

# **IMPACT ON SETTING AND SIGNIFICANCE RELATING TO A STEEL FRAMED BUILDING AND HAULAGE YARD AT PENRHOS FARM, PENRHOS, LLANYMYNECH, SY22 6QH**



Report by: Trysor

For: James Owen

July 2021



**IMPACT ON SETTING AND SIGNIFICANCE  
RELATING TO A STEEL FRAMED BUILDING  
AND HAULAGE YARD AT  
PENRHOS FARM, PENRHOS,  
LLANYMYNECH, SY22 6QH**

By

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Trysor

Trysor Project No. 2021/782  
HER Event Record PRN – CPAT 164258

For: James Owen

July 2021

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*Cover photograph: Holy Trinity Church, Penrhos, looking north. Penrhos Farm is to the right of the church on the skyline.*

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**RHIF YR ADRODDIAD - REPORT NUMBER:** Trysor 2021/782

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**DYDDIAD** 15<sup>fed</sup> mis Gorfennaf 2021      **DATE**      15<sup>th</sup> July 2021

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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***Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.***

***We welcome any comments on the content or structure of this report.***

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## Event Record PRN – CPAT HER

PRN	CPAT 164258
Name	Impact on Setting and Significance relating to a Steel Framed Building and Haulage Yard at Penrhos Farm, Penrhos, Llanymynech, SY22 6QH
Type	HERITAGE ASSESSMENT
NGR	SJ2385016880
Easting	323850
Northing	316880
Summary (English)	During April 2021 Trysor carried out an assessment of the impact on the setting and significance of designated historic assets from a steel framed building and haulage yard at Penrhos Farm, Penrhos, Llanymynech, Powys SY22 6QH © Trysor 2021
Crynodeb (Cymraeg)	Yn ystod Ebrill 2021, fe gariwyd allan asesiad gan Trysor ar yr effaith ar leoliad ac arwyddocâd asedau hanesyddol dynodedig oddi wrth adeiladau strwythur dur ac iard loriau ar Fferm Penrhos, Penrhos, Llanymynech, Powys SY22 6QH. © Trysor 2021
Description	During April 2021 Trysor carried out an assessment of the impact on the setting and significance of designated historic assets from a steel framed building and haulage yard at Penrhos Farm, Penrhos, Llanymynech, SY22 6QH © Trysor 2021
Sources	Trysor, 2021, Impact on Setting and Significance relating to a Steel Framed Building and Haulage Yard at Penrhos Farm, Penrhos, Llanymynech, SY22 6QH
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## **Contents**

Summary	1
<b>1.</b> Introduction	2
<b>2.</b> The Proposed Development Site	5
<b>3.</b> Historical and Archaeological overview	6
<b>4.</b> Methodology	11
<b>5.</b> Impacts on Setting Stage 1	12
<b>6.</b> Impacts on Setting Stage 2	14
<b>7.</b> Impacts on Setting Stage 3	19
<b>8.</b> Impacts on Setting Stage 4	21
<b>9.</b> Conclusions	22
<b>10.</b> Bibliography	24
Appendix A: Photographs	26
Appendix B: Setting Assessment Notes Stage 2 & 3 Church of the Holy Trinity	50
Appendix C: Designated Historic Assets within 5km	67

## **Summary**

*This report is an assessment of potential impacts on the setting and any resulting impact on significance of nationally important historic assets within a 5-kilometre radius of a proposed development at Penrhos Farm, Penrhos, Powys SY22 6QH, centred on SJ2385016880.*

*An initial assessment showed that only the Grade II Listed Church of the Holy Trinity, Penrhos could potentially experience an impact from the development.*

*A full assessment has been undertaken for Holy Trinity church following current Cadw guidance "Managing Setting of Historic Assets in Wales" (Cadw, 2017). It demonstrates that the significance of Holy Trinity church is mainly drawn from its evidential value, historical value, aesthetic value (with regard to its architecture, not its setting) and its communal value. The church is situated in a relatively secluded position, surrounded by trees on three sides and is currently understood and appreciated from close range where its evidential and aesthetic values relating to its architecture, internal as well as external, can be appreciated.*

*The development at Penrhos Farm lies within the wider landscape setting of the church and is partially visible from parts of the churchyard.*

*Landscape mitigations are already in place including a raised earthwork bund, the planting of screening leylandii hedges and deciduous trees on the bund and in the field below, and the repainting of two sides of a new steel-framed shed with dark green paint. These have reduced views of the development site from the south significantly. Further landscaping and tree-planting are proposed for the slope to the south of the steel-framed shed. This will further strengthen the screening effect.*

*The impact of the mitigated development on key views of the church where the church can be understood and appreciated in its setting would be negligible. With the impact on setting being negligible, the development would therefore not impact on the significance of the church.*

## **1. Introduction**

- 1.1 This document has been prepared by Trysor, at the request of James Owen of Rebo UK, to assess the impact on the setting and significance of nationally important historic assets within a 5-kilometre radius from a development centred on SJ2385016880 at Penrhos Farm, Penrhos, Powys SY22 6QH.
- 1.2 The proposed development is for the change of use of land and buildings from agricultural to storage use (Class B8), with ancillary business use (Class B1), erection of a steel portal frame building (including demolition of agricultural buildings), associated access, fence and gate, hardstanding, and landscaping, and retention of haulage yard in haulage use. This is to take a comprehensive approach to the development that has taken place at the site to date and the application site will cover an area of 1.63 hectares. A planning application has not yet been submitted.
- 1.3 A site visit was made by Trysor on 13<sup>th</sup> April 2021 to examine the proposed development site and its environs.
- 1.4. A Desk-based Assessment relating to the new steel frame building was previously undertaken by Trysor in 2018, requested on behalf of the client by Roger Parry & Partners. This was a standard report prepared to the "Standards and Guidance for historic environment desk-based assessment" of the Chartered Institute for Archaeologists (Trysor, 2018).
  - 1.4.1 At the request of the client, an addendum to the Desk-based Assessment was prepared as a response to the comments made by the Built Heritage Officer in correspondence dated 23rd January, 2019. The addendum was based on a detailed photographic record made by Trysor of views towards Holy Trinity church, Listed Building 15427, from key points in the surrounding landscape (Trysor, 2019a).
  - 1.4.2 Trysor was instructed by the client to prepare a full assessment of potential impacts on setting in accordance with Cadw guidance (Cadw, 2017). This report was produced in June 2019 in association with planning application 19/0467/FUL (Trysor, 2019b).
  - 1.4.3 In December 2020, the client requested that a new appendix be prepared to add to the Trysor setting impact report of June 2019 (Trysor, 2019b). This document, entitled "Appendix D: A Further Note on the Setting of Holy Trinity Church, Penrhos" was written to take account of the felling of trees on the slopes between Penrhos Farm and Holy Trinity Church, accepting that the reduction of tree



cover brought the new development at Penrhos Farm into the wider landscape setting of the listed church building (Trysor, 2020).

1.4.4 Trysor's assessment concluded that:

*"the impact on the setting of Holy Trinity from the new building at Penrhos Farm is negligible and there is no impact on the significance of Holy Trinity church from the new building. The church remains a listed building of national importance and its key characteristics can be understood, appreciated and experienced unhindered."*

1.5 In a letter dated February 12<sup>th</sup>, 2021 Cadw's Inspector of Historic Buildings provided a written response to the Trysor setting impact report (Cadw, 2021, Trysor, 2019b & Trysor, 2020).

1.5.1 In this letter, the Inspector of Historic Buildings thoroughly reviewed the setting impact assessment undertaken by Trysor and concluded:

*"In conclusion, I am satisfied that an assessment of setting has been undertaken in accordance with best practice guidance. I concur with the findings of the assessment as set out in the Further Note on the setting of the Holy Trinity Church, Penrhos (Dec 2020) and therefore conclude that the development has not resulted in an unacceptable adverse impact upon the setting of the grade II listed Church of the Holy Trinity in accordance with national and local policy."*

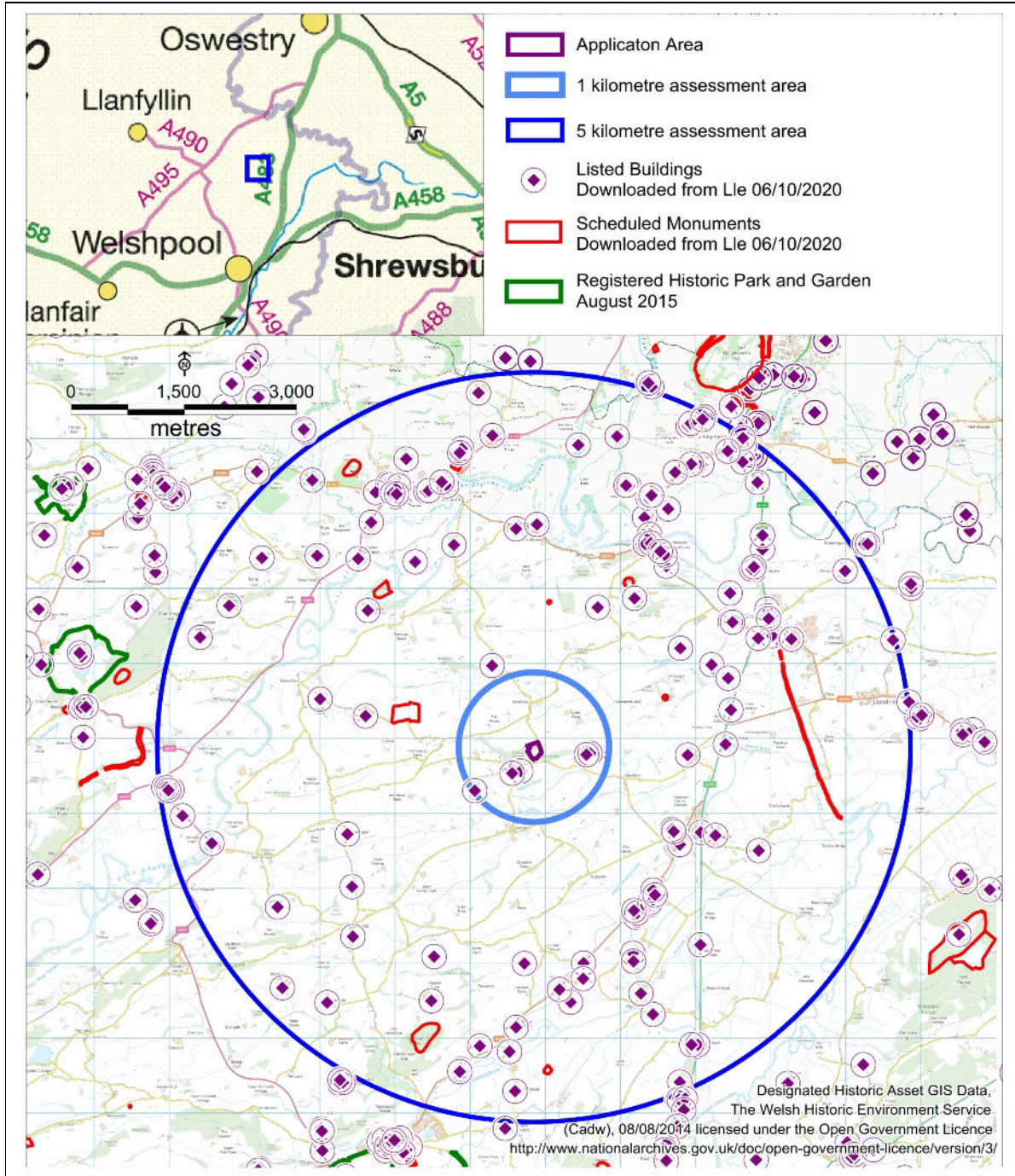


Figure 1: Location of the development and the nationally designated historic assets within 5 kilometres.

## **2. The Proposed Development Site**

- 2.1 The application site is located at the core of the former Penrhos Farm farmstead and is 1.63 hectares in size. It includes former farm buildings as well as the haulage yard to the northern side of the farmyard building complex. A large new steel frame building has also been erected within what was historically a relatively flat pasture field, the northern part of which became the site of two agricultural buildings during the second half of the 20<sup>th</sup> century.
- 2.1.1 The building complex which now exists at Penrhos Farm is situated at approximately 115 metres above sea level, within a slight, natural, terrace or depression in the hillslope. The land falls away rapidly to the south to the broad valley of the Holy Well Brook, which lies below 80 metres above sea level.
- 2.1.2. The land rises to over 120 metres above sea level to the north and the topography therefore shields the landscape to the north from view of the development site.
- 2.2 The underlying geology is made up of mudstones, siltstones and sandstones of the Caradog Rocks, deposited between 451 and 461 million years ago in the Ordovician Period in a shallow sea environment. The bedrock is covered by Quaternary tills laid down during the last 3 million years under ice age conditions. The soils here are categorised as "Slowly permeable seasonally wet acid loamy and clayey soils" on the LandIS soil map (Cranfield University, 2019). Soils of this type are of low fertility and characterised as seasonally wet pastures and woodlands.

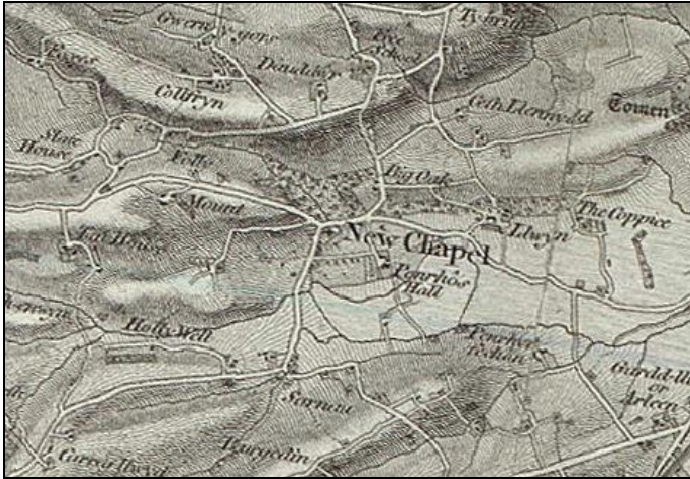
### **3. Historical & Archaeological Overview of the Development Site.**

- 3.1 Penrhos Farm is situated on high ground above a tributary valley to the west of the broad Vyrnwy valley. The Vyrnwy valley is an archaeologically rich landscape, containing considerable evidence of human activity from prehistoric and Roman times, including significant groups of funerary and ritual sites of Neolithic and Bronze Age date in the Four Crosses area, some 3km to the northeast of the development site. Between 2002 and 2007, a series of archaeological evaluations and excavations demonstrated that Four Crosses was the focus of significant activity from the late Neolithic and Bronze Age, through to the Iron Age, Roman and Early Medieval periods (Kenney, 2003; Cotswolds Archaeology, 2007, Havard et al, 2017). There is, however, no recorded evidence of prehistoric activity in the area around Penrhos Farm, where more recent activity appears to have had the greatest influence on the landscape.
- 3.2 The development site is located on land adjacent to the house at Penrhos Farm. The farm appears to be of quite recent origin and to have developed out of a cottage or smallholding during the 19<sup>th</sup> century. All the standing farm buildings are of 20<sup>th</sup> or 21<sup>st</sup> century date. The farmhouse may incorporate parts of an earlier house, but there is no reason to believe that the original house here was older than the late 18<sup>th</sup> century or early 19<sup>th</sup> century in date.
- 3.3 The earliest map showing the property is the Ordnance Survey's Original Surveyors Drawings, Meifod sheet, surveyed in 1829, see Figure 2. The Original Surveyors Drawings represent the first detailed map series of the whole country. They do not generally map field boundaries in detail although some basic details of the field system are shown on the 1829 map for the area around Penrhos Farm. A building appears to be shown at the site of the house on this map, which it names as "Big Oaks." There may be a second building to the north of the house but the map is indistinct.



*Figure 2: The 1829 Ordnance Survey Original Surveyors Drawing shows a building at the site of the present house at Penrhos Farm, apparently called Big Oaks at the time the map was prepared. There may be a second building to the north of the house.*

3.4 The Ordnance Survey published their 1 inch to 1 mile scale First Series maps for the area in 1836 (Sheet 60), see Figure 3. This series does not map field systems in detail. This map is based on the 1829 survey and shows more clearly a house with an outbuilding to the north. The map also shows a building here, named as Big Oak.



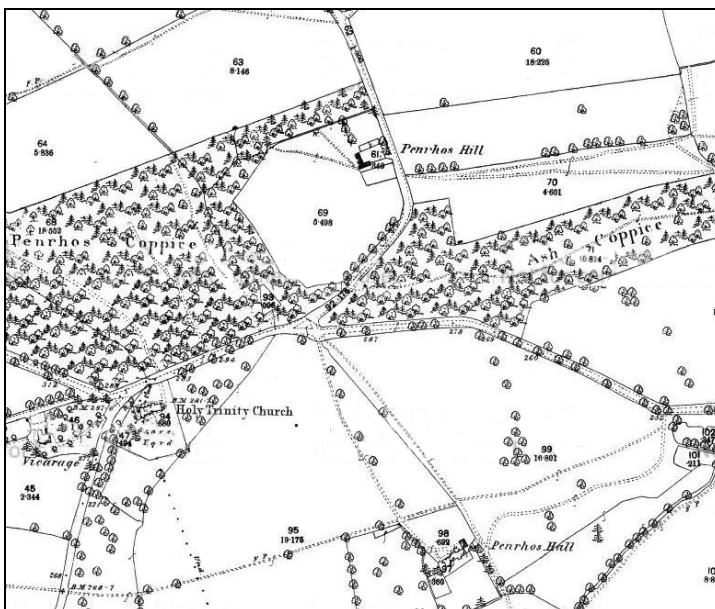
*Figure 3: Penrhos Farm as shown on the 1836 Ordnance Survey map. Again the property is shown as Big Oak. Note Penrhos Hall to the south.*

3.5 The Llandrinio parish tithe map of 1841 is the first detailed map of the field system of the area, see Figure 4. This map is the first to show a clear depiction of the layout of the farmyard buildings at Penrhos Farm. It shows the T-shaped house in its present position, with a single, rectilinear outbuilding to the northwest and a smaller outbuilding to the north. The present house may incorporate parts of the house shown on this map. The majority of the development site falls within field parcel number 6, which is named as "Big Oak Field" on the tithe schedule. The current haulage yard area was wooded and part of Chapel Bank Plantation, field parcel 5.



*Figure 4; An excerpt from the Llandrinio parish tithe map of 1841. The development site falls within field parcel number 6, which was a field known as Big Oak field on the tithe schedule.*

- 3.6 The accompanying parish tithe apportionment records that the property was owned by William Ormsby Gore Esq., who was the owner of nearby Penrhos Hall and the Lord of the Manor of Penrhos. At the time of the tithe schedule, the property was farmed by a tenant, John Manford, who lived at nearby Llwyn farm. Manford farmed three properties at the time, Llwyn, Hendre and the (unnamed) holding of Big Oak.
- 3.7 The parish census surveys from 1841 to 1901 show that the Manford family farmed Llwyn throughout this period, but none of the census returns identify Big Oak/Penrhos Hill/Penrhos Farm by name and it is therefore not possible to state who lived at the property or what their role was. It is possible that it was simply a cottage occupied by farm labourers and their families during the 19<sup>th</sup> century and part of the larger holding of Llwyn, rather than being a separate farm in its own right. This might explain why the holding had no significant outbuildings until the 20<sup>th</sup> century. Only the 1911 census names Penrhos Farm, which was at that time home to a tenant, Richard Jones (aged 46), originally of Meifod, and his wife and four children. The family are not listed in the parish in 1901.
- 3.8 The layout of buildings at Penrhos Hill shown on the 1884 1:2500 scale Ordnance Survey map shows little change from the tithe map, see Figure 5. The outbuilding to the north seems to be larger, but the house appears unchanged in terms of position and plan. The 1901 Second Edition of the 1:2500 map shows a similar picture apart from the loss of the outbuilding shown in 1884 and its replacement by a square building to the east of the house, see Figure 6.



*Figure 5; Penrhos Hill Farm and environs as shown on the 1884 1:2500 Ordnance Survey map.*

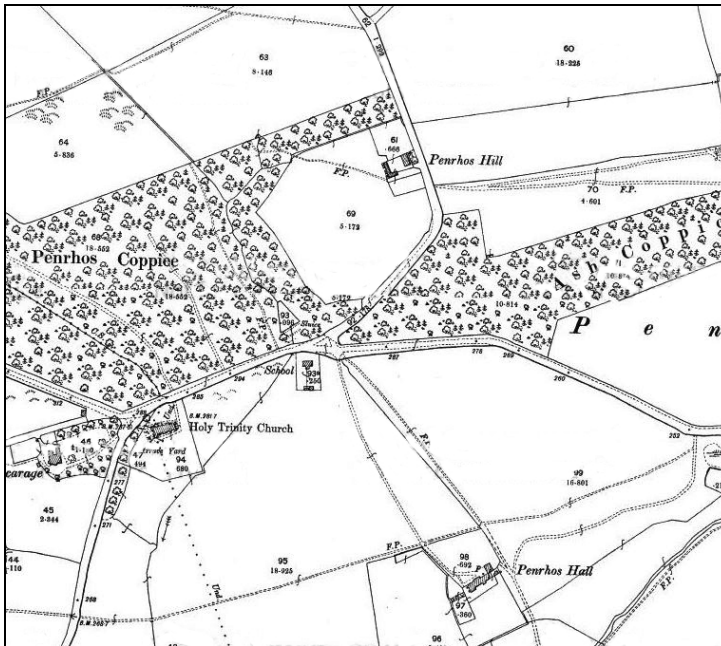
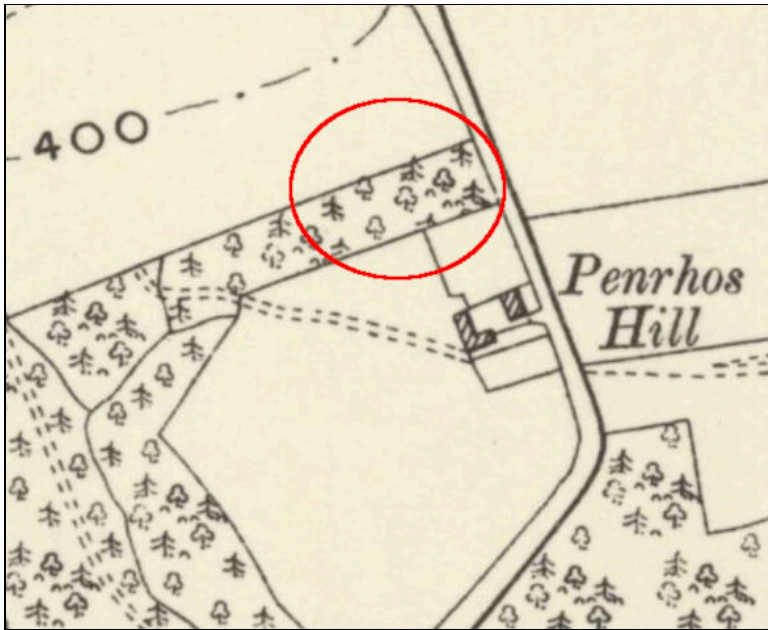


Figure 6; Penrhos Farm and environs as shown on the 1901 1:2500 Ordnance Survey map.

- 3.9 There is no evidence that any of the 19<sup>th</sup> century outbuildings at Penrhos Farm have survived. An L-shaped cowshed and granary range to the northeast of the house has a 1903 datestone and appears to be of single construction. It is undoubtedly evidence that “Penrhos Hill” was developing as a farmstead in the early 20<sup>th</sup> century. Ordnance Survey maps from the 1950s show that during that decade there were further developments under way at the farm, with several new outbuildings depicted to the north of the house on the 1953 1:10560 map (Montgomeryshire X.SE, revised 1949, published 1953) and further additions shown on the 1964 map.
- 3.10 A strip of woodland is shown to the northern side of the farmyard at “Penrhos Hill” by the 1841 tithe map as well as the 1902 and 1953 1:10560 Ordnance Survey maps. The 1953 1:10560 map shows some thinning of the trees at the eastern end of the plantation and the presence of a single, small building. By the time the 1964 edition of the 1:10560 map was published this building had been joined by several much larger buildings and the whole strip had been cleared of trees. This new development appears to have had a separate entrance to that of the adjacent farmyard complex. It appears that was the period during which a haulage business was established here, which has continued to operate into the 21<sup>st</sup> century. The site is known as the Deytheur Yard and is operated by J.S. Evans & Son, specialising in agricultural supplies including animal feeds and cereal and herbage seed.



*Figure 7; Penrhos Hill on the 1902 1:10560 Ordnance Survey map, showing the plantation to the north which later became the site of a haulage company's main yard (ringed in red).*



#### **4. Methodology**

4.1 This document has been prepared by Trysor, at the request of James Owen of Rebo UK, to assess the impact on the setting and significance of nationally important historic assets within a 5 kilometre radius from a development centred on SJ2385016880 at Penrhos Farm, Penrhos, Powys SY22 6QH.

4.1.1 The process outlined in "Setting of Historic Assets in Wales" (Cadw, 2017) has been followed in order to assess impacts on the setting of the historic asset and any impacts on its significance.

4.1.2 This process has four stages;

Stage 1: Identify the historic assets that might be affected by a proposed change or development.

Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and in particular the ways in which the assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a proposed change or development on that significance.

Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

4.2 In line with the annexe in the "Setting of Historic Assets in Wales" (2017, p.11), where an application has a footprint of over 1 hectare the impact on nationally important historic assets within 5 kilometres has been assessed. There is some ambiguity within the annexe as to whether 3 kilometres or 5 kilometres should be used for sites larger than 1 hectare so the greater size has been used to ensure a robust assessment.

**5. Impacts on Setting Stage 1:** *Identify the historic assets that might be affected by a proposed change or development.*

- 5.1 A ZTV was created to help identify any designated historic assets which might experience impacts on their setting and significance from the proposed development.
- 5.2 Within a 5 kilometre radius, 10 Scheduled Monuments are recorded (see Appendix C). None of these have been identified as requiring further assessment due to their distance from the development and the screening effect of local topography, tree-cover and hedgerows.
- 5.3 Within a 5 kilometre radius, a total of 196 Listed Buildings are recorded, 5 of which are located in England (see Appendix C). Of these only one was identified as requiring further assessment. This is the Holy Trinity Church, Penrhos (Listed Building 15427) which theoretically has a partial, direct intervisibility with the development.
- 5.4 This assessment considers the impact on the setting and significance of the Church of the Holy Trinity, Penrhos. The church is located at national grid-reference SJ2367316590. It is recorded as Listed Building 15427). It is recorded in the Historic Environment Record under CPAT PRN 15827 and in the National Monuments Record for Wales as NPRN 421166.
- 5.4.1 Detailed notes on the setting and significance of this listed building and potential impacts on its setting and significance are found in Appendix B of this report.



Figure 8: The application site outlined in purple and the location of Holy Trinity church, Listed Building 15427. The new steel frame building is shown in the centre of the development area on the Ordnance Survey map underlay.

**6. Impacts on Setting Stage 2:** Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

6.1 The significance of an historic asset is derived from the sum of four heritage values according to *Conservation Principles (Cadw, 2011, p.10)*. These four values are:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

6.1.2 Conservation principles outlines that setting is part of the Aesthetic Value (Cadw, 2011, p.10, section 2.3 and p.17 *Aesthetic Value*).

6.1.3 Guidance on assessing the setting of historic assets was introduced in 2017 (Cadw, 2017). Cadw states that: *Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset.* (Cadw, 2017, p.2, Section 1, second para).

6.1.4 In section 6.2 below, the setting and significance of the historic asset identified as having a potential impact in Section 5 are outlined.

## **6.2 Church of the Holy Trinity, Penrhos. (Listed Building 15427) (see Appendix B for more detail of setting)**

### 6.2.1 Historic Setting

The present Holy Trinity church was built in 1844-45 within the burial ground of an earlier chapel. The original chapel had been established in 1625 on the boundary between Meifod and Llandrinio parishes and served as a chapel-of-ease for the remoter areas of these two parishes, as well as adjacent portions of Guilsfield and Llansantffraid Deytheur parishes.

6.2.2 The original church had a close association with nearby Penrhos Hall the owner of which, one Hugh Derwas was an important patron. This link was maintained when William Ormsby-Gore of Penrhos Hall took an active role in establishing and funding the new church during the 1840s. The new church was established in order to improve the facilities available to the local community and also to serve a new consolidated chapelry of Penrhos, which was created out of adjoining portions of the previously named parishes. The boundaries defining the area of the new chapelry are described in detail in the London Gazette of December 1844 and included:

*...the westernmost part of the parish of Llandrinio, the southernmost part of the parish of Llansantffraid, the easternmost part of the parish of Meifod and the northernmost part of the parish of Guilsfield.*

(The London Gazette, Nov. 26, 1844 - Dec. 31, 1844, p.5080-5081).

6.2.3 When it was opened in 1846, the new church was therefore the ecclesiastical focus of the newly defined chapelry, rather than a marginal establishment serving the remoter areas of the earlier parishes. The chapelry is itself, therefore, an important but intangible aspect of the historic setting of the church.

6.2.4 Visual relationships with the surrounding landscape at the time the church was constructed in 1846 can be determined by analysing 19<sup>th</sup> century maps. The 1829 Ordnance Survey Original Surveyors Drawings, the 1836 Ordnance Survey First Series 1:63360 map and the 1841 Llandrinio parish tithe map all show that the key characteristics of the landscape around the church included a wooded slope rising to the north.

6.2.5 To the southeast was a more open environment, with an important view probably in the direction of Penrhos Hall, a residence of the most important patrons of this church. In this direction lay the

parkland of the hall, a large parcel known as The Lawn on the 1841 tithe survey.

6.2.6 The parish tithe map clearly shows a narrow parcel of rough land separating the church and churchyard from the Sarnau road to the west. Beyond this the vicarage had been built by the later 19<sup>th</sup> century and new trees and hedges established, closing off the western view. The tithe schedule also indicates that a field to the east of the churchyard (parcel 135) was used for woodland. This suggests that when the present church was built, trees screened or blocked the views to the north, west and east.

6.2.7 The 1884 1:2500 Ordnance Survey map confirms this and clearly shows trees surrounding the church and churchyard on all sides apart from a relatively narrow gap facing Penrhos Hall to the southeast. The overriding impression therefore is that the present church, when built in 1846, was built in a relatively secluded and sheltered position with no important views to or from the site apart from that towards Penrhos Hall to the southeast.

6.2.8 By the early 20<sup>th</sup> century the role of Holy Trinity church as a focal point within its own consolidated chapelry had seen the building of a vicarage to its western side and a church school a short distance to the east. These tangible additions to the landscape became part of the historic setting of the church, along with Penrhos Hall and the churchyard within which the church stood.

#### **6.2.9 Modern Setting:**

Holy Trinity church remains in use and still serves its ecclesiastical chapelry. However, in modern times the setting of the church has changed considerably. The most obvious change was the loss of Penrhos Hall, which was demolished in 1904 and of which no physical trace now survives in the landscape. The vicarage was turned into a private residence in the second half of the 20<sup>th</sup> century and views between the church and the vicarage are blocked by trees and dense vegetation. The church school to the east was closed in 1966 and further housing introduced to the east of the church and on the slopes below Penrhos Farm. The church has become somewhat isolated within its churchyard as a result, which now forms the core of the modern setting of the church.

6.2.10 In terms of changes to the wider landscape, the rising slopes to the north of the church have historically been wooded, and in modern times they have been planted with coniferous trees. In recent years, much of this plantation has been harvested, opening up views to the north and northeast, in the direction of Penrhos Farm. The loss of this wooded backdrop is noticeable in views from

the south along the road to Sarnau, although some trees do survive, including deciduous trees left in place along the Penthryn road running east from the church. This means that the view to the north is not wholly treeless. Mature trees to the western and northern sides of the churchyard and mature yews within the churchyard maintain the sense of seclusion which is important to the modern setting of the church.

- 6.2.11 There is some modern residential development to the east of Holy Trinity church, in the area of the former Penrhos school. A number of modern red brick dwellings in that area are visible in key views of the church when viewed longer distances from east. They are visible from within the churchyard in views looking east-northeast along the southern side of the church.
- 6.2.12 There are some modern agricultural buildings in the landscape with impact on longer views of the church and churchyard from the south around Sarnau and on the high ground to the east of Sarnau (in the vicinity of Cae Llea).
- 6.2.13 A modern agricultural building was erected recently at SJ2347517085, 140 metres AOD on the hillslope some 530 metres north-northwest of Holy Trinity church. It is visible in views of the church from Cae Llea, 1 kilometre to the south-southeast where it seen on the hill immediately above the churchyard.
- 6.2.14 The steel frame building within the application site at Penrhos Farm at SJ2385916855 and 110 metres AOD, is further to the east and is 77 metres long by 36 metres wide and 9.5 metres high. It is blue/grey in colour on its east and north sides but has been painted a dark green on its south and west sides to lessen its presence in longer range views. It is partially visible in some views of the landscape surrounding the church from the direction of Sarnau and along the road which runs north from Sarnau towards the church. However, the church itself is largely screened by trees and hedges when viewed from these directions and there are no definitive views of it to be gained.
- 6.2.15 The modern setting of Holy Trinity can therefore be described as a well-maintained church, which remains in use a place of worship and stands within a well-managed and relatively large churchyard. Mature yews, conifers and deciduous trees within the churchyard encircle three sides of the building and create an intimate and secluded atmosphere in the area immediately surrounding the church. The trees screen most views of the church on these three sides, even during the winter as most of the trees are evergreen,

and the building is best appreciated from the within the circle of trees to north, west and south.

- 6.2.16 The clear views of the church from outside this ring of trees, both from within the remainder of the churchyard and from points in the surrounding landscape are from the east. The clearest views of the church from outside the churchyard are gained from the Penthryn road, along a stretch of road extending some 800 metres to the east, when travelling west towards the church. This section of road is therefore considered to form part of the modern setting of the church. To the west of the old school, within 150 metres of the church, some of the best views of the church can be gained from this road as it approaches Holy Trinity. A modern house adjacent to the eastern side of the former school disrupts views from the Penthryn Road for 150 metres and has had some impact on this aspect of the church's setting as it and other modern dwellings in the vicinity of the former school are visible in key views to and from the church.
- 6.2.17 The changes to the wider landscape, including the addition of large new agricultural buildings at several locations, including the two forementioned examples, are reflective of the changing nature of the countryside.



**7. Impacts on Setting Stage 3:** *Evaluate the potential impact of a proposed change or development on that significance.*

- 7.1 Holy Trinity is a listed building of national importance due to its association with a prominent London architect and as a well-preserved example of an early Victorian rural church of a distinct design.
- 7.2 According to Conservation Principles published by Cadw, the Welsh Government's historic environment service in 2011, the significance of an historic asset is assessed through four heritage values: Evidential, Historical, Aesthetic and Communal. Setting usually forms part of the Aesthetic value.
- 7.3 The development at Penrhos Farm has no impact on the evidential value of Holy Trinity church. It has no direct, physical impact on the church building or its curtilage. It does not impact on the architecture of the church, external or internal, which gives a high contribution to the significance of the building and was the main consideration in designating Holy Trinity as a listed building. It has no impact on historical documents such as the plans of the church in 1846.
- 7.4 The development has no impact on the historical value of the church. The history of the listed building is not diminished by the new building or change of use. Visual connections with the important historical themes associated with Holy Trinity church such as the former Penrhos Hall, the vicarage and the church school are not disrupted.
- 7.5 The development has negligible impact on the aesthetic value of the church. It makes no physical alteration to the church and its churchyard. It is not visible from the church itself and does not impact on any key view of the church in which the church can currently be experienced, appreciated and understood.
- 7.6 The new building is partially visible from limited areas to the eastern and southern part of the churchyard, but these are not key views which include the church in a way in which it can be appreciated or understood. They tend to be to the south of the churchyard trees so although the development may be partially visible, the church is only partially visible.
- 7.7 The key views to and from the church now relate to the landscape to the east and southeast. The development to the northeast of the church does not disrupt these views.

- 7.8 The development does not significantly interrupt or impact on any key views of the listed church from the wider landscape. It is visible in some partial views of the church from parts of the road to Sarnau to the south and the public footpath through the field to the south of the churchyard. In these views the church is screened by trees from this direction and cannot be understood or appreciated.
- 7.9 There are clearer views of the eastern part of the church from the Cae Lleu area, 1 kilometre to the south-southeast, where the church can be partially understood, appreciated and experienced. In these views of the church the new building is on the periphery of vision and it is a new barn at SJ2347517085, planning application P/2016/0912 that is very visible above the church.
- 7.10 There is no impact on the communal value. The new building makes no impact on worship at and within the church and the churchyard is still readily accessible to visitors.
- 7.11 The significance of the church is derived from its Evidential Value (the physical structure, its architecture and documentary archive), Historic Value (the architect and links with the former Penrhos Hall), Aesthetic Value (the design and form of the church, setting) and its Communal Value (Place of Worship and a place to visit).
- 7.12 The intimate and secluded atmosphere of the area immediately surrounding the church within the churchyard, i.e. within the ring of yew trees and the experience of being inside the building are important when being able to appreciate, enjoy and understand of the church and are key parts of its setting.
- 7.13 Long distance views of the church, or from the church, where the church can be understood, appreciated, or experienced from are limited to views to the east to southeast. Other views are not important to understanding, appreciating, or experiencing the building.
- 7.14 Mitigations had been put in place as early as 2018 with the intention of lessening the visual impact of the development at Penrhos Farm on the surrounding area. An earthwork bund, topped with a leylandii hedge was created along the southern and western sides of the new building. This hedge has grown rapidly in the past three years and is gradually lessening the visible parts of the building in long and short-range views, especially those views from parts of the churchyard and environs, due to the upslope angle of the view.

- 7.14.1 Three additional mitigations have been introduced since 2019. The new building has had its western and southern sides painted dark green which helps it blend much more with the natural colours of surrounding fields and woodlands. A row of young deciduous trees has been planted in boundary of the field to the south-southwest of the new building. The leylandii screening hedge has also been strengthened by the addition of deciduous trees planted along the top of the bund, which are already higher than the rapidly maturing hedge. These deciduous trees are starting to break up the visible part of the new building and its roofline and as they mature will further help screen views of the building from the area of the churchyard and the road to Sarnau (see Plates 37-39 in Appendix A).
- 7.14.2 Further landscaping and tree-planting are proposed for the slope to the south of the steel-framed shed which will act as an additional screening belt of new woodland and back-up against occasional tree loss.
- 7.15 The location of the new steel frame building at the southwestern side of the building group at Penrhos Farm shields the landscape to the south from activity around the surviving farmstead buildings, and the former haulage yard to the north. In particular the new building acts as a baffle blocking noise at the development site from the church.
- 7.16 Consequently, the impact on the setting of Holy Trinity from the new building at Penrhos Farm is negligible. Therefore, the impact on the Aesthetic Value is negligible and it follows that there is no impact on the significance of Holy Trinity church from the new building. The church remains a listed building of national importance and its key characteristics can be understood, appreciated, and experienced unhindered.

**8. Impacts on Setting Stage 4:** *If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.*

- 8.1 The mitigations referred to in paragraphs 7.14 are in place and are reducing visual impacts in the wider landscape, and with respect to Holy Trinity church, caused by the new development.
- 8.2 From historic environment perspective, no further mitigations are thought necessary as there is no impact on the significance of Holy Trinity church.

## **9. Conclusions**

- 9.1 This assessment demonstrates that the significance of Holy Trinity church is based on its evidential value, historical value, aesthetic value (with regard to its architecture), and communal values.
- 9.2 It is concluded that the church is understood and appreciated from close range as its evidential and aesthetic values depend on its architecture, internal as well as external.
- 9.3 The development at Penrhos Farm causes no direct impact on Holy Trinity church.
- 9.4 The development at Penrhos Farm has no impact on key views of Holy Trinity church, which are either from the east, or from within the churchyard. The development does not appear in any clear view of the church from the surrounding landscape. Trees and hedgerows limit views of the church considerably within the wider landscape.
- 9.5 Trees within the churchyard ensure that the best views of the church building are gained from points from which the development cannot be seen. Even within the relatively large churchyard surrounding the church, only a partial view of one side of the new building at Penrhos Farm is visible and that from only parts of the churchyard. The views towards the new building at Penrhos Farm are gained by looking away from the church and do not impact on views of the church.
- 9.6 A number of mitigations have already been put in place at the development site, including the creation of a large earthwork bund topped by a leylandii hedge, as well as the planting of young deciduous trees along the field boundary on the slope to the south-southwest of the development, and within the Leylandii hedge. The southern and western sides of the new steel-framed shed have been repainted in dark green. These mitigations have already reduced the partial views of the steel-framed shed from the vicinity of the parts of the churchyard and the Sarnau road to the south to a substantial degree. Further landscaping and tree-planting are proposed for the slope to the south of the steel-framed shed which will further strengthen this screening effect and allow for the occasional loss of a tree.
- 9.7 The impact on the setting of Holy Trinity from the new building at Penrhos Farm is found to be negligible.
- 9.8 There is no impact on the significance of Holy Trinity church from the new building. The church remains a listed building of national

importance and its key characteristics can be understood, appreciated and experienced unhindered.

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Llandrinio Parish Tithe Apportionment, 1841

## **APPENDIX A Photographs**



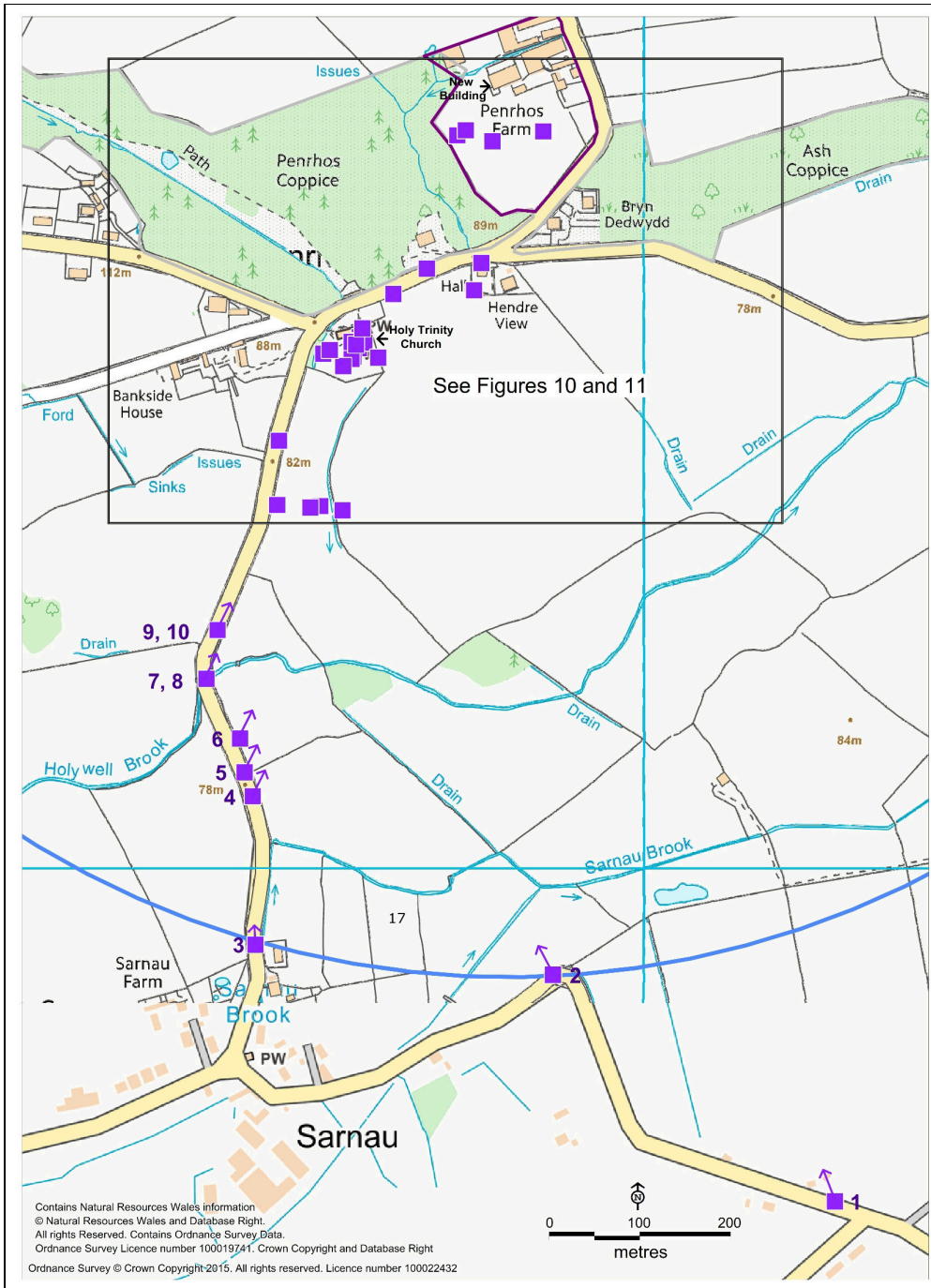


Figure 9: Location of photographs along Sarnau to Penrhos road

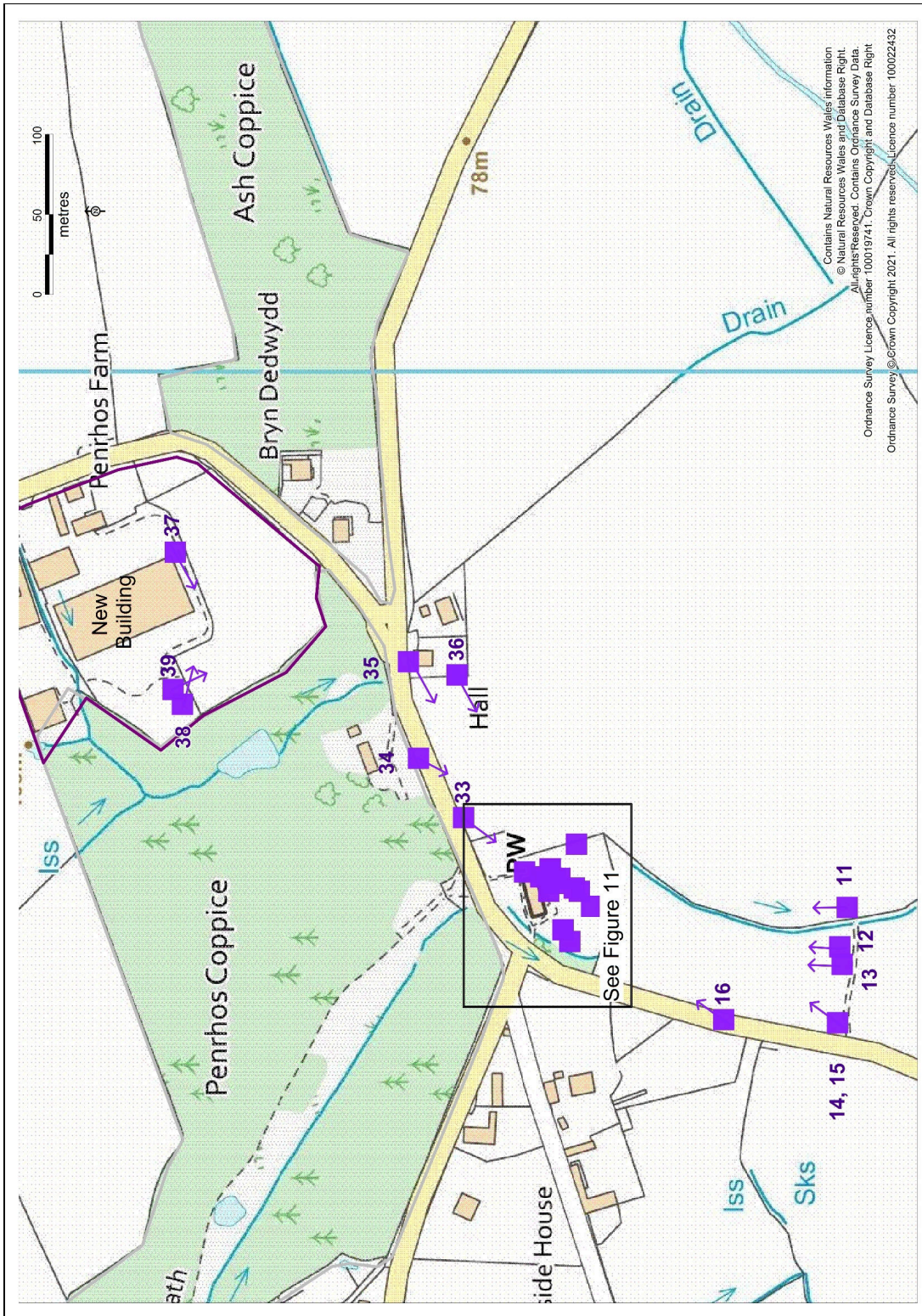


Figure 10: Location of photographs outside the churchyard

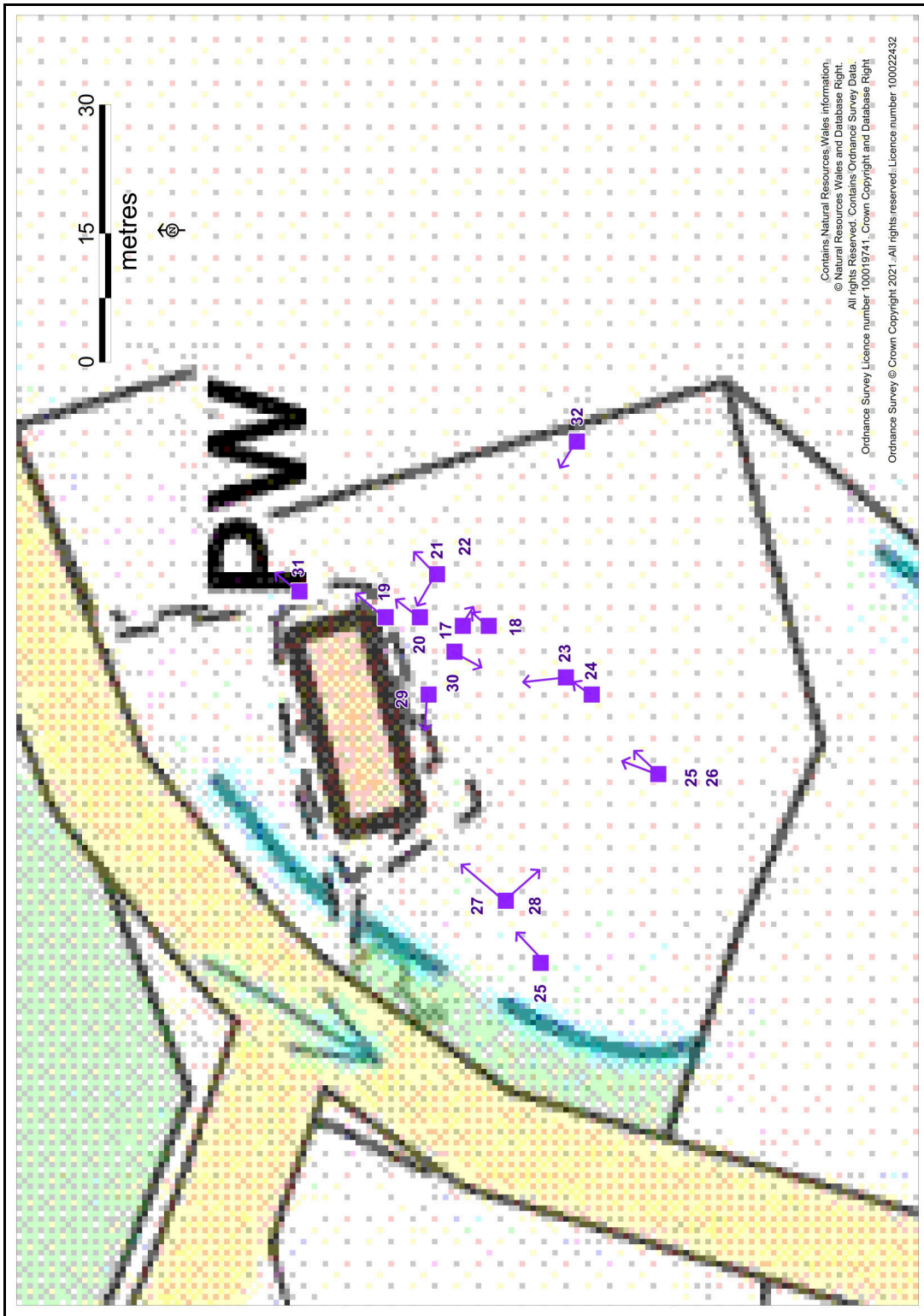


Figure 11: Location of photographs within the churchyard



*Plate 1: A view from the roadside at Cae Lleu (SJ24210 15635), April 2019. The upper part of the new steel frame building (black arrow) is just visible below the horizon near the centre of the image. Penrhos church is partially visible to the right of the house in the foreground (blue arrow). Looking north-northwest.*



*Plate 2: A view from the roadside east of Sarnau village (SJ23899 15884), April 2019. This is taken from lower ground than the previous images and shows how hedgerow trees block views across the valley. The red-brick former Vicarage is visible left of centre (orange arrow) but neither Penrhos church nor the development at Penrhos farm are visible. Looking north-northwest*



*Plate 3: A view from the roadside (SJ23571 15917) north of Sarnau village, approaching Penrhos church, April 2019. Here the church (blue arrow) and new steel frame building (black arrow) are partially visible but not recognisable. Looking north.*



*Plate 4: A view from the roadside (SJ23568 16081) north of Sarnau village, April 2019. The grey roof of the new shed at Penrhos Farm is visible on the horizon at the centre of the image (black arrow). Penrhos church cannot be understood or enjoyed from this location. Only a small part of the lateral wall of the church is visible, just left of centre (blue arrow). The former vicarage is slightly more visible towards the right of the photograph (orange arrow) Looking north-northeast.*



*Plate 5: A view from the roadside (SJ23558 16111) north of Sarnau village, April 2019. The red-brick former vicarage is visible left of centre (orange arrow), but Penrhos church is hidden behind trees. The grey roof of the shed at Penrhos farm is visible on the horizon to the right of centre (black arrow). Looking north-northeast.*



*Plate 6: A view through a gateway at the roadside (SJ23554 16145) north of Sarnau village, April 2019. The red-brick former vicarage is visible left of centre (orange arrow), but Penrhos church is again hidden behind trees (blue arrow). The grey roof of the shed at Penrhos farm is barely visible on the horizon just to the right of centre (black arrow). Looking north-northeast.*



*Plate 7: A view of the roadside bench where Holywell Brook flows beneath the road (SJ23517 16211) north of Sarnau village, April 2019. The top of the new, grey shed roof at Penrhos Farm is seen left of centre (black arrow) but there is no view of Penrhos Church from here. Looking north-northeast.*



*Plate 8: A similar view to that of Plate 7 from the roadside north of Sarnau village, April 2021. This shows a partial view of the steel frame building at Penrhos Farm (black arrow) which is now painted dark green with the leylandii screening hedge beginning to mature. Looking north-northeast.*



*Plate 9: A view towards Penrhos church from the roadside (SJ23532 16267) north of Sarnau village, April 2019. From this position the grey roof of the shed at Penrhos Farm is partially visible above the hedgerow (black arrow). Views of the church are blocked by mature trees (blue arrow), including churchyard yews, and therefore the church is not visible and cannot be understood or appreciated from this position. Looking north-northeast.*



*Plate 10: A similar view to that shown in Plate 9, April 2021. This shows a partial view of the steel frame building at Penrhos Farm which is now painted dark green with the leylandii screening hedge beginning to mature (black arrow). The white trunks of newly planted screening trees are also visible in front of the shed. Looking north-northeast. The church is screened by evergreen trees (blue arrow).*





*Plate 11: A view taken in April 2019 from the public footpath (SJ23667 16397) to the south of the church, having passed through the first field next to the Sarnau road and entered the second field. The grey roof of the steel frame building at Penrhos Farm is visible on the horizon at the centre of the image (black arrow), but the hedgerow trees to the left now block views of the church (blue arrow). Looking north.*



*Plate 12: Another view from the public footpath (SJ23641 16402) to the south of the church, April 2019. The church is visible (blue arrow), but the grey roofline of the steel frame building (black arrow) is barely discernible through the hedgerow trees to the right of centre and clearly does not dominate the setting of the church. Looking north.*



*Plate 13: A view from April 2019 from the public footpath (SJ23632 16402) to the south of the church, showing an important aspect of the setting of the church (blue arrow). The red-brick former Vicarage is clearly visible (orange arrow), and both buildings are set within a secluded, wooded area, set apart from the open farmland landscape to the south of the church. The new steel frame building at Penrhos Farm has no impact on this view or this aspect of the setting of the church. Looking north.*



*Plate 14: A view of the churchyard taken from a public footpath just inside a field gate (SJ23587 16403) to the south of the church, April 2019. The top of the new steel frame building at Penrhos farm (black arrow) is partially visible and the churchyard wall is visible, but the church is almost completely hidden by trees (blue arrow) (see also Plate 26). Looking northeast.*



*Plate 15: A view in April 2021 of the churchyard similar to that shown in Plate 14. There is a partial view of the steel frame building at Penrhos Farm (black arrow) which is now painted dark green with the leylandii screening hedge beginning to mature. The white trunks of newly planted screening trees are visible in front of the shed. Looking northeast. The church is screened by evergreen trees (blue arrow).*



*Plate 16: A view of the churchyard taken from the roadside (SJ23597 16474) to the south of the church, April 2019. Proceeding northwards along the road, the gap in the trees through which the steel frame building at Penrhos Farm can be seen has closed and the building is no longer visible. The church is still hidden by mature yews and conifers and the churchyard not fully visible. Looking northeast.*



*Plate 17: A view from within Penrhos churchyard (SJ23685 16579), April 2019, shows the open farmland landscape which characterises the wider area in that direction. The former manor house of Penrhos stood where trees can be seen in the centre of the image. The church building does not share this setting, however, due to its sheltered, secluded location. Looking southeast.*



*Plate 18: A view from within Penrhos churchyard (SJ23685 16576) towards Penrhos Farm, April 2019. The new steel frame building there is not visible as it is blocked by trees on the intervening slope. The former red-brick school is right of centre and a modern house to the right of that. Looking northeast.*



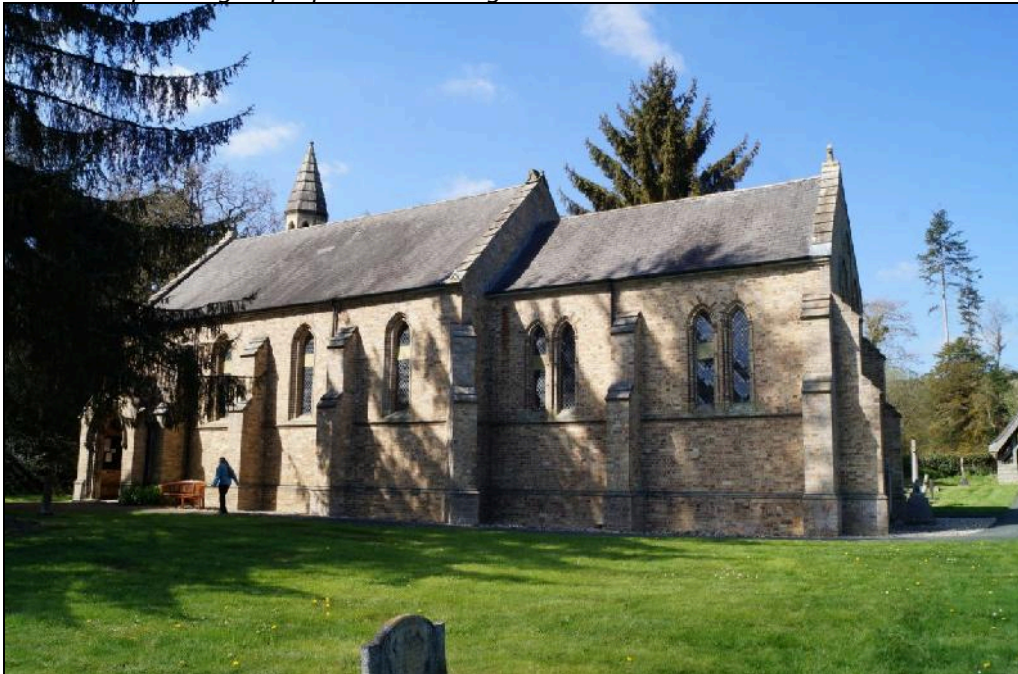
*Plate 19: A view from the front of Penrhos church itself (SJ23686 16588) towards Penrhos Farm, April 2019. The new steel frame building there is not visible as it is blocked by trees on the intervening slope. Looking northeast.*



*Plate 20: A view towards Penrhos Farm from the front of Penrhos church itself (SJ23686 16584), taken in April 2019 from a few metres south of the view shown in Plate 36. A corner of the roof of the new steel frame building (black arrow) is just visible beyond the trees on the intervening slope. Looking northeast.*



*Plate 21: A view towards Penrhos Farm from the front of Penrhos church itself (SJ23691 16582), taken in April 2019 from a few metres southeast of the view shown in Plate 36. The side of the new steel frame building is visible in this direction (black arrow), through a gap in the trees. The screening hedge on the bund in front of the shed will screen this view with time. New tree planting later added to the slope below the bund has further screened this view (see Plate 26) and more planting is proposed. Looking northeast.*



*Plate 22: A view towards Penrhos church from the same position as Plate 38 (SJ23691 16582), April 2019. This is an excellent view of the church, one in which it can be well understood and appreciated. The new steel frame building at Penrhos Farm has no impact on this key view. Looking northwest.*



*Plate 23: A view towards Penrhos church from the same position as Plate 38 (SJ23679 16567), April 2019. This is a good view of the church, but not one in which it can be well understood and appreciated as the large conifer in the foreground blocks much of the view. The steel frame building at Penrhos Farm does not have a significant impact on this view but is in the periphery of the viewers' eyeline not shown by the camera. Looking north.*



*Plate 24: A view taken in April 2019 from SJ23677 16564, shows the steel frame building at Penrhos Farm is partially visible in the peripheral view. This view was expected to change as the screening hedge grew in front of the steel frame building (black arrow), reducing any impact with time. Additional trees have been added since this photograph was taken, increasing the screening effect (see Plate 26), and more are proposed. Looking northeast.*



*Plate 25: A view taken from within the churchyard (SJ23668 16556), April 2019, shows the new steel frame building at Penrhos Farm (black arrow) is partially visible in the peripheral view, but not dominant and not causing a significant impact on views of the church or its setting. Looking north-northeast.*

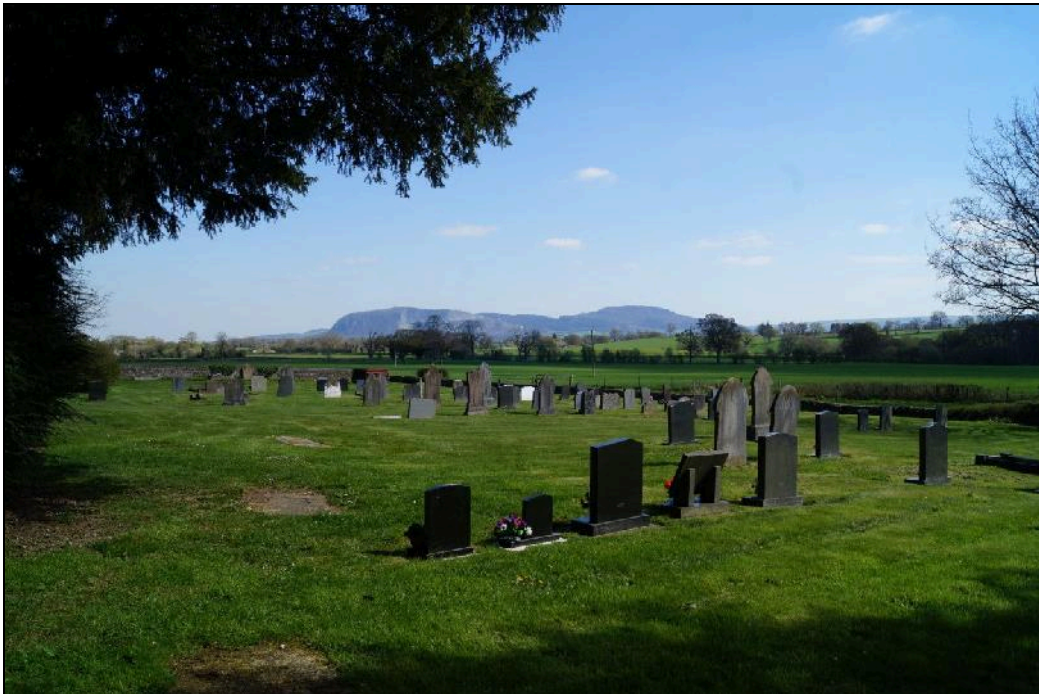


*Plate 26: A similar view to that shown in Plate 25, April 2021, showing how the leylandii hedge is maturing in front of the steel frame building at Penrhos Farm and new deciduous trees planted in the boundary to the south and within the leylandii hedge itself are helping to break up the view of the building, as predicted in 2019. Further tree planting is proposed in the same area. Looking northeast.*





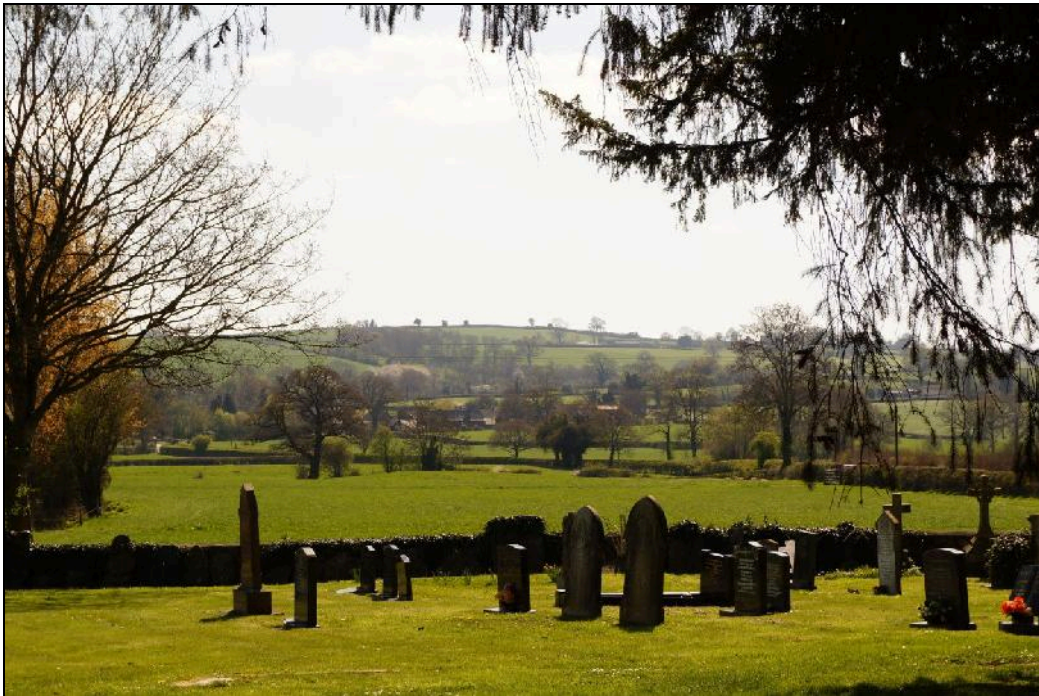
*Plate 27: Probably the best view of the church from within the churchyard (SJ23653 16574), April 2019, shows that the church and churchyard trees block any view towards Penrhos Farm and the new steel frame building. This is a key view of the church from where it can be appreciated and understood. Looking northeast.*



*Plate 28: A view from within the churchyard (SJ23653 16574), April 2019, looking across the churchyard to the open farmland beyond. The sense of seclusion within the northern half of the churchyard is created by the surrounding trees and slopes to the north, and defines the modern setting of the listed building. Looking southeast.*



*Plate 29: A view from the front of the church (SJ23677 16583), April 2019, reinforces the sense of wooded seclusion of the church building. Looking west.*



*Plate 30: A view from in front of the church across the churchyard (SJ23682 16580) to the modern village of Sarnau, April 2019. Looking south-southwest.*



*Plate 31: A view of the northeast corner of the churchyard (SJ23689 16598), including the memorial lychgate, April 2019. The new shed at Penrhos Farm is not visible from this location as intervening trees block any view. Looking northeast.*



*Plate 32: A view of the church from the southeast corner of the churchyard (SJ23705 16565), April 2019. The Penrhos Farm steel frame building has no impact on this view or the ability of the view to understand and appreciate the church in its setting. The most significant change to this view in recent times has been the felling of the coniferous plantation behind the church. Looking northwest.*



*Plate 33: Some of the best views of Penrhos Church in its wooded, churchyard setting are gained from the road to the northeast (SJ23723 16636). The shed at Penrhos Farm has no impact on this view as it is in the opposite direction. April 2019. Looking southwest.*



*Plate 34: Another view of Penrhos Church in its wooded, churchyard setting seen from the road to the northeast (SJ23760 16664), April 2019. The shed at Penrhos Farm has no impact on this view as it is in the opposite direction. Looking southwest.*



*Plate 35: A view of Penrhos church from the front of the former village school (SJ23821 16668), April 2019. The shed at Penrhos Farm has no impact on this view as it is in the opposite direction. Looking west-southwest.*



*Plate 36: A view of Penrhos church from the rear of the former village school (SJ23812 16640), April 2019. The shed at Penrhos Farm has no impact on this view as it is in the opposite direction. Looking west-southwest.*



*Plate 37: A view of the leylandii hedge on the bund around the southern end of the new steel frame building at Penrhos Farm, April 2021, showing the deciduous trees planted since 2019 to increase the screening effect of the hedge. Looking west-southwest.*



*Plate 38: A view of the bund around the southern end of the new steel frame building at Penrhos Farm, April 2021, showing the screening trees growing along the top of the bank with additional deciduous trees planted alongside the Leylandii hedge. Further trees will be planted in front of the bund in future. Looking east-northeast.*



*Plate 39: A view of the deciduous trees planted to the south of the bund designed to help screen views from the area of Holy Trinity parish churchyard, April 2021. Further mitigations proposed include raising the ground level of the field and planting trees across the whole area shown here, to strengthen the screening effect. Looking south-southeast.*

## **APPENDIX B**

### **SETTING ASSESSMENT NOTES STAGES 2 & 3**

### **CHURCH OF THE HOLY TRINITY, PENRHOS**

**Listed Building Number 15427**



<b>Church of the Holy Trinity, Penrhos</b>	
<b>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</b>	
<b>• Thinking about when the historic asset was first built and developed:</b>	
<b>Origins of the historic asset</b>	<p>The listed Holy Trinity church occupies a churchyard where an earlier chapel-of-ease once stood.</p> <p>The original chapel-of-ease at Penrhos was founded in 1625 and consecrated in 1627. It served the outlying, western portion of Llandrinio parish. Its position on the western boundary of the parish and close to the meeting point with three other parishes (Meifod, Guilsfield and Llansantffraid Deuddwr) meant that it was also used by the parishioners of these three adjoining parishes.</p> <p>The chapel-of-ease was founded by Hugh Derwas of nearby Penrhos Hall and Owen Edwards of Collfryn, Llansantffraid. The choice of site was partially determined by the proximity of the spot to Penrhos Hall, which made it attractive to the occupants of the hall. It was also built on a portion of common or waste land, suggesting that building on non-productive farmland was another consideration in the choice of site.</p> <p>In summary, there were three factors determining the original siting of the chapel-of-ease;</p> <ol style="list-style-type: none"> <li>1. Location in an area remote from the parish church.</li> <li>2. Proximity to Penrhos Hall</li> <li>3. Availability of non-productive land</li> </ol> <p>The original chapel-of-ease fallen into a poor condition by the 19<sup>th</sup> century. It had been described as "ruinous" in 1791 and by 1829 it had been observed that the building was too small to meet the needs of the local</p>

	<p>community. By this time it was also felt that the chapel could serve as a parish church in its own right. An application to create a consolidated chapelry was made to the Ecclesiastical Commission in 1841. In 1844 Penrhos was constituted as a new parish. Within a year the old chapel-of-ease had been demolished and the present church building erected to serve the new parish. William Ormsby Gore of Brogyntyn, owner of Penrhos Hall, was instrumental in this development and paid over half of the cost of building the new church. The new church was designed by the eminent London architect Sidney Smirke and is of stone construction with yellow brick detail and a slate roof.</p>
<p><b>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</b></p>	<p>Physically, the present Holy Trinity church was built to replace the earlier chapel-of-ease and was erected alongside the site of the earlier building and within the churchyard which had been defined around it.</p> <p>Functionally, the present church was built with the intention of serving as the focal point to a new consolidated chapel or parish of Penrhos. It was also intended to provide a more suitable building for the local congregation, as the earlier chapel-of-ease was too small and in a poor condition. An application to create a consolidated chapelry was made to the Ecclesiastical Commission in 1841 and in 1844 Penrhos was constituted as a new parish. Within a year the present church building was erected to serve the new parish.</p> <p>Visual relationships with the surrounding landscape at the time the church was constructed in 1845 can be determined by analysing 19<sup>th</sup> century maps. The 1829 Ordnance Survey Original Surveyors Drawings, the 1836 Ordnance Survey First Series 1:63360 map and the 1841 Llandrinio parish tithe map all show that the key characteristics of the landscape were that the</p>

	<p>church had a wooded slope rising to the north. To the southeast was a more open, farmland environment, with an important view probably in the direction of the now lost manor house of Penrhos Hall, a residence of the most important patrons of this church.</p> <p>The parish tithe map clearly shows a narrow parcel of rough land separating the church and churchyard from the Sarnau road to the west. Beyond this the vicarage had been built by the later 19<sup>th</sup> century and new trees and hedges established, closing off the western view. The tithe schedule also indicates that a field to the east of the churchyard (parcel 135) was used for woodland. This suggests that when the present church was built, trees blocked the views to the north, west and east.</p> <p>The 1884 1:2500 Ordnance Survey map confirms this and clearly shows trees surrounding the church and churchyard on all sides apart from a relatively narrow gap facing Penrhos Hall to the southeast. The overriding impression therefore is that the present church, when built in 1845, was built in a relatively secluded and sheltered position with no important views to or from the site apart from that towards Penrhos Hall to the southeast.</p>
<p><b>What topographic or earlier features influenced its location?</b></p>	<p>The original chapel-of-ease was built on a parcel of common or waste land in 1625. The churchyard established for that chapel was reused when the present church was built in 1845.</p>
<p><b>What was its relationship to the surrounding landscape/ streetscape?</b></p>	<p>Examination of historic maps shows that the original chapel-of-ease, in the last decades of its existence, was a rather secluded building, on the margins of several parishes. The 1829 Ordnance Survey map and the 1841 Llandrinio and Meifod parish tithe maps all show that there was a wooded parcel to the east of the chapel and the slopes to the north were also heavily wooded.</p>

	<p>The same setting is evident on the later historic maps which show the present church in its earlier years. Trees still stood to the south, east and north, as well as along a strip of ground along the roadside to the west and southwest. Beyond these wooded parcels the fieldscape was dotted with parkland trees (associated with the now lost Penrhos Hall) and hedgerow trees. There would have been few, if any, long- or medium-range views of the church from any direction. Given its proximity to the mansion of Penrhos Hall, it is probable that the church and hall would have been intervisible to some degree.</p>
<p><b>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</b></p>	<p>Based on the previous comments, it is determined that there is no evidence that the chapel of ease was built to take advantage of particular views other than, possibly, that towards Penrhos Hall, to the southeast.</p>
<p><b>Has its function or use changed?</b></p>	<p>No. The present building was originally built as a parish church in 1845, Holy Trinity remains in use today.</p>
<p><b>What changes have happened to the surrounding landscape/ streetscape?</b></p>	<p>Penrhos Hall, the manor house intimately linked with the foundation and development of the original chapel-of-ease and the present church was demolished in 1904 and little trace of its presence now remains.</p> <p>There is now less woodland in the surrounding environment, as the wooded parcel to the eastern side of the church has been removed and there are no parkland trees on the land to the south and southeast as there were even in the later 19<sup>th</sup> century. The vicarage was added just to the west in 1850. By the start of the 20<sup>th</sup> century a village school had been added to the east. A small number of modern houses have been built near the school also. In the wider</p>

	<p>landscape there has been a loss of many traditional cottages but more modern buildings have appeared, including many houses in the village of Sarnau and also around the former Penrhos vicarage. In recent times larger farm sheds have appeared in the landscape at several local farm holdings.</p>
<p><b>Have changes happened because of changes to the historic asset or to its historical setting?</b></p>	<p>The changes to the church itself have not caused further changes to the surrounding landscape, although there have been changes to the size and form of the churchyard within which the church stands since the mid-19<sup>th</sup> century.</p> <p>The wider landscape has seen changes in land management regimes which make it more open to the southeast (the removal of Penrhos Hall and surrounding field boundaries have added to this factor). Settlement patterns have also changed, with houses built around the former Vicarage and also close to the former school since the mid-20<sup>th</sup> century. Local farms have tended to expand and include much larger sheds.</p>
<p><b>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</b></p>	<p>The church and churchyard have largely been respected as landscape features. To some extent the church has become a focal point and its presence has meant that a vicarage and a school have been built close by, although there has not been a significant nucleation of settlement around the church itself. Two modern houses stand along the roadside to the east-northeast of the church, in the vicinity of the former school, which was also added after the time the present church was built and a cluster of modern houses continues to expand around the former vicarage.</p>
<p><b>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</b></p>	<p>The present building is an attractive structure, but it has not been mimicked in any way in local architecture. The existence of the nearby vicarage and its gardens and the former village school (now a community centre) are related to the focus provided by the church.</p>

<p><b>Have historic and designed views to and from the historic asset</b></p> <p><b>Were these relationships designed or accidental?</b></p> <p><b>How did these relationships change over time?</b></p>	<p>There are no known designed views of the church. It may have been intended that the building could be seen from Penrhos Hall, but the loss of the hall makes it impossible to reconstruct his view.</p> <p>The reduction in tree cover means that there are now clearer views of the church from the east and southeast. This includes the view of the church from the direction of the old school. A wooded parcel existed between the two locations until the late 19<sup>th</sup> century. Sufficient tree cover remains to limit views from other directions.</p>
<p><b>How do these relationships appear in the current landscape; are they visual or buried features?</b></p>	<p>The relationship between the church and its surrounding landscape is primarily spiritual and therefore intangible.</p> <p>Visual relationships between the church and the surrounding landscape are limited and dependent on the extent of tree cover. There is no view from the church to the former vicarage for example, due to intervening trees and hedgerows.</p>
<p><b>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</b></p>	<p>The role of Penrhos Hall and its 17<sup>th</sup> century owner is an important element in the foundation and site selection of the original chapel of ease. Without an appreciation of the need for 17<sup>th</sup> century inhabitants of the district to have east of access to a place of worship, the setting of the present church cannot be appreciated.</p> <p>The marginality of the church to its original parish is also a point which needs to be appreciated. It was in many respects a hidden place. For example, according to tradition was known as a place where clandestine marriages could be held in the 18<sup>th</sup> century, a practice ended by the 1754 Marriage Act. The seclusion of this site has been a recurrent aspect of its history which survives in great part today.</p> <p>The origins of the present church are linked to the work of the Ecclesiastical Commission in the 1840s, when there was a drive to</p>

	<p>improve facilities for parishioners. This gave the opportunity for the local community to establish a new church and parish. William Ormsby Gore of Brogyntyn, owner of Penrhos Hall, was instrumental in this development and paid over half of the cost of building the new church. The new church was designed by the eminent London architect Sidney Smirke.</p>
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<p><b>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</b></p>	
<p><b>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</b></p>	<p>There are no known designed or developed views to or from the present church building, nor the chapel of ease which preceded it.</p> <p>It is possible that intervisibility with the now lost Penrhos Hall was a factor in the selection of this location for the original chapel of ease.</p>
<p><b>• views to, from and across the historic asset which are linked with a time in its history - for example, a historic artistic depiction of the site</b></p>	<p>There are no known historical views or depictions of the church or the chapel of ease which preceded it.</p>
<p><b>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</b></p>	<p>It is notable that the modern photographs which are readily available online of the church, including those in the Historic Environment Record, are taken from a limited range of directions. Of the 10 photographs found online, all are taken from points to the east of the church and look northwest, west and southwest. This reflects the fact that the modern landscape is more open to the east. Views from the west and south looking east towards the church do not give clear views due to tree cover and hedgerows. The best views of the church are gained from the within the churchyard or the road to the north and northeast.</p>



<b>Stage 3: Evaluate the potential impact of change or development.</b>			
<b>POSSIBLE IMPACT</b>	<b>COMMENT</b>	<b>IMPACT ON SETTING</b>	<b>IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET</b>
<p><b>The visual impact of the proposed change or development relative to the scale of the historic asset and its setting</b></p>	<p>The development includes a modern shed of which is larger than the church.</p> <p>In terms of indirect impact, including visual impact, the shed is within the wider landscape setting of the church and is partially visible in views from a limited number of locations within the churchyard to the south of the church and from other locations in the surrounding landscape.</p> <p>This is largely the result of the relatively recent felling of the coniferous plantation on the slopes between the church and Penrhos Farm, which have opened up a partial view of the new shed there.</p> <p>However, the shed does not affect key views of the church. There are no locations</p>	<p>Very Low negative</p>	<p>None. The church remains nationally important.</p> <p>Its significance is derived from its evidential value, aesthetic value historical value and communal value.</p>

	<p>from where a full view of the church can be gained along with a view of the shed. It is still possible to visit the church, appreciate and understand its form and history and remain unaware of the existence of the shed. The shed is largely screened by trees and the topography when viewed from the eastern side of the churchyard and cannot be seen from the western side of the churchyard.</p> <p>A bund and screening hedge have been created along the southern side of the shed as mitigation to reduce the visual impact caused by the shed on views from the landscape to the south. The visual impact is already being reduced as the screening hedge has matured. Since 2019 deciduous trees have been added to strengthen the leylandii hedge along the bund and also in the field to the south of the bund, and more landscaping and tree-planting is proposed, which will increase the effectiveness of this mitigation.</p>		
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<p><b>The visual impact of the proposed change or development relative to the location of the historic asset</b></p>	<p>The development is within the wider landscape setting of the church and some partial views are possible from the churchyard.</p> <p>The position of the new shed at Penrhos Farm does not impact on any key views of the church, however, and is only partially visible in limited views from within the eastern and southern sides of the churchyard, when looking away from the church or from positions where the church is not fully visible.</p> <p>There are no views of the church and shed together from any location within the surrounding landscape.</p>	<p>Very Low negative</p>	<p>None. The church remains nationally important.</p> <p>Its significance is derived from its evidential value, aesthetic value historical value and communal value.</p>
<p><b>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or</b></p>	<p>The development does not dominate the church. Despite its elevated position it is largely screened from view by trees and a screening hedge set on a bund and additional newly-planted deciduous trees along the bund and the slope to the south of the new shed. These are increasingly screening the building and the level of screening will increase continually.</p>	<p>None</p>	<p>None. The church remains nationally important.</p> <p>Its significance is derived from its evidential value, aesthetic value historical value and communal value.</p>

<p><b>buried remains</b></p>	<p>It is still possible to visit the church and churchyard and understand and appreciate the building, unaware of the existence of the shed.</p> <p>As the spiritual role of the church through its history has been an intangible link to its parish or area of influence, this cannot be understood from within the churchyard.</p> <p>As Penrhos Hall and its surround parkland have now disappeared, it is also now no longer possible to understand the important relationship between the church and the estate from the physical evidence seen in the landscape. The development has no bearing on that relationship.</p>		
<p><b>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</b></p>	<p>This is a very rural environment characterised by scattered cottages and farmsteads.</p> <p>There are some modern houses dotted across the area, most notably at Sarnau, where new buildings have significantly increased the size of the hamlet, but also</p>	<p>Neutral</p>	<p>None. The church remains nationally important.</p> <p>Its significance is derived from this evidential value, aesthetic value historical value and communal value.</p>

	<p>around the former Penrhos vicarage and village school, where clusters of houses have appeared since the mid-20<sup>th</sup> century.</p> <p>There are large sheds on a number of local farms. One of these is visible on the hill directly above the church when viewed from high ground to the south and another large farm complex can be seen to the south-southeast from the churchyard. Some modernisation of the landscape has already taken place.</p> <p>The new shed at Penrhos Farm replaced two 20<sup>th</sup> century agricultural buildings which previously stood here.</p> <p>The development is a relatively large building, but not out of character with the modern landscape as has been demonstrated by Viento in their report "<i>Typical Built Development in Powys: Visual Matters</i>". local area, but in terms of its impact of the setting of the church, it is currently only partially visible as it is screened</p>		
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	by trees and a screening hedge on a bund.		
<b>The lifespan of the proposed change or development and whether or not the impact might be reversible</b>	The development is likely to be in use for at least a generation but as a steel-framed build can be removed and the land vacated.	Neutral	None. The church remains nationally important.
<b>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</b>	<p>There are a significant number of hedgerow trees in the area which are deciduous and screen many views in the vicinity of the church.</p> <p>A coniferous plantation has recently been felled on the slopes to the north of the church, but sufficient trees, including conifers, yews and deciduous trees remain close to the church to maintain a hidden and secluded atmosphere.</p> <p>It should be noted that the large yew trees to the west and southwest of the church are thought to be over 300 years in age (Hills, T., 2018).</p>	Neutral	None. The church remains nationally important.
<b>The impact of artificial lighting – for example, on night-time views</b>	There is limited external lighting on the building, and roof lights.	Neutral	None. The church remains nationally important.

<p><b>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</b></p>	<p>The shed at Penrhos Farm has replaced two older, smaller agricultural buildings.</p> <p>The complex of mostly 20<sup>th</sup> century buildings at Penrhos Farm is fairly typical of the main farmsteads in the district, which all tend to now have large agricultural buildings at their core.</p> <p>No key, historic elements in the landscape, such as hedgerows or woodland, were removed to make way for the new shed at Penrhos Farm.</p>	<p>Very Low negative</p>	<p>None. The church remains nationally important.</p>
<p><b>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</b></p>	<p>The development at Penrhos Farm has not impacted on the sense of remoteness, seclusion or spirituality at Penrhos Farm. Other modern buildings are already more visible from the churchyard and visitors focused on the listed church are unlikely to notice the partially visible shed at Penrhos Farm. When the screening hedge and deciduous trees planted in mitigation on the slope to the south of the steel-framed building have matured the visual impact will be lessened significantly.</p>	<p>Very Low negative</p>	<p>None. The church remains nationally important.</p>

<p><b>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</b></p>	<p>There would be no noises or smells originating from the development which would impact on the listed church or its setting. The large new shed at Penrhos Farm will effectively act as a baffle to sounds emanating from the development site.</p>	<p>Neutral</p>	<p>None. The church remains nationally important.</p>
<p><b>The cumulative effect of the proposed change or development – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</b></p>	<p>The development at Penrhos Farm is not visible from Holy Trinity church itself and therefore has no cumulative impact on the listed building.</p> <p>It is partially visible from limited areas within the modern setting of the historic asset, along with other large farm buildings in the surrounding landscape. These are spread across a wide area however and cannot be said to create a significant cumulative change to the landscape and do not impact on the ability to understand, appreciate or experience the listed church building.</p>	<p>Very Low Negative</p>	<p>None. The church remains nationally important.</p>



## **APPENDIX C**

# **DESIGNATED HISTORIC ASSETS WITHIN 5KM OF THE DEVELOPMENT**

*Table 1: Scheduled Monuments within a 5km radius of the development site  
Table 2: Listed Buildings in Wales within a 5km radius of the development site  
Table 3: Listed Buildings in England within a 5km radius of the development site*

*Table 1: Scheduled Monuments within a 5km radius of the development site*

<b>SM Number</b>	<b>Name</b>	<b>Site Type</b>	<b>Comment</b>
MG006	Gaer Fawr	Hillfort	<p>Theoretically there would be partial, direct intervisibility with the development. However, Gaer Fawr is located on a hill which is cloaked in mature, deciduous woodland and the tree cover renders the monument invisible from all directions. The trees would block any views from the monument to the development, 3.75km to the north-northeast. The development is also at a much lower altitude and would not be a skyline feature from the elevated position of the hillfort.</p> <p>No further assessment required.</p>
MG033	Offa's Dyke: Section extending 3000m SE to Bele Brook, Llandrinio	Linear earthwork	<p>Theoretically there would be partial, direct intervisibility with the development. This section of Offa's Dyke, to the south of Four Crosses, lies 3.5km to the east of the development. Numerous mature deciduous trees in the fieldscape to the west of the Dyke, and woodland on the high ground to the east of the development site, mean that there is no intervisibility between the sites in reality.</p> <p>No further assessment required.</p>
MG158	Bryn Mawr Camp	Hillfort	<p>Theoretically there would be partial, direct intervisibility with the development. The Camp lies on a wooded hill, 2.5km to the northeast. The presence of mature deciduous trees across the whole site mean that the monument is not identifiable in views from adjacent areas and any views towards the development would be screened. The wooded hill at Bryn Mawr is visible from the road junction to the north of the development site, at</p>

			(SJ2389017020), but from this location it is evident that the development is set in a hollow and the topography as well as mature deciduous hedgerow trees to the northeast of it would ensure the development was not visible.  No further assessment required.
MG078	Plas yn Dinas	Enclosure	There would no direct intervisibility between this monument and the development. No further assessment required.
MG103	Hen Domen	Motte	There would no direct intervisibility between this monument and the development. No further assessment required.
MG116	Soldier's Mount	Hillfort	There would no direct intervisibility between this monument and the development. No further assessment required.
MG142	Rhysnant Hall Castle Mound	Ringwork	There would no direct intervisibility between this monument and the development. No further assessment required.
MG178	Camp 350m NW of Varchoel Hall (revealed by aerial photography)	Enclosure	There would no direct intervisibility between this monument and the development. No further assessment required.
MG200	Collfryn Enclosure & Field System	Enclosure	There would no direct intervisibility between this monument and the development. No further assessment required.
MG216	Roman Supply Depot, Llansantffraid ym Mechain	Enclosure	There would no direct intervisibility between this monument and the development. No further assessment required.

*Table 2: Listed Buildings in Wales within a 5km radius of the development site*

<b>LB Number</b>	<b>Name</b>	<b>Grade</b>	<b>Comment</b>
15427	Church of the Holy Trinity	II	<p>Theoretically there would be partial, direct intervisibility with the development. However, woodland on a rising slope blocks views towards the development.</p> <p>The church stands in a churchyard setting and there are partial views of the development site from parts of the churchyard and its environs.</p> <p>Further assessment is required.</p>
15428	Old Rectory	II	<p>Theoretically there would be partial, direct intervisibility with the development. However, mature woodland on a rising slope blocks views towards the development.</p> <p>From the Sarnau road to the south there are some long-range views in which the both the Old Rectory and the development site are partially visible, but in these views the Old Rectory cannot be understood or appreciated. The two structures are sufficiently separate that they are only in the periphery of their respective views.</p> <p>Modern houses to the north and northwest of the Old Rectory have changed its setting in recent times.</p> <p>No further assessment required.</p>
15429	Barn in Range to W of Tref Nannau Bank	II	<p>Mature trees in a small woodland to the east-northeast of the listed building would block views towards the development site. The building is not visible from the direction of the Sarnau Road due to the screening effect of the trees.</p> <p>No further assessment required.</p>
15433	Llwyn Farmhouse	II	<p>Theoretically there would be partial, direct intervisibility with the development. However, mature woodland on a rising slope blocks views towards the development.</p> <p>The two locations are not visible together in any key views of the listed building.</p> <p>No further assessment required.</p>
15434	Granary at Llwyn Farm	II	<p>Theoretically there would be partial, direct</p>

			<p>intervisibility with the development. However, mature woodland on a rising slope blocks views towards the development.</p> <p>The two locations are not visible together in any key views of the listed building.</p> <p>No further assessment required.</p>
15430	Maerdy Farmhouse	II	<p>Theoretically there would be partial, direct intervisibility with the development. However, mature woodland on a rising slope over 1km to the west blocks views towards the development.</p> <p>The two locations are not visible together in any key views of the listed building.</p> <p>No further assessment required.</p>
7616	Trederwen House	II*	<p>Theoretically there would be partial, direct intervisibility with the development. However, mature woodland on a rising slope over 2km to the northwest as well as intervening mature hedgerow trees would block views towards the development.</p> <p>The two locations are not visible together in any key views of the listed building.</p> <p>No further assessment required.</p>
15410	Dovecote to NW of Trederwyn House	II	<p>Theoretically there would be partial, direct intervisibility with the development. However, mature woodland on a rising slope over 2km to the northwest as well as intervening mature hedgerow trees would block views towards the development.</p> <p>The two locations are not visible together in any key views of the listed building.</p> <p>No further assessment required.</p>
15972	Street Farmhouse	II	<p>Theoretically there would be partial, direct intervisibility with the development. However, mature hedgerows and trees on rising slopes would block views towards the development.</p> <p>The two locations are not visible together in any key views of the listed building.</p> <p>No further assessment required.</p>
15973	Bryn Mawr Farmhouse	II	<p>Theoretically there would be partial, direct intervisibility with the development, 3.5km to the northeast. However, mature</p>

*Impact on Setting and Significance Relating  
To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

			<p>trees on undulating ground break up views to the northeast, and a shed adjacent to the listed building also reduces views in that direction.</p> <p>The two locations are not visible together in any key views of the listed building.</p> <p>No further assessment required.</p>
15974	Upper Fawnog	II	<p>Theoretically there would be partial, direct intervisibility with the development. However, adjacent buildings to the northeast as well as trees and would block views towards the development.</p> <p>The two locations are not visible together in any key views of the listed building.</p> <p>No further assessment required.</p>
7611	Llyswen	II*	There would no direct intervisibility between this monument and the development.
7618	Gwern-Owddy	II	There would no direct intervisibility between this monument and the development.
7636	Lower Trewylan (Trewylan Isaf)	II	There would no direct intervisibility between this monument and the development.
7637	Bronheulog	II	There would no direct intervisibility between this monument and the development.
7638	Church of St Ffraid	II*	There would no direct intervisibility between this monument and the development.
7639	Bronhyddon	II	There would no direct intervisibility between this monument and the development.
7640	Lion Hotel	II	There would no direct intervisibility between this monument and the development.
7641	Bodwen	II	There would no direct intervisibility between this monument and the development.
7642	Bridge House, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
7643	Cefnlllyfnog Farmhouse	II*	There would no direct intervisibility between this monument and the development.
7644	Wyddigoed	II	There would no direct intervisibility between this monument and the development.
7645	Ty-newydd	II	There would no direct intervisibility between this monument and the development.

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8507	Parson's Bridge (No.99) over Montgomeryshire Canal	II	There would no direct intervisibility between this monument and the development.
8508	Church of St. Tysilio	II	There would no direct intervisibility between this monument and the development.
8509	Circular Churchyard & Pillar Sundial at Church of St.Tysilio	II	There would no direct intervisibility between this monument and the development.
8510	The Old School adjoining Llandysilio Churchyard	II	There would no direct intervisibility between this monument and the development.
8511	Ty Coch	II	There would no direct intervisibility between this monument and the development.
8512	Cowhouse Range to S. of Rhandregynwen	II	There would no direct intervisibility between this monument and the development.
8513	Bryn Mawr	II	There would no direct intervisibility between this monument and the development.
8514	Barn to East of Bryn Mawr	II	There would no direct intervisibility between this monument and the development.
8515	Cowsheds, Granary & Milking Parlour (Old Stables) at Bryn Mawr	II	There would no direct intervisibility between this monument and the development.
8516	Clifton Bridge (No.100) & attached Parapets Flanking Road Approaches	II	There would no direct intervisibility between this monument and the development.
8517	Goolden's Warehouse at Clifton Bridge	II	There would no direct intervisibility between this monument and the development.
8518	No. 1 Domgay Hall Cottages & outbuildings to rear	II	There would no direct intervisibility between this monument and the development.
8519	No.2 Domgay Hall cottages & outbuildings to rear	II	There would no direct intervisibility between this monument and the development.
8524	Fir Tree	II	There would no direct intervisibility between this monument and the development.
8525	Greenfield House	II	There would no direct intervisibility between this monument and the development.
8526	Old Milk Factory (Ice Cremery) adjacent to Greenfield House	II	There would no direct intervisibility between this monument and the development.
8527	The Post Office	II	There would no direct intervisibility between this monument and the development.
8528	House attached to Post Office, including forecourt walls & railings	II	There would no direct intervisibility between this monument and the development.
8529	The Golden Lion	II	There would no direct intervisibility

*Impact on Setting and Significance Relating  
To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

			between this monument and the development.
8530	Street House	II	There would no direct intervisibility between this monument and the development.
8531	Former Domgay Chapel	II	There would no direct intervisibility between this monument and the development.
8532	Domgay House	II	There would no direct intervisibility between this monument and the development.
8533	War Memorial	II	There would no direct intervisibility between this monument and the development.
8536	Bridge (No.98) over Montgomeryshire Canal	II	There would no direct intervisibility between this monument and the development.
8537	Pentreheylin Bridge (No.97) over The Montgomeryshire Canal	II	There would no direct intervisibility between this monument and the development.
8538	Former Salt Warehouse at Newbridge	II	There would no direct intervisibility between this monument and the development.
8539	Rhysnant Farmhouse	II	There would no direct intervisibility between this monument and the development.
8540	Bridge (No.101) over Montgomeryshire Canal	II	There would no direct intervisibility between this monument and the development.
8541	Rhysnant Fach	II	There would no direct intervisibility between this monument and the development.
8542	Outbuilding Range to W of Rhysnant Fach	II	There would no direct intervisibility between this monument and the development.
8661	Tu-hwnt-i'r-gain	II	There would no direct intervisibility between this monument and the development.
8706	The Gro	II	There would no direct intervisibility between this monument and the development.
8707	Pen isa'r llan	II	There would no direct intervisibility between this monument and the development.
8716	Nos.1-12 (consec) Canal Cottages	II	There would no direct intervisibility between this monument and the development.
14179	Western Bridge over Tanat Feeder to N of Clawdd-Coch	II	There would no direct intervisibility between this monument and the development.
14180	Former Wharfinger's House including brick boundary wall to road	II	There would no direct intervisibility between this monument and the development.
14181	Toll Gauger's Hut to E of No 1 The Locks	II	There would no direct intervisibility between this monument and the



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To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

			development.
14182	Pigsty with Walled Pen to E of No 1 The Locks	II	There would no direct intervisibility between this monument and the development.
14183	Crane on North Quayside of Upper Lock immediately E of No.1 The Locks	II	There would no direct intervisibility between this monument and the development.
14184	Upper Lock Chamber	II	There would no direct intervisibility between this monument and the development.
14185	Lock Gates and Paddle Gear	II	There would no direct intervisibility between this monument and the development.
14186	By-Pass Pond and Spillway with Sluice-Gate to south of upper lock chamber	II	There would no direct intervisibility between this monument and the development.
14187	Bridge 95 over the Montgomeryshire Canal adjoining No 1 The Locks	II	There would no direct intervisibility between this monument and the development.
14188	Bridge over by-pass Culvert to NW of No 1 The Locks	II	There would no direct intervisibility between this monument and the development.
14189	Lock-Keeper's Cottage adjoining Lower Lock Chamber on Montgomeryshire Canal	II	There would no direct intervisibility between this monument and the development.
14190	Lower Lock Chamber	II	There would no direct intervisibility between this monument and the development.
14191	Lock Gates and Paddle Gear	II	There would no direct intervisibility between this monument and the development.
14192	By-Pass Culvert and Overflow	II	There would no direct intervisibility between this monument and the development.
14193	Lower Lock Chamber to W of No 1 The Locks	II	There would no direct intervisibility between this monument and the development.
14194	Pont Llanymynech (lies partly in Llansydilio Community area)	II*	There would no direct intervisibility between this monument and the development.
14195	Ty-Croes	II	There would no direct intervisibility between this monument and the development.
14196	Ashfield Stores	II	There would no direct intervisibility between this monument and the development.
14197	Giulio's Restaurant	II	There would no direct intervisibility between this monument and the development.
14198	Nos 1-7 (Consec) Ashfield Terrace	II	There would no direct intervisibility between this monument and the development.

*Impact on Setting and Significance Relating  
To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

14199	No 1 The Gardd including outbuilding to rear	II	There would no direct intervisibility between this monument and the development.
14200	No 2 The Gardd including outbuilding to rear	II	There would no direct intervisibility between this monument and the development.
14201	Cottage adjacent to the Presbyterian Chapel	II	There would no direct intervisibility between this monument and the development.
14202	Former Warehouse adjoining Trunk Road Bridge	II	There would no direct intervisibility between this monument and the development.
14203	Four-Arch Aqueduct over Vyrnwy Flood Plain (Northern Arches) New Bridge Vyrnwy	II	There would no direct intervisibility between this monument and the development.
14204	Three-Arch Aqueduct over Vyrnwy Flood Plain (Southern Arches) New Bridge Vyrnwy	II	There would no direct intervisibility between this monument and the development.
14205	Road Bridge over River Vyrnwy	II	There would no direct intervisibility between this monument and the development.
14206	Aqueduct carrying Montgomeryshire Canal over River Vyrnwy	II*	There would no direct intervisibility between this monument and the development.
14208	White Rock	II	There would no direct intervisibility between this monument and the development.
14209	White Rock NE Range of attached outbuildings	II	There would no direct intervisibility between this monument and the development.
14210	Ty-Gwyn	II	There would no direct intervisibility between this monument and the development.
14211	Farm Ranges to East of Ty-Gwyn Farmhouse	II	There would no direct intervisibility between this monument and the development.
14212	Farm Ranges to East of Ty-Gwyn Farmhouse	II	There would no direct intervisibility between this monument and the development.
14213	Cottage immediately to the east of Wern School	II	There would no direct intervisibility between this monument and the development.
14214	Road Bridge over Disused Railway cutting in centre of Wern	II	There would no direct intervisibility between this monument and the development.
14215	Carreghofa Aqueduct parallel to the Public Road 700m West of Llanymynech	II	There would no direct intervisibility between this monument and the development.
14216	Wern Bridge (Number 94)	II	There would no direct intervisibility between this monument and the development.
14217	Pentref	II	There would no direct intervisibility

*Impact on Setting and Significance Relating  
To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

			between this monument and the development.
14218	Bridge over Tanat Feeder to NE of Carreghofa Mill	II	There would no direct intervisibility between this monument and the development.
14219	Eastern Bridge over Tanat Feeder to N of Clawdd-Coch	II	There would no direct intervisibility between this monument and the development.
15408	Presbyterian Chapel	II	There would no direct intervisibility between this monument and the development.
15409	Manse	II	There would no direct intervisibility between this monument and the development.
15411	Milestone at roadside to SE of Montgomeryshire Canal	II	There would no direct intervisibility between this monument and the development.
15412	Upper Lock Chamber	II	There would no direct intervisibility between this monument and the development.
15413	Operating Gear	II	There would no direct intervisibility between this monument and the development.
15414	Burgedin Lock Bridge	II	There would no direct intervisibility between this monument and the development.
15415	Lengthsman's House at Burgedin Lock	II	There would no direct intervisibility between this monument and the development.
15416	Canal outbuildings to E of Lengthsman's House at Burgedin Locks	II	There would no direct intervisibility between this monument and the development.
15417	Outbuilding to E of Lengthsman's House at Burgedin Lock	II	There would no direct intervisibility between this monument and the development.
15418	Lower Lock Chamber	II	There would no direct intervisibility between this monument and the development.
15419	Operating Gear	II	There would no direct intervisibility between this monument and the development.
15420	Spillway	II	There would no direct intervisibility between this monument and the development.
15421	Upper House	II	There would no direct intervisibility between this monument and the development.
15422	Barn, Cartshed and Granary Range at Upper House	II	There would no direct intervisibility between this monument and the development.
15423	Milestone Close to NW of Burgedin Locks	II	There would no direct intervisibility between this monument and the development.
15424	The Vine	II	There would no direct intervisibility between this monument and the

*Impact on Setting and Significance Relating  
To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

			development.
15425	Dragon Bridge	II	There would no direct intervisibility between this monument and the development.
15431	Milestone	II	There would no direct intervisibility between this monument and the development.
15432	Maerdy Limekilns	II	There would no direct intervisibility between this monument and the development.
15435	Trederwyn Hall (also known as Trederwyn Farm)	II	There would no direct intervisibility between this monument and the development.
15436	Bridge over the New Cut	II	There would no direct intervisibility between this monument and the development.
15437	Milestone at Roadside NW of Wernfield House	II	There would no direct intervisibility between this monument and the development.
15438	Wern Bridge	II	There would no direct intervisibility between this monument and the development.
15439	Tanhouse Bridge	II	There would no direct intervisibility between this monument and the development.
15440	Red Bridge, Wern Mill	II	There would no direct intervisibility between this monument and the development.
15441	Wern Outfall Weir, Wern Mill	II	There would no direct intervisibility between this monument and the development.
15442	Land Owership Marker Post, Wern Mill	II	There would no direct intervisibility between this monument and the development.
15443	Gauging Weir Structures at the Wern, Wern Mill	II	There would no direct intervisibility between this monument and the development.
15791	Broniarth Farmhouse	II	There would no direct intervisibility between this monument and the development.
15792	Ceunant	II	There would no direct intervisibility between this monument and the development.
15793	Burgedin Hall	II	There would no direct intervisibility between this monument and the development.
15794	Milestone SW of Varchoel Bridge	II	There would no direct intervisibility between this monument and the development.
15795	Burgedin Farmhouse	II	There would no direct intervisibility between this monument and the development.
15796	Deep Cutting Bridge	II	There would no direct intervisibility between this monument and the development.

*Impact on Setting and Significance Relating  
To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

15797	Hen Blas	II	There would no direct intervisibility between this monument and the development.
15811	Ty Canol	II	There would no direct intervisibility between this monument and the development.
15812	Milestone at Varchoel Cottages	II	There would no direct intervisibility between this monument and the development.
15813	Canal Bridge on Roadway to Bridge Farm	II	There would no direct intervisibility between this monument and the development.
15814	Canal Bridge on Roadway to the Bridge	II	There would no direct intervisibility between this monument and the development.
15815	NO 2, B 4392 (SE SIDE) VARCHOEL,,,,,POWYS,	II	There would no direct intervisibility between this monument and the development.
15816	Varchoel Villa	II	There would no direct intervisibility between this monument and the development.
15817	Malt House Farmhouse	II	There would no direct intervisibility between this monument and the development.
15956	Broniarth Hall	II	There would no direct intervisibility between this monument and the development.
15975	Pentregaer Farmhouse	II	There would no direct intervisibility between this monument and the development.
15991	Pont Ysgawrhyd	II	There would no direct intervisibility between this monument and the development.
15992	Mile Post	II	There would no direct intervisibility between this monument and the development.
15993	Stable Building at Ystumcolwyn Farm	II	There would no direct intervisibility between this monument and the development.
15994	Brewhouse Range at Ystumcolwyn Farm	II	There would no direct intervisibility between this monument and the development.
15995	Wheel House including Barn at Ystumcolwyn Farm	II	There would no direct intervisibility between this monument and the development.
16737	Bank Lock	II	There would no direct intervisibility between this monument and the development.
16739	Bridge 109 over the Montgomeryshire Canal	II	There would no direct intervisibility between this monument and the development.
16740	Barn with Horse Engine House at Bank Farm	II	There would no direct intervisibility between this monument and the development.
16764	Cabin Lock	II	There would no direct intervisibility

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To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

			between this monument and the development.
19922	Old Elmtree Farmhouse and attached outbuilding.	II	There would no direct intervisibility between this monument and the development.
82420	Bryncynfelin Farmhouse	II	There would no direct intervisibility between this monument and the development.
82549	Barn at Trederwen House	II	There would no direct intervisibility between this monument and the development.
82550	Bronwylfa	II	There would no direct intervisibility between this monument and the development.
82551	Bryn Aber	II	There would no direct intervisibility between this monument and the development.
82552	Bryntirion	II	There would no direct intervisibility between this monument and the development.
82553	Cartrefle	II	There would no direct intervisibility between this monument and the development.
82554	Cast-iron milepost at Queen's Oak	II	There would no direct intervisibility between this monument and the development.
82555	Cast-iron Milepost at Waen	II	There would no direct intervisibility between this monument and the development.
82556	Castle Cottage	II	There would no direct intervisibility between this monument and the development.
82557	Cleveland House	II	There would no direct intervisibility between this monument and the development.
82558	Colfryn Farmhouse	II	There would no direct intervisibility between this monument and the development.
82559	Former coachhouse and stable of the Lion Hotel	II	There would no direct intervisibility between this monument and the development.
82560	Glanaber	II	There would no direct intervisibility between this monument and the development.
82561	Gwyndu Cottage	II	There would no direct intervisibility between this monument and the development.
82562	Llansantffraid Bridge	II	There would no direct intervisibility between this monument and the development.
82563	Llwyn Onn	II	There would no direct intervisibility between this monument and the development.
82564	Lychgate to Llansantffraid Cemetery	II	There would no direct intervisibility between this monument and the

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To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

			development.
82565	Marwen (No. 2, Rose Cottages), with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82566	Melyniog-fach	II	There would no direct intervisibility between this monument and the development.
82567	No. 1 Glandwr (cottage at left), with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82568	No. 1, Victoria Terrace, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82569	No. 2 Glandwr (cottage at right), with walled forecourt	II	There would no direct intervisibility between this monument and the development.
82570	No. 2, Victoria Terrace, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82571	No. 3, Rose Cottages, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82572	No. 3, Victoria Terrace, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82573	No. 4, Rose Cottages, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82574	No. 4, Victoria Terrace, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82575	No. 5, Victoria Terrace, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82576	No. 6, Victoria Terrace, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82577	No. 7, Victoria Terrace, with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.
82579	Outbuildings at Melyniog-fach	II	There would no direct intervisibility between this monument and the development.
82580	Plas Derwen	II	There would no direct intervisibility between this monument and the development.
82582	Pont y Forwyn	II	There would no direct intervisibility between this monument and the development.
82583	Pont-y-pentre	II	There would no direct intervisibility between this monument and the development.
82584	Rose cottage (No. 1, Rose Cottages), with walled and railed forecourt	II	There would no direct intervisibility between this monument and the development.

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To a Steel Framed Building and Haulage Yard at  
Penrhos Farm, Penrhos, Llanymynech, SY22 6QH*

82585	Sun Hotel	II	There would no direct intervisibility between this monument and the development.
82586	Sundial in St Ffraid's Churchyard	II	There would no direct intervisibility between this monument and the development.
82588	Trederwen House	II	There would no direct intervisibility between this monument and the development.
83068	Cruck-framed farm-building at Ystum Colwyn	II*	There would no direct intervisibility between this monument and the development.
87769	Ty Issa	II	There would no direct intervisibility between this monument and the development.

*Table 3: Listed Buildings in England within a 5km radius of the development site*

<b>List Entry Number</b>	<b>Heritage Asset Name</b>	<b>Grade</b>	<b>Comment</b>
1054628	LION HOTEL, LION HOTEL AND PROSPECT HOUSE (THAT PART IN LLANYMYNECH AND PANT CP)	II	There would no direct intervisibility between this monument and the development.
1054629	CROSS KEYS INN	II	There would no direct intervisibility between this monument and the development.
1054633	CHURCH OF ST AGATHA	II	There would no direct intervisibility between this monument and the development.
1054634	GATE PIERS APPROXIMATELY 30 METRES EAST OF CHANCEL OF CHURCH OF ST AGATHA	II	There would no direct intervisibility between this monument and the development.
1177294	DEAN MEMORIAL APPROXIMATELY 10 METRES NORTH OF NAVE OF CHURCH OF ST AGATHA	II	There would no direct intervisibility between this monument and the development.