-unit plan, with central doorway in shallow gabled timber porch facing the lock. Single 2-light casement window over the doorway, but otherwise no windows on this elevation. Small-paned casement windows alongside the gable end stacks, and in E facing elevation, with plain timber lintels. The single storeyed extension to the N is a C20 remodelling of an earlier addition. Listed as a well-preserved surviving example of an early Montgomeryshire Canal Lock-keeper's house, and part of a group of canal-structures at Pool Quay. Reference: Stephen Hughes, *The Archaeology of the Montgomeryshire Canal*, 1988, pp.97-8.*

- 4.84** The significance of the building lies in its architectural and historic interest as an early 19th century cottage. The building is located within landscaped gardens with vegetation demarcating the perimeter. This constitutes the core setting of the building. Beyond this, modern pre-fabricated farm buildings lie to the north, the Montgomeryshire Canal is located to the west (where the lock and bridge are sited which constitute their group value [see below]), Ivy House lies to the south and Little Bank is located to the east. There may be limited south-easterly views from the building to the north-west of the site, but these will be screened by mature trees along the River Severn and the topography of the landscape.

- 4.85** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Top Lock

- 4.86** Grade II Listed Top Lock lies to the north-west of the site (16772 on Figure 3). The listing description is as follows:

History

The Eastern Branch of the Montgomeryshire Canal was built between 1794 and 1797, engineered by John and Thomas Dadford. Subsequent work on the canal included an extensive programme carried out by the Shropshire Union Canal and Railway Company in the 1880's and 1890's, and it is likely that the lock, while part of the original engineering of the canal, was substantially rebuilt or repaired at that time.

Exterior

Brick-lined lock chamber, with stone copings. Timber gates, replaced in the 1980's. Cast-iron lock ground-sluice controls, probably introduced by G W Buck, Montgomeryshire Canal Eastern Branch Engineer between 1819 and 1831. Brick retaining wall to platform above the falling tow-path to the NE of the lock, and retaining wall to the high W bank, linking the lock chamber with bridge No. 111 immediately to the N. Small brick hut on the W side of the lock.

4.87 The significance of the structure lies in its architectural and historic interest as an early 19th century lock. The lock is located along the Montgomeryshire Canal. This constitutes the core setting of the building. Beyond this, modern pre-fabricated farm buildings lie to the north-east, the Montgomeryshire Canal is located to the north and south (where bridge is sited), Lock Cottage lies to the east and open fields are situated to the west. The bridge and Lock Cottages constitute their group value. There may be limited south-easterly views from the building to the north-west of the site, but these will be screened by mature trees along the River Severn and the topography of the landscape.

4.88 Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Bridge 111 over the Montgomeryshire Canal

4.89 Grade II Listed Bridge over the Montgomeryshire Canal lies to the north-west of the site (16773 on Figure 3). The listing description is as follows:

History

The Eastern Branch of the Montgomeryshire Canal was built between 1794 and 1797, engineered by John and Thomas Dadford. This bridge (with later repair) probably forms part of this original engineering work. Description: Single arched brick bridge, with plain segmental arch, and ramped parapet with simple terminal piers and stone copings. An important component in a group of canal structures at the lock at Pool Quay.

4.90 The significance of the structure lies in its architectural and historic interest as a late 18th century bridge. The bridge spans across the Montgomeryshire Canal. This constitutes the core setting of the structure. Beyond this, modern pre-fabricated farm buildings lie to the north-east, the Montgomeryshire Canal is located to the north and south (where bridge is sited), Lock Cottage lies to the east and open fields are situated to the west. The lock and Lock Cottages constitute their group value. There may be limited south-easterly views from the bridge to the north-west of the site, but these will be screened by mature trees along the River Severn and the topography of the landscape.

4.91 Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the bridge. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the bridge.

Trewern Farm (North) Farmhouse

4.92 Grade II Listed Trewern Hall lies to the north of the site (7919 on Figure 4). The listing description is as follows:

History

Early C17.

Exterior

Farmhouse. Timber framed, now encased in white painted brickwork with some rubble stone. Stone cladding on N side of wing carried up in brickwork, probably early C19,

and brickwork of gable ends has cogged strings. Slate roof; old slates of irregular widths on main S elevation. Two storeys, main range of two bays with apparently contemporary cross wing at N end, of 2 bays forming the original parlour end. Outshut on W side of main range now containing utility room. Door on E elevation of wing now converted to window and second window blocked.

Interior

A boarded door in main range opens on to living hall, with lateral fireplace on W side and chamfered and ogee stopped ceiling beams. Kitchen at S end. Timber framed partitions in cross wing, with some surviving wattle and daub infilling, and lateral fireplace in E bay. Roof has heavy principal rafters, collars and double purlins, with angle-set ridge set into apex. Short straight windbraces to main range roof.

Reason for designation

Listed as a farmhouse placed in the C17 to open up the productive lands of the Severn valley floor.

4.93 The significance of the building lies in its architectural and historic interest as an early 17th farmhouse, with some alterations in the early 19th century. The building is located within a modern farmhouse complex, with pre-fabricated buildings located immediately to the east and landscaped gardens to the west. These constitute the core setting of the building. Beyond the farmhouse complex, views surrounding the site comprise agricultural fields. There may be limited southerly views from the house to the north of the site, but these will be screened by mature trees to the south of the building which lie along field boundaries.

4.94 Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the building.

Church of All Saints

4.95 Grade I Listed Church of All Saints lies to the south-west of the site (7902 on Figure 3). The listing description is as follows:

History

Parish Church, C14-15, on an earlier site, with porch of 1686 and some restorations in 1838 and 1876.

Exterior

Pebbledashed dolerite rubble with Grinshill or Ruabon sandstone dressings, slate roof with decorative red tile ridge. Nave and chancel in one cell, with timber SE porch, and weatherboarded bellcote over W end of Nave, with a pyramidal roof and containing bell of 1662, by Thomas Clibury II, with names of churchwardens. On N side, a lean-to vestry, added 1876, and heating chamber. Porch, inscribed on tie beam TG:W:1686. Heavy curved brackets carrying gable and tie beam with dropped centre feature. Single tier of purlins. Shaped pierced splat balusters to open sides. Churchyard retains some good, later C19, chest tombs.

Interior

Nave of 5 roof bays, with a further 1+ bays at west end supporting the bell tower, and divided from chancel by a rood tie-beam with raking cusped queen struts from the

chancel of 3 roof bays. Good C15 roof of arched braced collar trusses springing from moulded wall plates carrying 3 tiers of purlins, each with cusped windbraces. SE door C15, of 2 orders, sandstone, opening in first roof bay, the jambs heavily marked by the sharpening of knives. 2 light W window, and two short 2-light windows either side of 1876 replicating the cusped tracery of the original 2-light windows in the chancel, which has an E window of 3 lights. Chancel raised 1 step and paved with encaustic tiles. Panelled E wall in C17 style by Rev. T.W.Jones of Trewern, vicar in 1876, a pilastered oak reredos, raised at centre and vigorously carved and with a brass stepped cross applied in the centre arch. Fittings: C19 gothic, carved softwood, pulpit. Font, deeply carved stiff leaf capital, c.1220, said to be from central column of the chapter house of Strata Marcella Abbey. Moulded timber sanctuary rail. Organ S side, organ by Conocher & Co. of Springwood, Huddersfield. Pine pews of 1876. Glass: In W window, good but mixed C15 and C16 glass, including a Christ with Crown of Thorns, saints' heads, canopy work, flowered quarries, and a 16-quartered shield of Sutton family, C17, all reset within a modern border. E window of 1874, gift of William Fisher, with central Crucifixion panel within architectural frame. Monuments: On N wall, 5 tablets, two by I Nelson of Shrewsbury, including one of white marble on grey slate to Francis Allen of Maes Fron, solicitor, died 1852. On S wall, gabled white marble tablet with acroteria, to Thomas Worthington of Buttington Hall, 1831, with wife Sarah added 1842.

Reason for designation

Listed Grade I as a medieval parish church with important surviving detail.

4.96 The significance of the building lies in its architectural and historic interest as a 14th-15th century church, with some alterations in the 19th century. The building is located within a churchyard, with associated buildings with group value which lie to the south (Church House and Buttington Vicarage [Grade II]) and west; the cemetery is situated to the east of the church, beyond the B4388. These constitute the core setting of the building. Beyond this, The Green Dragon (Grade II Listed) lies to the north (beyond the A458), agricultural fields are located to the east, buildings situated along the B4388 lie to the south and a field is located to the west (beyond which is a railway line). There may be limited north-easterly views from the building to the south of the site, but these will be screened by the topography of the landscape.

4.97 Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor effect upon the wider setting of the building.

Buttington Vicarage

4.98 Grade II Listed Buttington Vicarage lies to the south-west of the site (15648 on Figure 3). The listing description is as follows:

History

Built in 1836 as Buttington Vicarage.

Exterior

Breidden dolerite elevations with squared flush quoins under a slate roof. Two storeys, square double pile plan, with central stair hall leading from entrance on E. Double part-glazed doors within an unmoulded doorcase. Single central 16-pane sash with flat stone Intel and slightly raised keystone. Further 16-pane sashes with similar keyed lintels. Rebuilt square brick stacks. To rear, a 2-storey brick service extension with pyramidal slate roof, with 3 and 6-pane sashes, added 1867-8. Interior retains staircase with wreathed handrail. Adjacent, a single storey washhouse with gable stack, and a

later C19 carriage house and stable of red brick, the carriage arch of recessed orders of blue brick. Two doors and shutters to loft over.

Reason for designation

Listed as a handsome example of a substantial country vicarage, which remains largely unaltered.

4.99 The significance of the building lies in its architectural and historic interest as a mid-19th century vicarage. The building is located within landscaped gardens, with associated buildings with group value which lie to the north (Church House and the Church of All Saints [Grade I]), fields to the south, the B4388 to the east; beyond which lies the cemetery which is situated to the north-east, to the east of the B4388. These constitute the core setting of the building. Beyond this, The Green Dragon (Grade II Listed) lies to the north (beyond the A458), agricultural fields are located to the east and south, and fields are located to the west (beyond which is a railway line). There may be limited north-easterly views from the building to the south of the site, but these will be screened by the topography of the landscape.

4.100 Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor effect upon the wider setting of the building.

Buttington Bridge

4.101 Grade II Listed Buttington Bridge lies to the south-west of the site (15647 on Figure 3). The listing description is as follows:

History

The main road bridge across the River Severn, partly in the Community Area of Welshpool.

Exterior

Single-span bridge built in 1872, by W.N.Swettenham, County Surveyor for Montgomeryshire. Five elliptical iron arches reinforced with later steel framing, springing from rusticated stone abutments, and having a cast iron parapet consisting of zig-zag line with bold trefoil decoration, cast in two halves in sections approximately 1.6m long. The abutments have very shallow elliptical land arches of yellow stone with red sandstone quoin decoration and keystones, and rise to small refuges at road level. The bridge is approached by causeways of rusticated stone on both sides.

Reason for designation

An interesting late use of cast iron in prefabricated sections to provide a worthy major river bridge.

4.102 The significance of the structure lies in its architectural and historic interest as a late 19th century bridge. The bridge spans across the River Severn. This constitutes the core setting of the structure. Beyond this, the River Severn is located to the north and south (where bridge is sited), agricultural fields lie to the east and a large modern retail complex is situated to the west. There may be limited north-easterly views from the bridge to the south-west of the site, but these will be screened by mature trees along the River Severn and the topography of the landscape.

4.103 Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building

will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the bridge. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the bridge.

Milestone at Roadside NW of Wernfield House

- 4.104** Grade II Listed Milestone at Roadside NW of Wernfield House lies to the north-west of the site (15437 on Figure 3). The listing description is as follows:

History

Milestone. Later C18.

Exterior

Tapered limestone pillar with gabled top, incised lettering crudely overpainted, reading "Miles Pool 5/Oswestry 10". One of a series of mile markers probably erected after the first Montgomeryshire Turnpike Act, 29 Geo II. of 1756 for the road from Pool to Wrexham.

- 4.105** The significance of the milestone lies in its architectural and historic interest as a late 18th century milestone along the A483. This constitutes the core setting of the milestone. Beyond this, agricultural fields lie in most directions, except the south-east where Wernfield House and its associated farm buildings are located. There may be limited south-easterly views from the milestone to the north-west of the site, but these will be screened by the Wernfield House farm complex and the topography of the landscape.
- 4.106** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the milestone will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the milestone. As such, it is therefore considered that there will be a negligible adverse effect upon the wider setting of the milestone.

Barn with Horse Engine House at Bank Farm

- 4.107** Grade II Listed Barn with Horse Engine House at Bank Farm lies to the north-west of the site (16740 on Figure 3). The listing description is as follows:

History

The barn range appears to be one of the earliest buildings at Bank Farm - most of the farm buildings and the house itself were built or rebuilt in the later C19. The barn is probably early C19, and the engine house is thought to have been added to it c1840, providing the motive power for threshing etc. The horse-engine probably continued in use until c1900-1910 and was then replaced by a petrol engine.

Exterior

Barn range has a light timber framing with horizontal plank cladding and slate roof. Horse engine house has well-coursed and squared local rubble walls and graded slate roof. Barn range is built on a slight slope, and divided into a series of bays which originally represented threshing floor and storage bays. Horse-engine house projects from its N wall, but is structurally independent of it: curved in plan, the walls are equally divided into 7 bays housing doorway to SE and a series of square openings: shafting formerly lead into barn via a hole cut in its wall. Interior: Rough king-post trusses to barn roof; engine house has massive cross-beam braced to the external walls, and supporting a king-post truss. None of the early machinery survives, but there

are remains of line-shafting in the barn. A rare surviving example of a horse-engine house with its associated barn.

- 4.108** The significance of the building lies in its architectural and historic interest as a mid-19th barn and engine house, with significant alterations in the later 19th century. The building is located within a modern farmhouse complex, with pre-fabricated buildings located immediately to the north, east, south and west; woodland lies beyond these buildings to the south and east. Beyond this, views surrounding the site comprise agricultural fields to the west, north and south; the A483 is located to the east. Views to the south-east of the building in the direction of the site will be blocked by modern farm structures and woodland. There will be no intervisibility between the building and the site. As such, it is considered that there will be no adverse effect upon the setting of significance of this building.

Bridge 109 over the Montgomeryshire Canal

- 4.109** Grade II Listed Bridge over the Montgomeryshire Canal lies to the north-west of the site (16739 on Figure 3). The listing description is as follows:

History

The Montgomeryshire Canal was built as far as Garthmyl between 1794 and 1797, with John and Thomas Dadford as engineers. In the 1880's and 1890's, an extensive programme of work was carried out by the Shropshire Union Canal and Railway Company, and it is likely that the bridge was reconstructed at this time. Description: Single arched bridge, with curved retaining walls continuing the line of the parapet to either side on E side, and short continuations of the parapet walls to the W. Red and blue brick throughout, with rounded blue brick copings, and rusticated pyramidal stone copings to the terminal piers at each end of the bridge and the E retaining walls. A very good example of a later Montgomeryshire Canal bridge which survives virtually intact and forms part of a group with Bank Lock.

- 4.110** The significance of the structure lies in its architectural and historic interest as a late 18th century bridge, with major reconstruction in late 19th century. The bridge spans across the Montgomeryshire Canal. This constitutes the core setting of the structure. Beyond this, modern pre-fabricated farm buildings associated with Bank Farm lie to the west, the Montgomeryshire Canal is located to the north and south (where bridge is sited), and Bank Lock lies to the south. The lock constitutes the group value. Views to the south-east of the structure in the direction of the site will be blocked by woodland. There will be no intervisibility between the structure and the site. As such, it is considered that there will be no adverse effect upon the setting of significance of the bridge.

Bank Lock

- 4.111** Grade II Listed Bank Lock lies to the north-west of the site (16737 on Figure 3). The listing description is as follows:

History

The Montgomeryshire Canal was built as far as Garthmyl between 1794-7, engineered by John and Thomas Dadford. Between 1819 and 1831, G.W.Buck was engineer to the Montgomeryshire Canal Eastern Branch, and introduced a distinctive system of lock ground-sluice control in 1831: these remain in situ at this lock. In the 1880's and 1890's, an extensive programme of repair was carried out by the Shropshire Union Canal and Railway Company, and it is likely that while the lock was part of the early engineering of the canal, it was substantially repaired or rebuilt in the later C19. Description: Blue brick lined chamber with stone copings and timber gates. Cast-iron ground-sluice controls. There is a small blue brick hut on either side of the lock; curved red- brick retaining wall to platform above falling tow-path level to NE of lock. A good, well-preserved example

- 4.112** The significance of the structure lies in its architectural and historic interest as a mid-18th century bridge, with major reconstruction in late 19th century. The lock lies adjacent to the Montgomeryshire Canal. This constitutes the core setting of the structure. Beyond this, modern pre-fabricated farm buildings associated with Bank Farm lie to the west, the Montgomeryshire Canal is located to the north and south, and Bridge 109 over the Montgomeryshire Canal lies to the north. The bridge constitutes the group value. Views to the south-east of the structure in the direction of the site will be blocked by woodland. There will be no intervisibility between the structure and the site. As such, it is considered that there will be no adverse effect upon the setting of significance of the lock.

Church of Saint John Evangelist

- 4.113** Grade II Listed Church of Saint John Evangelist lies to the north-west of the site (16770 on Figure 3). The listing description is as follows:

History

The Third Earl of Powis funded the building of a church for the largely industrial population of Pool Quay, in 1860-2. The architect was S. Pountney Smith of Shrewsbury.

Exterior

*Coursed and squared red Sweeney Mountain sandstone, with slate roofs. Early English style. Nave with lean-to N aisle under a continuous roof, western bellcote, and cross-gables to undivided chancel. S porch of chamfered white painted timberwork on high stone base, and inner shallow stone porch, with double chamfered archway to doorway. Raking slate base to traceried painted wood turret surmounted by octagonal spirelet: open-work tracery with slate roof. Stair turret in NW angle of nave and aisle, canted in plan, and with a band of wood traceried lights with pierced quatrefoil frieze below the roof. Wide lancet windows to nave, and similar paired windows in N aisle, with continuous hood moulds and sill bands. Simple corbel table. Clasp buttresses to W, and E. 3-light plate-traceried W window, and triple lancets to chancel, enriched with nail-head decoration in the hood moulds, and recessed shafts to the arches; wheel window above. Triple lancet windows set high in S cross gables of chancel, with banded lancets in the lean-to organ chamber below. Plate traceried window in N gable. Interior: N arcade of 5 bays, including blind western bay, and the undivided chancel. Octagonal piers with simple ring moulded capitals carrying chamfered arches; easternmost bay has stiff-leaf abaci. Roof carried on wall shafts sprung from corbels, with wood vaulting and boarding. Lean-to aisle roof has curved trusses sprung from corbels. Chancel up steps, with combined pulpit and lectern to the S: open-work arched panels, with nail-head decoration in arches, and pierced quatrefoils in base of lectern. Encaustic tiles to chancel, which has organ chamber to S (with organ by Nicholson of Worcester). Half-bay sanctuary with sedilia to S; fittings include gilded and painted metal panel as reredos (installed in 1891) and similar Commandment boards in N aisle, a gift of Lord Powis. Font is a simple basin on a stepped octagonal base, with nail-head moulding at the foot of the basin, and ornate wrought-iron hood. Contemporary furnishings, including fine brass candle standards at intervals in pews. Stained glass in E windows, 1891 in memory of the Third Earl of Powis, and in wheel window above, 1899. Of historical interest for its association with the Powis estate, the church is robustly detailed and crafted. References: D.H.W. 'Parish of Pool Quay', leaflet in church; Richard Haslam, Powys, *Buildings of Wales series*, 1979, p187.*

- 4.114** The significance of the building lies in its architectural and historic interest as a mid-19th century church. The building is located within a churchyard, with a car park situated to the north-east; the B483 lies to the east. The churchyard constitutes the

core setting of the building. Beyond this, lie agricultural fields which surround the church. Beyond the fields, lie the Montgomeryshire Canal which is situated to the west and the River Severn to the east; Manor House and Little Bank Farm (which include large pre-fabricated farm buildings) and located to the south. There may be limited south-easterly views from the church to the south of the site, but these will be screened by the topography of the landscape and woodland which runs along a disused railway line to the east of the River Severn.

- 4.115** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the church will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the church. As such, it is therefore considered that there will be a minor effect upon the wider setting of the church.

School House

- 4.116** Grade II Listed School House lies to the north-west of the site (16769 on Figure 3). The listing description is as follows:

History

The school was built at the initiative of the Third Earl of Powis in conjunction with the provision of a church at Pool Quay. He gave the site, though it was the parishioners who were responsible for building the school. The building was completed in 1863, and a second class-room was added to the rear in 1872. The school was closed in 1946.

Exterior

Brick with slate roof; axial and rear wall stacks. Single storeyed school room to the right, and schoolmaster's house as a 2 storeyed gabled cross-range to the left. This has doorway in its re-entrant angle, and wood mullioned and transomed windows of 2 and 3 lights with flat arched gauged brick heads in the gable end. Fretted barge-boards to gable. School room has 3x3-light wood transomed windows, and similar windows in gable end and rear wing, which also houses entrance. All windows have lattice glazing. Included as a good example of a small rural school of the mid C19. Reference: D.H.W., 'Parish of Pool Quay', leaflet in Pool Quay Church.

- 4.117** The significance of the building lies in its architectural and historic interest as a mid-19th school house. The building is located within landscaped gardens which are located to west, with a driveway and car parking located to the south; this is accessed off the A483 which is located to the east. The landscaped gardens, access track and car parking area constitute the core setting of the building. Beyond this, views to the east and north comprise arable fields; to the west and south lie the landscaped gardens and buildings associated with Pool Grange. There may be limited south-easterly views from the house to the north of the site, but these will be screened by the topography of the landscape and woodland which runs along a disused railway line to the east of the River Severn.
- 4.118** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor adverse effect upon the wider setting of the building.

Crowther Hall

- 4.119** Grade II Listed Crowther Hall lies to the north-west of the site (16768 on Figure 3). The listing description is as follows:

The house has a timber-framed core of late C16-early C17 type, but may have been built in 2 phases to achieve the present plan-form of main range and long rear wing. In the early C19, the main range was refronted in brick, and some alterations were made to the plan, for example to accommodate a central entrance hall.

Exterior

Main range faces E; rear wing with outshut against N side. Main range is faced in painted brick to S and E; timber framing exposed in N gable, and in part of rear wing, which is otherwise largely painted brick. Slate roofs with end wall and axial brick stacks. Entrance front has central door in latticed porch with shallow arch and moulded cornice, flanked by small-paned tripartite sash windows with keystones to segmental arches. 3x9-pane sash windows to first floor; canted bay window in S gable end. N gable has exposed box-framing, with square panels, jowled corner posts and lower king and queen strut truss. Lean-to against its lower storey. Stack to rear of S room, in angle with rear wing, and incorporated into it. Deep dentilled eaves band in rear wall of frontage range. Rear wing has exposed square-panelled framing in its gable wall, with queen strut roof; 2-window range facing S, with 12-pane sash windows with cambered brick heads on each floor (though one lower window replaced), and high gabled dormer in the roof to the right. Small gabled wing projects from its N side, and a continuous outshut encloses a side wall stack. Interior: Plan comprises a main range with 2 rooms flanking a central entrance hall, and a rear wing with 2 main rooms extended by an outshut housing store rooms etc. In the main range, the larger room (to the S) was subdivided, probably in the early C19, to create the entrance hall: broad chamfered beams (2 in either direction) with stepped stops panel the ceiling; similar beams divide the ceiling of the secondary room to the right of the passage into 4 panels. Staircase to the rear of this room. Upper rooms also have panelled ceilings following a similar layout to the lower rooms (interrupted by a partition in the N room), but with broach stops to chamfers. Heavy jowled corner posts visible in both rooms. 3 bay roof over this section has one braced queen-strut and collar truss, and a heavy king-post truss. Original layout of rear wing has also been somewhat altered by the insertion of a passage-way, but the chamfered transverse and axial beams are still visible: wind-braces to roof, and queen-post and collar truss in gable end. A well-preserved and richly detailed timber-framed house, which is also of interest for the way in which it was altered in the early C19.

- 4.120** The significance of the building lies in its architectural and historic interest as a late 16th and early 17th house, with some later additions in the 19th century. The building is located within a modern farm complex, with pre-fabricated farm buildings located to the west and south; a driveway and car parking is located within the centre of the complex; this is accessed off the A483 which is located to the east. Woodland bounds the north-west and south-east of the complex. The farmyard complex constitutes the core setting of the building. Beyond this, views in all directions comprise agricultural fields. There may be limited south-easterly views from the house to the north of the site, but these will be screened by the topography of the landscape and woodland which runs along a disused railway line to the east of the River Severn.
- 4.121** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a minor adverse effect upon the wider setting of the building.

Lock Cottage at Crowther Hall Lock

- 4.122** Grade II Listed Lock Cottage lies to the north-west of the site (16771 on Figure 3). The listing description is as follows:

The Eastern Branch of the Montgomeryshire Canal was built between 1794 and 1797, engineered by John and Thomas Dadford. George Buck was engineer between 1819 and 1831 and carried out work on the locks: it seems likely that the cottage was built during this period.

Exterior

Brick with slate roof on broad overhanging eaves. 2 storeyed, single unit plan, with shallow rear wing. Doorway to the left, and 3-light casement window alongside; similar upper windows both have bracketed stone sills. Listed as a good surviving example of an early C19 lock cottage, which forms part of a group with the lock and bridge.

- 4.123** The significance of the building lies in its architectural and historic interest as an early 19th century lock cottage. The building is located within landscaped gardens with vegetation demarcating the north and south; the Montgomeryshire Canal bounds the east (where the lock and bridge are sited which constitute their group value [see below]). This constitutes the core setting of the building. Beyond this, modern pre-fabricated farm buildings lie to the east, fields are located to the west and south, and woodland is situated to the north. There may be limited south-easterly views from the building to the north-west of the site, but these will be screened by mature trees to the south-east and the topography of the landscape.

- 4.124** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the building will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the building. As such, it is therefore considered that there will be a negligible adverse effect upon the wider setting of the building.

Crowther Hall Lock

- 4.125** Grade II Listed Crowther Hall Lock lies to the north-west of the site (16772 on Figure 3). The listing description is as follows:

History

The Eastern Branch of the Montgomeryshire Canal was built between 1794 and 1797, engineered by John and Thomas Dadford. Between 1819 and 1831, G.W.Buck was engineer to the Montgomeryshire Canal Eastern Branch, and introduced a distinctive system of lock ground-sluice control in 1831: these remain in situ at this lock. Subsequent work on the canal included an extensive programme carried out by the Shropshire Union Canal and Railway Company in the 1880's and 1890's, and it is likely that the lock, while part of the original engineering of the canal, was substantially rebuilt or repaired at that time. Description: Brick-lined lock chamber, with stone copings. Timber gates. Curved brick retaining wall to platform alongside lock on tow-path side. Cast-iron lock ground-sluice controls, introduced by G.W.Buck. Listed as an integral part of the engineering of the Montgomeryshire Canal, and as part of a group with the lock cottage and bridge No 110.

- 4.126** The significance of the structure lies in its architectural and historic interest as an early 19th century lock. The lock is located along the Montgomeryshire Canal. This constitutes the core setting of the structure. Beyond this, modern pre-fabricated farm buildings lie to the east, the Montgomeryshire Canal is located to the north and south (where the bridge is sited) and Lock Cottage lies to the west. The bridge and Lock Cottage constitute their group value. There may be limited south-easterly views from the structure to the north-west of the site, but these will be screened by mature trees to the south-east and the topography of the landscape.

- 4.127** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the structure will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the lock. As such, it is therefore considered that there will be a negligible adverse effect upon the wider setting of the structure.

Bridge 110 over the Montgomeryshire Canal

- 4.128** Grade II Listed Bridge over the Montgomeryshire Canal lies to the north-west of the site (16767 on Figure 3). The listing description is as follows:

History

The Eastern Branch of the Montgomeryshire Canal was built between 1794 and 1797, engineered by John and Thomas Dadford. This bridge, with subsequent repair, probably forms part of this original phase of engineering. Description: A brick single arched span with plain voussoir arch, and parapet with stone copings (damaged). A typical example of a Montgomeryshire Canal bridge, which forms part of a group of structures at Crowther Hall Lock.

- 4.129** The significance of the structure lies in its architectural and historic interest as a late 18th century bridge. The bridge spans across the Montgomeryshire Canal. This constitutes the core setting of the structure. Beyond this, modern pre-fabricated farm buildings lie to the east, the Montgomeryshire Canal is located to the north and south (where the lock is sited) and Lock Cottage lies to the west. The lock and Lock Cottage constitute their group value. There may be limited south-easterly views from the structure to the north-west of the site, but these will be screened by mature trees to the south-east and the topography of the landscape.
- 4.130** Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the structure will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the bridge. As such, it is therefore considered that there will be a minor/negligible adverse effect upon the wider setting of the bridge.

5.0 Summary and Conclusions

- 5.1** This heritage assessment considers land at Buttington Quarry, Welshpool, Powys. In accordance with government policy (Planning Policy Wales and Welsh Office Circular 60/96 'Planning and the Historic Environment: Archaeology'), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.

Archaeological Assets

- 5.2** A review of the available evidence has shown that the study site has the potential to contain limited artefactual remains of prehistoric, Roman, Saxon, Medieval and Post-Medieval date. Potential from the Post-Medieval period is limited to remnants of agricultural activity. However, previous quarrying activities within the site will have removed most remains from within the site boundary. Therefore, any remains that may survive from these periods would be fragmentary and lie around the perimeter of the site where less quarrying activity would have been undertaken.
- 5.3** The construction of the proposed development would likely remove any archaeological remains. However, the remains within the site are not thought to be of such significance that would require their preservation in situ, or that would preclude the development of the site.
- 5.4** It is possible, however, that a programme of archaeological works may be required by the archaeological advisor to the Local Planning Authority to determine their extent and level of preservation, with an archaeological watching brief on groundworks which have not been subject to previous modern disturbance suggested as suitable mitigation. Such a programme of works could be secured as a condition to planning consent.
- 5.5** Therefore, this assessment has determined the likely significance of any buried remains within the site, which would be low, and the scale of the effect to their significance, which would be their removal by the construction of the proposed development. On this basis, no further information is considered necessary to inform a planning application for the proposed development regarding archaeological matters.

Designated Heritage Assets

- 5.6** There are no World Heritage Sites, Conservation Areas and Historic Battlefields either within the site or the 5 km study area. Therefore, the proposed development will not impact upon the setting or significance of these designated heritage assets.
- 5.7** There are no Scheduled Monuments that lie within the site. There are a number of Scheduled Monuments that are situated within 5 km of the site. All these have the theoretical potential to have their settings and significance impacted upon by the proposed development. However, views from most of them are blocked by modern development, topography of the landscape and/or woodland; and as such the proposed development will have no impact on their settings or significance.
- 5.8** Strata Marcella Abbey Scheduled Monument lies on the western bank of the River Severn and occupies an area of floodplain, with the western boundary of the monument demarked by the A438. Flat grassland bounds the north, south and east where views over the landscape in these directions are prominent. Although most of the built form of the development will be located within the base of the quarry, at sufficient depth so that views to and from the direction of the monument will be blocked by the quarry faces and topography of the landscape, there will be views of the top of the chimney stack from the monument. As such, it is therefore considered that there will be a minor adverse effect upon the wider setting of the monument.

- 5.9** There is one Registered Parks and Garden that lies with 1 km of the site and two that are situated within 5 km of the site: Maesfron which lies to the north-east (within 1 km of the site), and The Garth and Trelydan Hall which are located to the west. These all have the theoretical potential to have their settings and significance impacted upon by the proposed development.
- 5.10** Dense woodland and significant variations in the topography of the landscape between all three Registered Parks and Gardens and the site block views into and out of the site. There will be no intervisibility between these designated heritage assets and the site. Therefore, the proposed development will not change their settings nor affect their significance.
- 5.11** There are no Listed Buildings that lie within the site. Within 5 km of the site, there are many Listed Buildings that have the theoretical potential to have their settings and significance impacted upon by the proposed development. Views from most of the Listed Buildings are blocked by modern development, topography of the landscape and/or woodland; and as such the proposed development will have no impact on their settings or significance.
- 5.12** A number of Listed Buildings are considered to have a minor/negligible adverse effect upon their wider settings as a result of the development proposals. These are as follows:
- Trewern Hall (Grade II*);
 - Upper Farm Farmhouse (Grade II);
 - Middle Helde Farmhouse (Grade II);
 - Buttington Old Farmhouse (Grade II);
 - Cletterwood Farmhouse (Grade II);
 - Garbett's Hall (Grade II);
 - Green Dragon Inn (Grade II);
 - Manor House (Grade II);
 - Ivy House with Outbuildings (Grade II);
 - Lock Cottage (Grade II);
 - Top Lock (Grade II);
 - Bridge 111 over the Montgomeryshire Canal (Grade II);
 - Trewern Farm (North) Farmhouse (Grade II);
 - Church of All Saints (Grade I);
 - Buttington Vicarage (Grade II);
 - Buttington Bridge (Grade II);
 - Milestone at Roadside NW of Wernfield House (Grade II);
 - Church of Saint John Evangelist (Grade II);
 - School House (Grade II);
 - Crowther Hall (Grade II);
 - Lock Cottage at Crowther Hall Lock (Grade II);
 - Crowther Hall Lockj (Grade II); and
 - Bridge 110 over the Montgomeryshire Canal (Grade II).
- 5.13** No designated heritage assets are assessed as having more than a minor adverse effect upon their wider settings as a result of the proposed development.

Sources

General

Clwyd-Powys Archaeological Trust Historic Environment Record

National Monuments Record for Wales

Register of Historic Parks and Gardens in Wales

Cartographic

1885 Ordnance Survey 1:10,560 Map

1903 Ordnance Survey 1:10,560 Map

1954 Ordnance Survey 1:10,000 Map

1976 Ordnance Survey 1:10,000 Map

2000 Ordnance Survey 1:10,000 Map

2006 Ordnance Survey 1:10,000 Map

2018 Ordnance Survey 1:10,000 Map

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

Archwilio - <https://archwilio.org.uk>

British Geological Society - www.bgs.ac.uk

Cadw - <http://cadwpublic-api.azurewebsites.net/reports/sam/>

Clwyd-Powys Archaeological Trust - <http://www.cpat.org.uk>

Coflein - <http://coflein.gov.uk>

Heritage Gateway - www.heritagegateway.org.uk

Historic Wales <https://historicwales.gov.uk>

MAGIC - www.magic.gov.uk

National Library of Wales - <https://places.library.wales>

Open Government LIDAR Data - <https://houseprices.io/lab/lidar/map>

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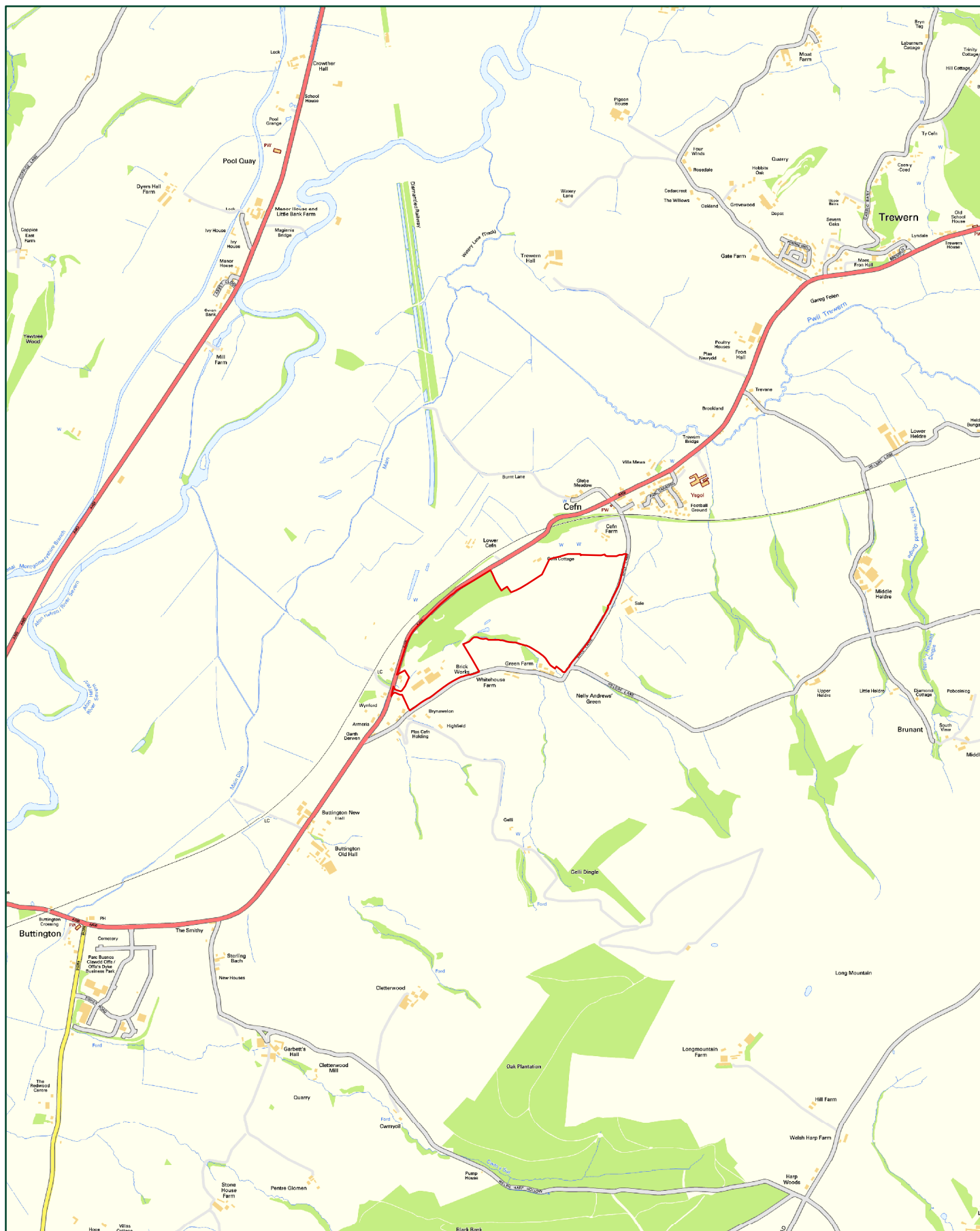
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Silvester, R. & Brassil, K. 1991. *Mineral Workings in Clwyd and Powys. An archaeological assessment*. The Clwyd Powys Archaeological Trust. Welshpool.

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Legend Site

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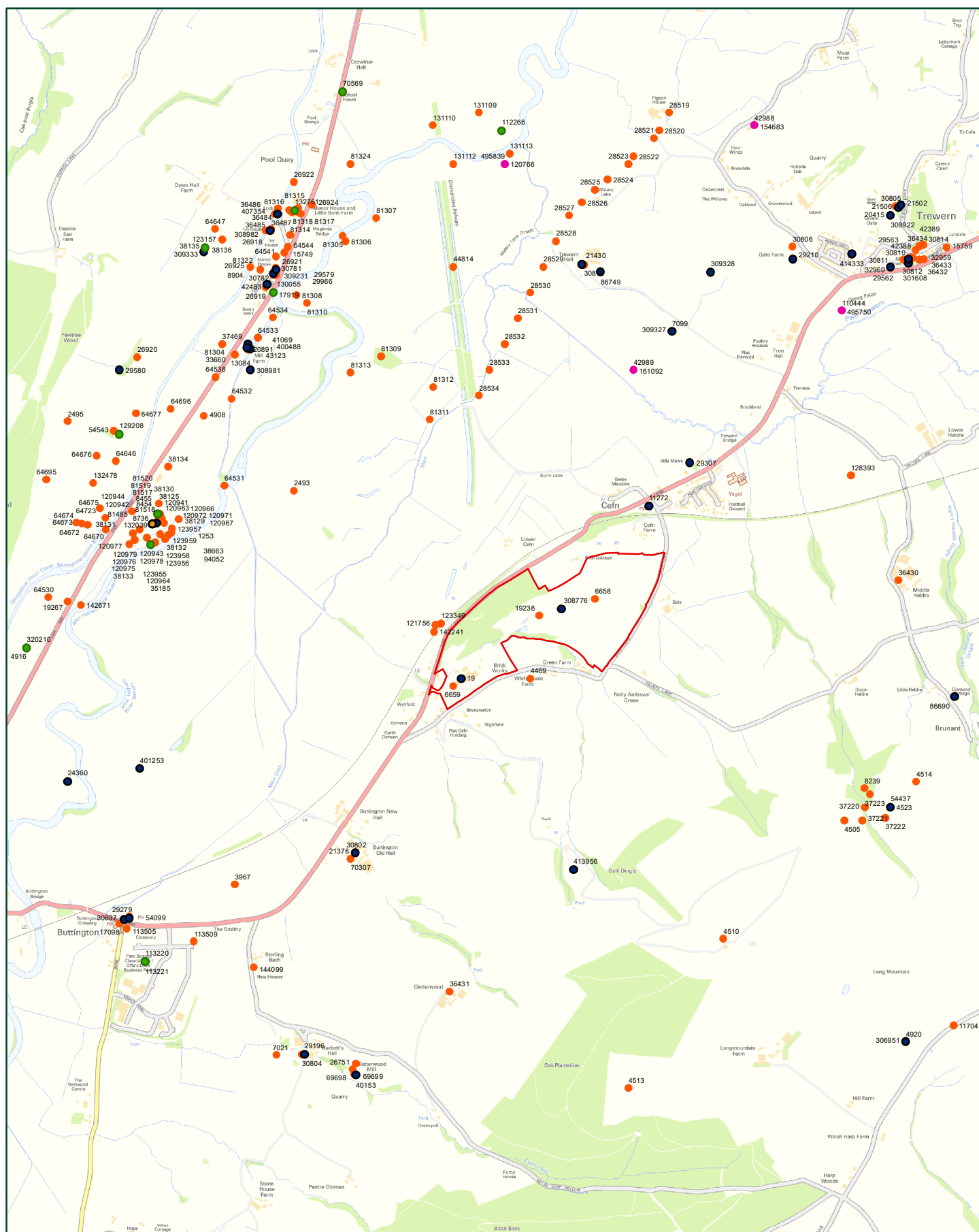


Title:
Fig.1: Site Location

Address:
Buttington Quarry, Welshpool



orion.



Legend

- Site
- HER point
- Event point
- NMW objects point
- PAS point
- RCAHMW point

1:20,000 at A4

0 640m

Title:

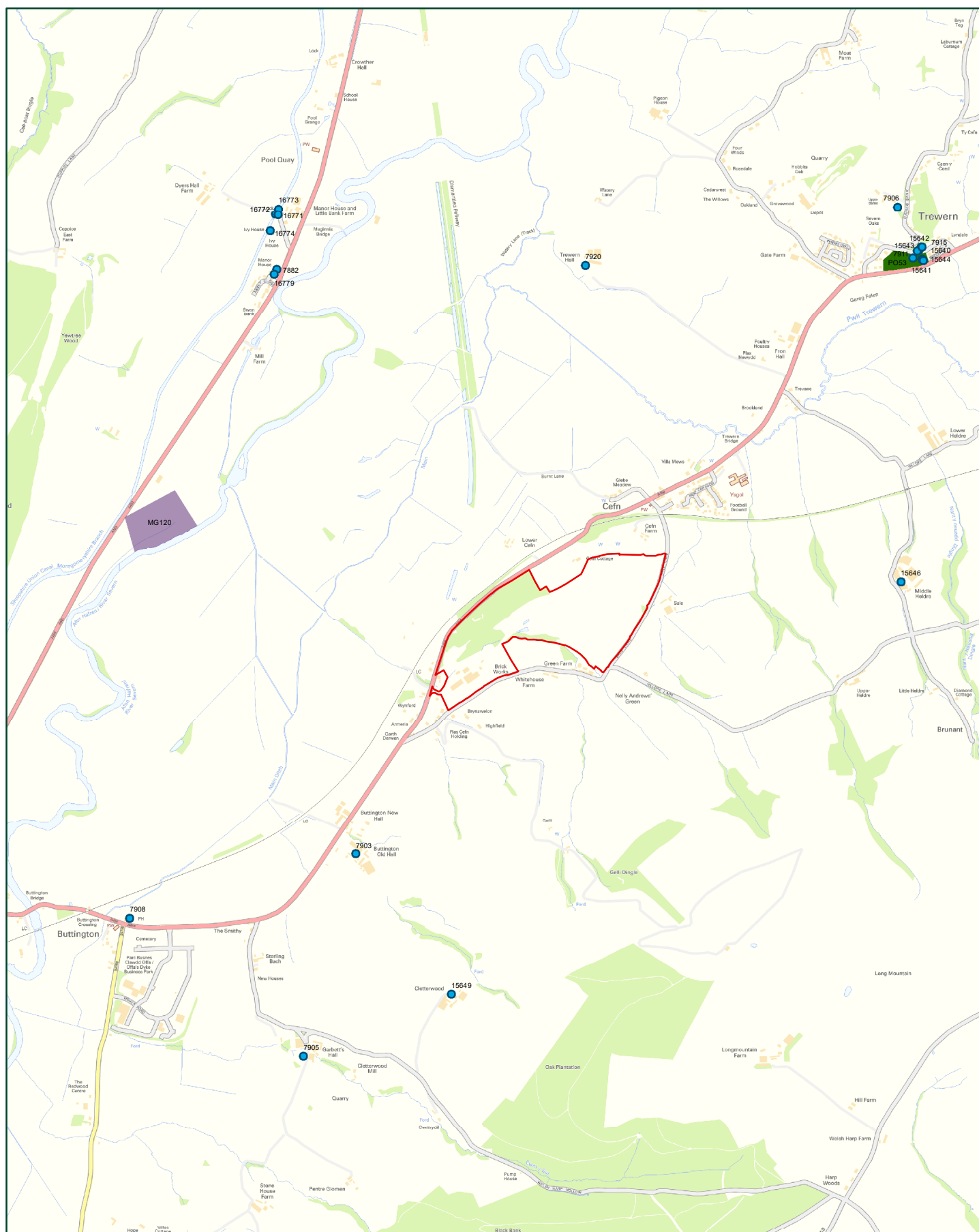
Fig.2: HER Data Plot - Non-designated assets

Address:

Buttington Quarry, Welshpool



orion.



Legend



Site



SAM



Listed Building point



Parks and Gardens

1:20,000 at A4

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Title:

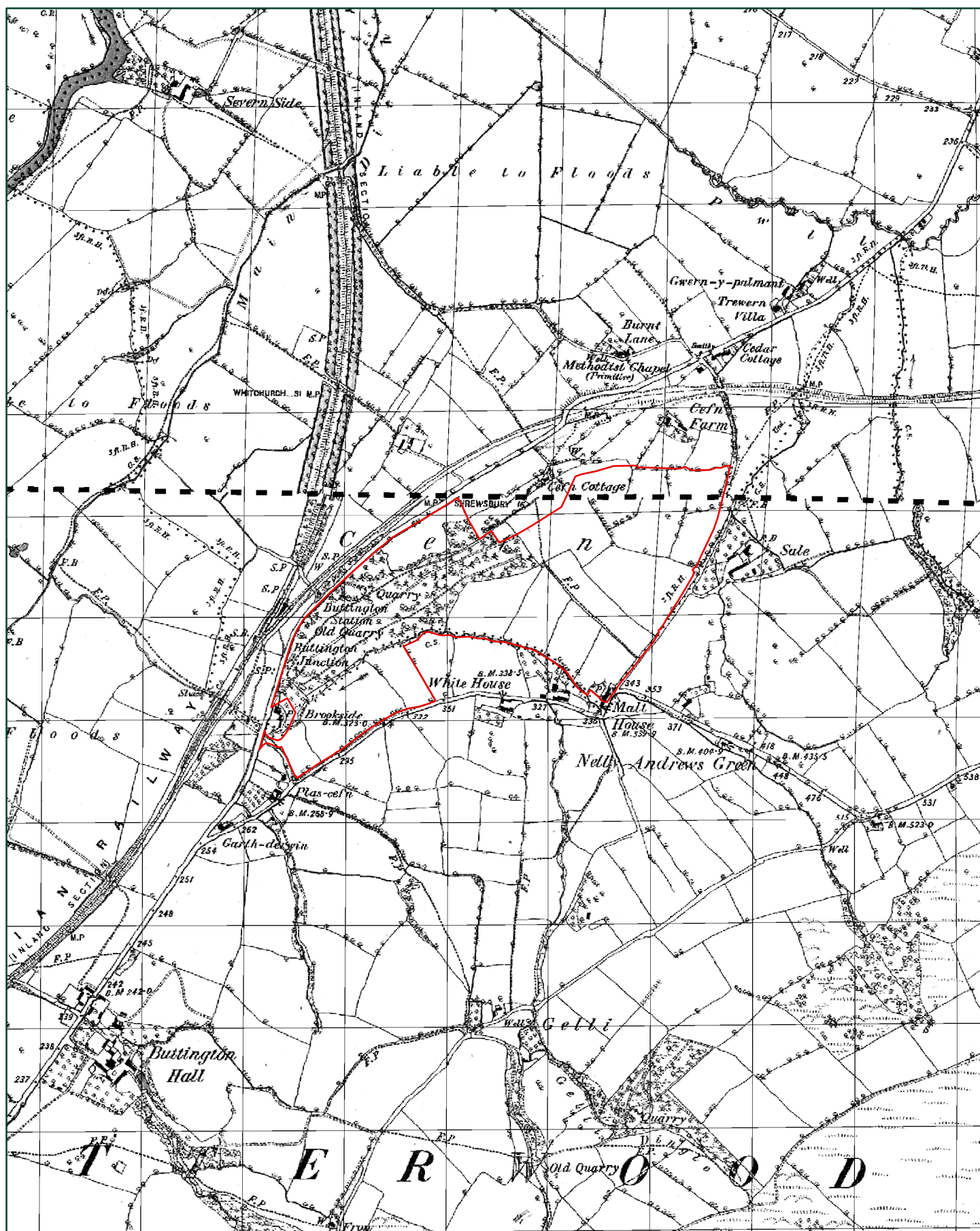
Fig.3: HER Data Plot - Designated assets within 1km

Address:

Buttington Quarry, Welshpool



orion.



Legend Site

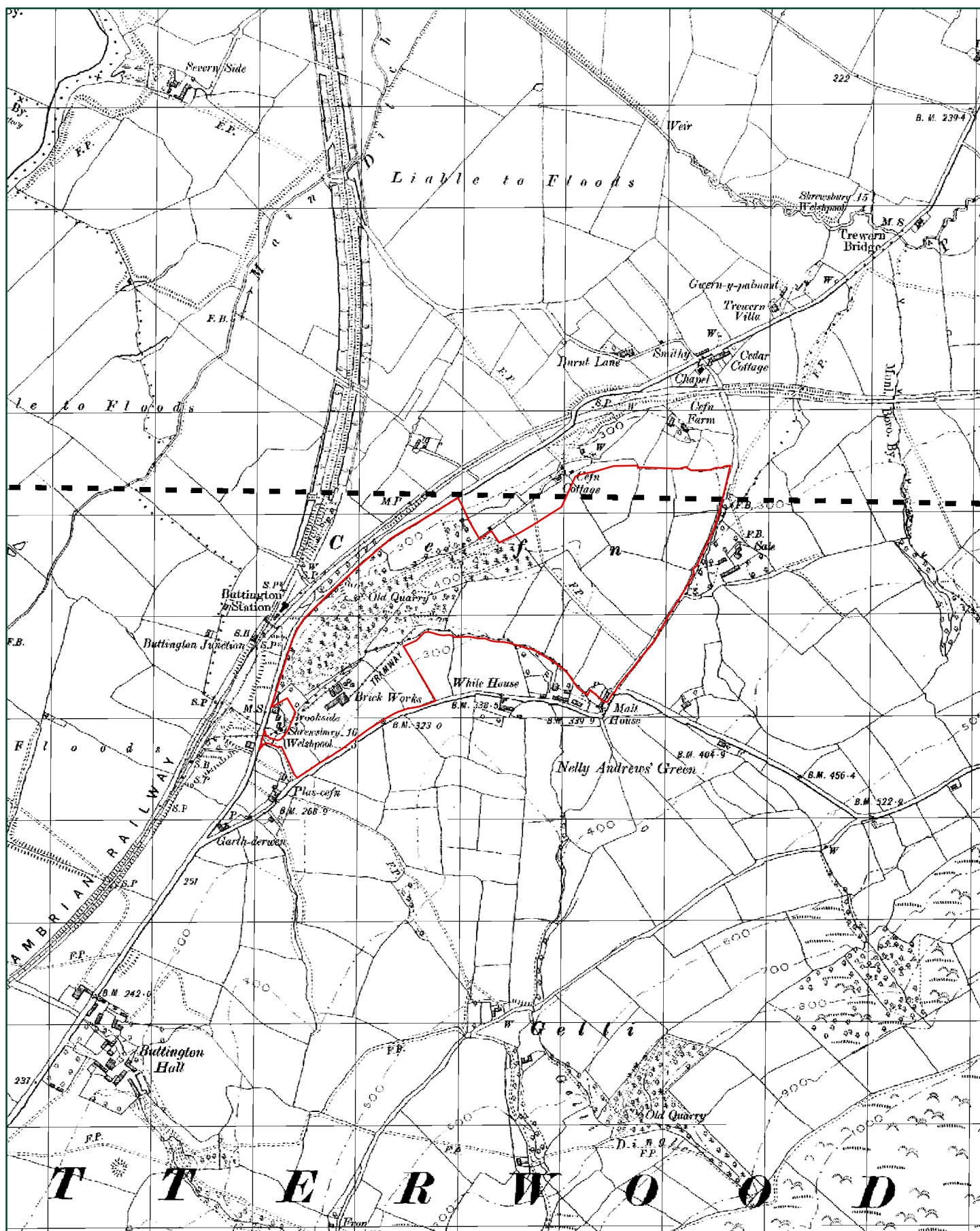
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Title:
Fig.5: 1885 Ordnance Survey 1:10,560 Map
Address:
Buttington Quarry, Welshpool



orion.



Legend  Site

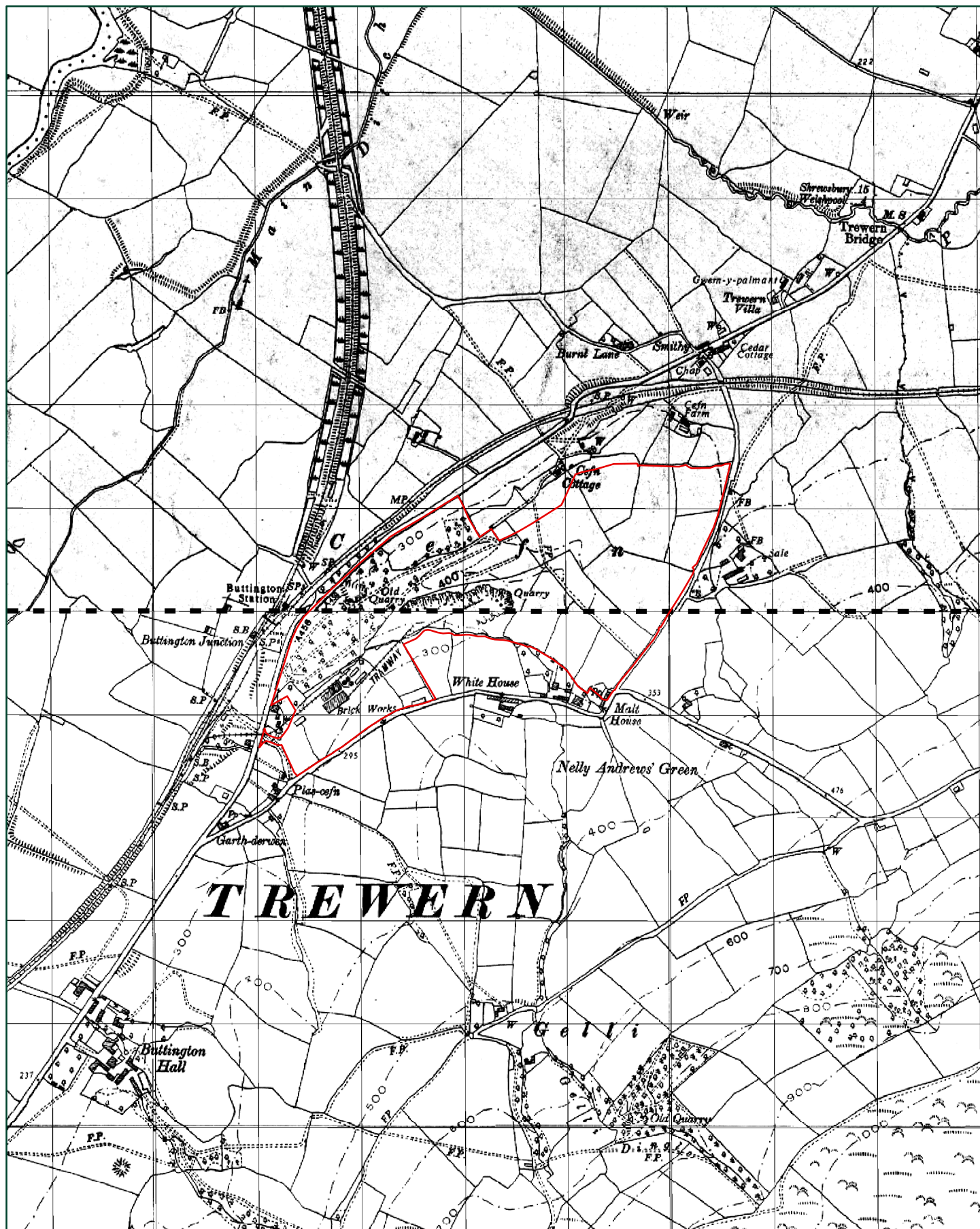
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Title:
Fig.6: 1903 Ordnance Survey 1:10,560 Map
Address:
Buttington Quarry, Welshpool



orion.



Legend  Site

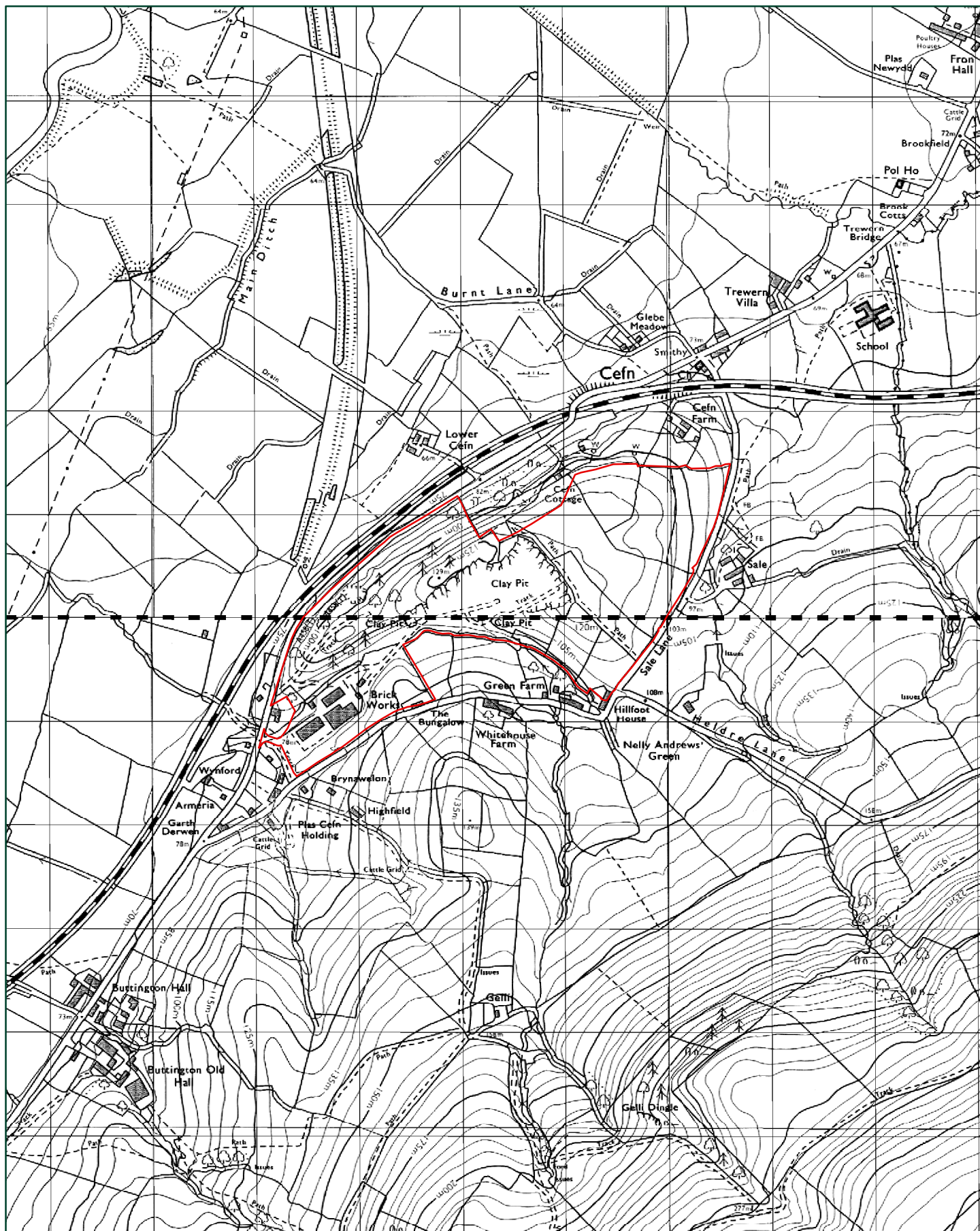
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Title:
Fig.7: 1954 Ordnance Survey 1:10,000 Map
Address:
Buttington Quarry, Welshpool



orion.



Legend  Site

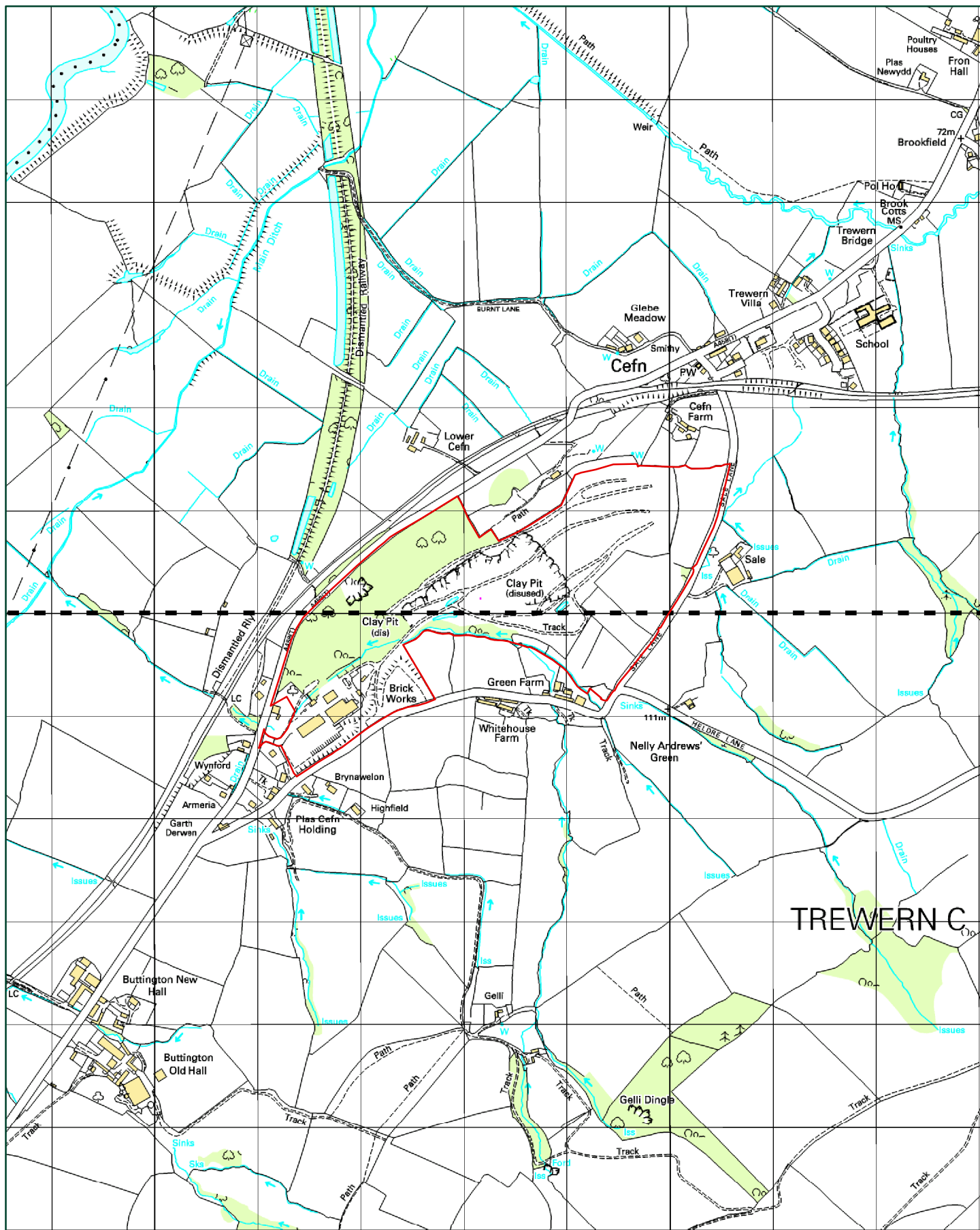
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Title:
Fig.8: 1976 Ordnance Survey 1:10,000 Map
Address:
Buttington Quarry, Welshpool



orion.



Legend  Site

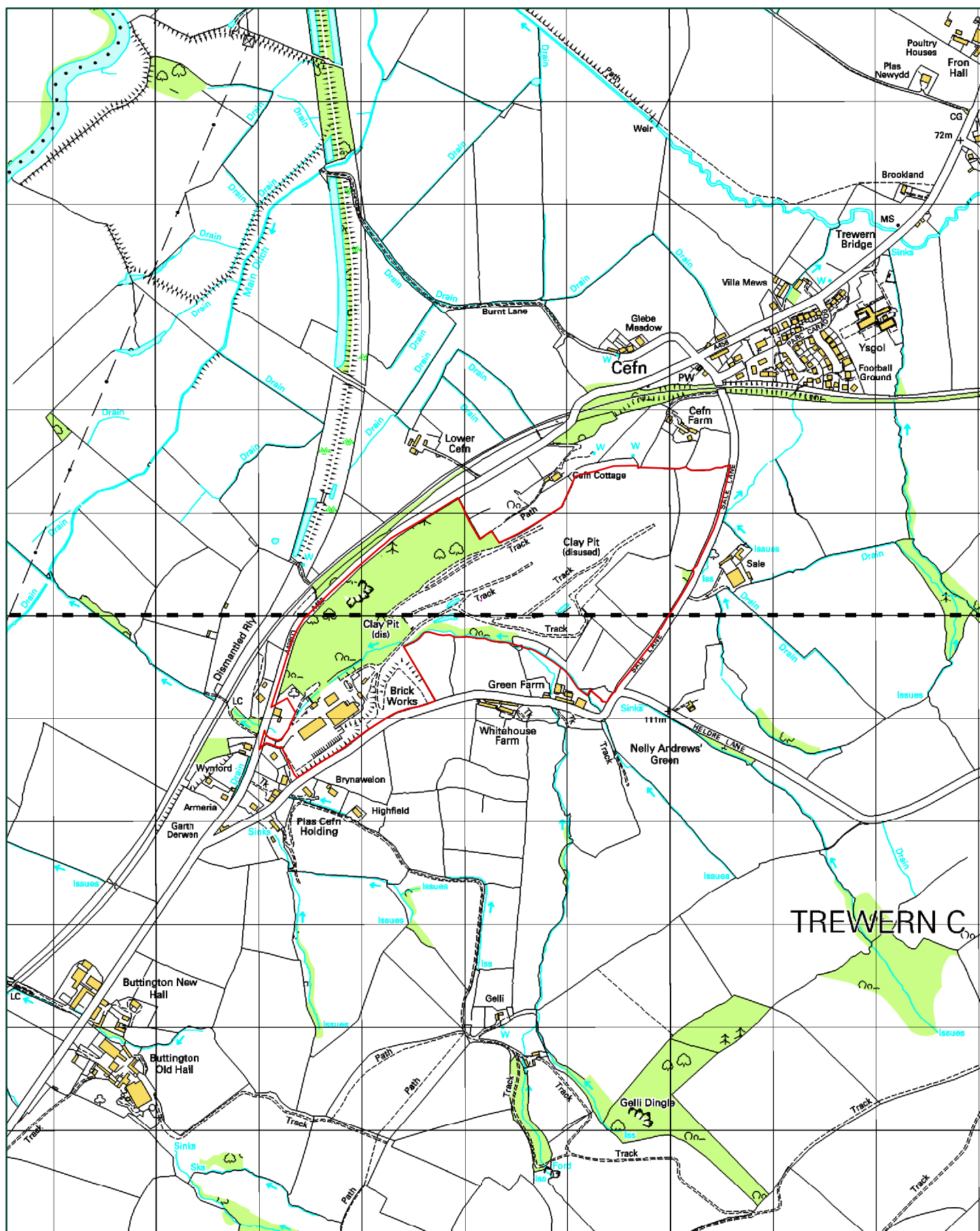
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Title:
Fig.9: 2000 Ordnance Survey 1:10,000 Map
Address:
Buttington Quarry, Welshpool



orion.



Legend  Site

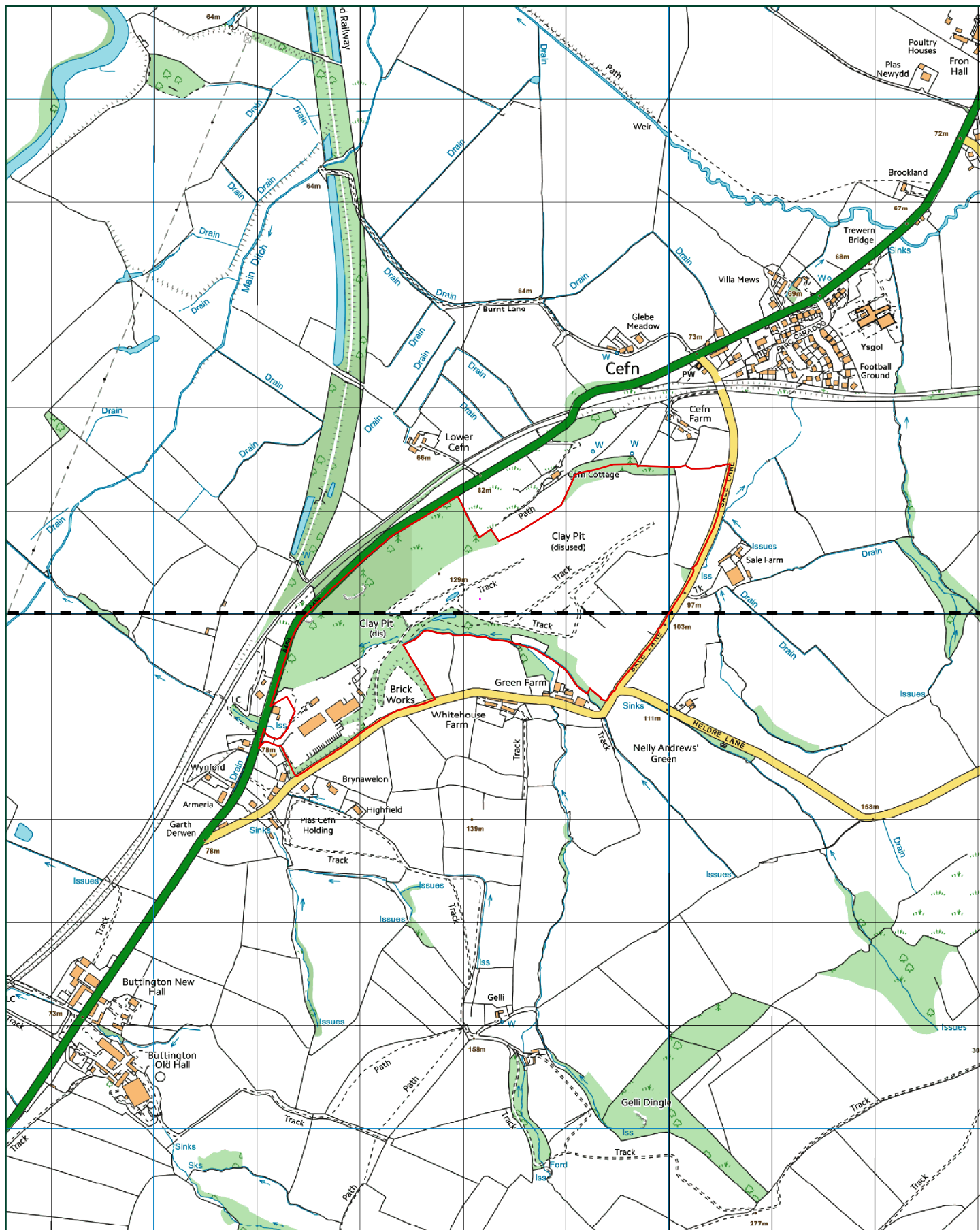
1:10,000 at A4

0 320m

Title:
Fig.10: 2006 Ordnance Survey 1:10,000 Map
Address:
Buttington Quarry, Welshpool



orion.



Legend  Site

1:10,000 at A4

0  320m

Title:
Fig.11: 2018 Ordnance Survey 1:10,000 Map
Address:
Buttington Quarry, Welshpool



orion.