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Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

Ebost
Email:

17 September 2019

0300 0256007

amadminplanning@gov.wales

Dear Sir / Madam,

Erection of a broiler installation and silos, formation of a vehicular access and associated works. Frochas Farm Frochas Welshpool Powys SY21 9JD

Thank you for your letter of 2 July 2019 inviting our comments on the information submitted for the above planning application.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy and Guidance for the Historic Environment

Planning Policy Wales explains that one of the Welsh Government's objectives is to preserve the special interest of sites on the register of historic parks and gardens. Furthermore, planning authorities should value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the register of historic parks and gardens in Wales.

Technical Advice Note 24: Historic Environment elaborates and explains that it is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of registered historic parks and gardens and their settings. It is for the applicant to show that they understand the significance of the registered park or garden and the impact that the proposal is likely to have on it. It is for the local planning authority to consider if the impact is likely to be unacceptably damaging.

Advice

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



We have significant concerns about the likely adverse impact of this development on the grade II* registered historic park and garden at Llanerchydol Hall. However, the application is currently inadequately documented and the applicant should submit additional information as explained in our detailed assessment (below).

Assessment

This application is for a proposed broiler unit comprising three poultry buildings (115m in length and 5.53m to ridge height) and six feed hoppers of 8.44m in height, sited on a concrete apron, together with a 5.5m wide access track. At its closest point, the proposal is located approximately 255m from the boundary of the grade II* registered historic park and garden at Llanerchydol Hall.

The hall is described in the register as a fine and largely intact example of an early nineteenth century picturesque Gothic house in an outstandingly picturesque situation, with well-preserved park. There are a number of ancient and notable trees within Llanerchydol Park as recorded on the Woodland Trust's Ancient Tree Inventory.

The setting of the historic park at Llanerchydol is created by the surrounding rolling countryside consisting of arable and grazed farmland. The surrounding landscape to the north of the historic park is visible when approaching the hall through the parkland along the historic drive. The historic drive is also the route of Glyndwr's Way, a national trail, which follows the route of the estate service drive past the home farm and walled garden and joins the main approach drive to the house just beyond the gates to Llanerchydol Hall. The historic park is therefore enjoyed by walkers along Glyndwr's Way as well as those individuals who own, occupy or manage areas of the registered park.

The parkland contains some fine parkland trees and therefore views to the surrounding rural landscape to the north of the park are not uninterrupted. However, the proposed development area is visible from parts of the parkland and from the main approach to Llanerchydol Hall, including from the drive immediately in front of the entrance gates to the hall and gardens.

The proposed development area is also visible from the edge of the formal gardens to the northeast of the hall and this part of the gardens is described in the register as the tennis lawn and is approached via a sunken formal garden. The 1st edition 1:2500 Ordnance Survey map (1888) shows the layout of this area of the gardens, which would have enjoyed views across the parkland and the rural backdrop of the surrounding countryside. Future positive management and restoration of the gardens could result in the opening up of wider views across the parkland in this direction. It is worth noting here that the polytunnels to the west of the registered park and garden at Dingles nursery are unlikely to be visible from this location of the gardens or from the approach to the hall along the main drive.

The application is supported by a Landscape and Visual Impact Assessment (LVIA) by Viento Environmental Ltd, which includes an assessment of the proposals on the

registered park and garden at page 41. The LVIA mentions a ZTV, however, this could not be found within application documents. The photographs within the LVIA do not adequately demonstrate how the proposals will appear in views from the registered park and garden. The heritage assessment provides little information regarding the history and development of the site and its relationship to Llanerchydol Hall and estate. Our research shows that the tithe map records the development site as meadow and part of the Llanerchydol estate owned by David Pugh and forming part of Frocas Farm occupied by David Adams. Therefore, the land use and scenic contribution the site makes to the setting of the registered park and garden is little changed, the field being used for pasture and arable agriculture.

The application acknowledges that the proposed development will result in some visual impact and proposes mitigation of deciduous woodland planting. However, the development would still be visible during the autumn and winter months when the trees are not in leaf. It would also take a considerable number of years to screen the development, the hoppers of which are over 8m in height. In addition, and as discussed above, the landscape to the north of the registered park and garden is an open agricultural landscape, rather than a wooded one.

We therefore disagree with para.136 of the LVIA which states '*In landscape character and visual amenity terms, in combination with the landscape mitigation proposals, the proposed development would be a suitable fit within the context of its immediate surroundings and would result in limited changes to views and landscape character...*' In our view, the proposal is an agricultural development but of an industrial scale sited away from existing agricultural buildings and standing in an undeveloped area of countryside which contributes to the rural, agricultural backdrop of the registered park and garden at Llanerchydol. Therefore, in our view the proposed development is likely to have an adverse impact on the setting of the registered park and garden. However, the application is currently inadequately documented. The heritage assessment needs to address the following issues and should be undertaken by a qualified and competent expert:

- Assessment of visual impacts of the proposed development on the registered historic park and garden including the viewpoints noted above: looking towards the development site from the main approach to Llanerchydol Hall along the historic drive; looking towards the development site from the drive in front of the main entrance gates to the hall and garden; looking towards the development site from the edge of the formal gardens to Llanerchydol Hall. Although views from other areas of the formal gardens around the hall may currently be blocked by overgrown and self-sown vegetation, the impact assessment should also take into account the impact on outward facing views from the gardens if they are restored by those who own and/or manage it.
- The impacts of potential non-visual elements, including odour, noise, dust emissions and agricultural run-off, on the registered park and garden, requires assessment, including any potential impacts on trees and planting. The odour report predicts emissions will be within acceptable guidelines. However, if unpleasant odours produced by the proposed development and/or associated manure storage and manure spreading are detectable, there is likely to be an

adverse impact on the way the registered park and garden is experienced. An increase in vehicle movement in the area, particularly large lorries/HGVs, may also impact on the tranquillity of the site.

We should be reconsulted once this information is available.

Yours sincerely,

Nichola Davies
Casework Manager