

# Coed y Dinas, Welshpool, Powys Historic Environment Desk-Based Assessment



Report by: Trysor

**For:** Roger Parry and Partners

August 2016



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By

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Trysor

Trysor Project No. 2016/525

For: Roger Parry and Partners

August 2016

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*Cover photograph: Looking southwest across the development site towards the Powys Castle estate sawmill complex on the opposite side of the A458, the main road into Welshpool from the south.*

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RHIF YR ADRODDIAD - REPORT NUMBER: Trysor 2016/525

DYDDIAD 15<sup>fed</sup> Awst 2016      DATE 15<sup>th</sup> August 2016

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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## Contents

1. Summary	1
2. Copyright	3
3. Introduction	3
4. The Development	4
5. Methodology	5
6. The Development Site	6
7. Archaeological Overview	7
8. Historical Overview	14
9. Data Collation	18
10. Assessment of Significance	20
11. Assessment of Impact	26
12. Conclusion	46
13. Reporting	48
14. References	49
15. Reliability and limitations of sources	50
Appendix A: Specification for historic environment assessment	60
Appendix B: Gazetteer of historic assets within 1.1 kilometre	67
Appendix C: Photographs	169

## **1. Summary**

- 1.1 This historic environment assessment has been undertaken by Trysor to examine likely impacts on the historic environment from an agricultural building at Coed y Dinas, Welshpool, Powys, see Plates 1, 2, 3, 4, 5 and 6.
- 1.2 A site visit was undertaken by Trysor to examine the location of the development. Information was also gathered on the indirect, visual impacts on historic assets within the wider landscape.
- 1.3 The walk-over survey provided no evidence of buried archaeological features at the development site.
- 1.4 The assessment studied the direct and indirect impacts on all recorded historic assets within an area measuring 1.1 kilometres in radius, focused on SJ2240005890, the centre of the consented development. The Clwyd Powys Archaeological Trust Historic Environment Record and data from RCAHMW and Cadw was consulted. Historical mapping was also consulted as well as aerial photographs and LiDAR.
- 1.5 There are three Scheduled Monuments within a 1.1km radius of the development. Of these the Lady's Mound Medieval Motte (MG093) was not included in the assessment as it is in an area which would not be intervisible with the proposed development. The Whitehouse Bridge round barrow (ID number 11) is found in the large field to the northeast of the development, on which there would not be a direct impact but would be a Low indirect impact and Low impact on Setting (Plates 7 and 8). The other Scheduled Ancient Monument is the Welshpool cursus (ID number 4) which is a buried feature to the southwest of Coed y Dinas and on which there would be no impact.
- 1.6 There are 48 Listed Buildings within a 1.1km radius of the development. One of these, there are three particularly significant groups; Powis Castle and its gardens, the former Powis Castle Saw Mill complex and the Coed y Dinas Model Farm.
  - 1.6.1 Parkland trees and local topography would mean that the development would not impact on Powis Castle and its gardens, see Plate 17.
  - 1.6.2 Modern development of a retail complex and mature trees around the former estate farm at Coed y Dinas would also block views between the listed buildings there and the proposed development, see Plates 5, 6, 9, 10 and 11.
  - 1.6.3 The former estate Saw Mill is still in use. Modern development of the site and a high boundary wall are amongst the factors found to reduce the impact of the proposed development, which would occur on the opposite side of the busy A458 road. The impacts on the

setting of the Saw Mill complex have been assessed as Low for these reasons, see Plates 2, 3, 12, 13, 14, 15 and 16.

- 1.7 There is one Registered Park and Garden within the 1.1km radius of the development. This is the Powis Castle garden and parkland (ID number 35). The topography of the parkland and its many mature trees and wooded parcels would mean that the proposed development would have no discernable impacts on the parkland and would not be visible from the ornamental gardens around Powis Castle.
- 1.8 Despite the presence of a significant concentration of prehistoric and early historic archaeological features to the south of the development area, around Coed y Dinas and Sarn y Bryn Caled, and the presence of the Whitehouse Bridge Round Barrow in the adjacent field to the north, there is no physical, documentary, cartographic or aerial photographic evidence to suggest that the proposed development site has potential for significant buried archaeology. A geophysical survey undertaken in 2015 did not indicate that any identifiable archaeological monuments or features were present at the development site, although archaeological features may still be present.
- 1.9 The concentration of prehistoric and early historic archaeological features in the area suggests that the proposed development site may have some archaeological potential. Pre-development archaeological evaluation may be considered necessary to clearly establish whether the development site has any archaeological potential.

1.9.1 In order to reduce the visual impact of the proposed development on the historic landscape, it would be considered appropriate mitigation to suggest that the new building should be finished in a colour or colours which compliment the green and grey colour scheme of the neighbouring Sawmill Cottages and Saw Mill complex.

## 2. Copyright

- 2.1 Trysor holds the copyright of this report. Further copies may be made of this report without gaining permission to reproduce but it must be noted that Figures 6 and 7 include other copyrighted material and should not be copied.

## 3. Introduction

- 3.1 Roger Parry and Partners, The Estates Office, Oswestry, SY11 2NU, commissioned Trysor heritage consultants, on behalf of their client, to undertake a desk based assessment for an agricultural building on land to the north of Coed y Dinas, Welshpool, Powys, planning application reference P/2016/0243, see Figure 1.

- 3.2 A planning application has been submitted for the erection of agricultural building and associated work to Powys County Council, planning application number, P/2016/0243.

- 3.3 Cadw commented on the application in a letter dated 10<sup>th</sup> June 2016 and stated that

*"Having carefully considered the information provided with the planning application, we consider that the documentation inadequately analyses the impact of the proposal on ...designated assets"*  
Cadw letter 10/06/2016

- 3.4 The Built Heritage Officer for Powys County Council, in a document dated 20<sup>th</sup> June 2016, stated that

*"The application has not fully addressed the impact on; the neighbouring listed buildings, the Scheduled Ancient Monument of Coed y Dinas Round Barrow (MG281), or the wider historic area including Coed y Dinas collection of buildings and Powis Castle grade I Registered Park and Garden. The proposal is therefore considered to be contrary to Paragraphs 6.5.1 and 6.5.9 of Planning Policy Wales 2016."*  
BHO, Powys County Council, 20/06/2016

- 3.5 The Development Control Archaeologist at Clwyd Powys Archaeological Trust in an email dated 23<sup>rd</sup> May 2016 stated that

*"The setting for the scheduled monument may be affected by the development given its proposed height and shape.....Given the proximity of the prehistoric burial monuments there is still some potential for previously unrecognised archaeology here..."*

- 3.6 The purpose of this assessment is to address these issues and make an assessment of impact of the development on the historic environment.



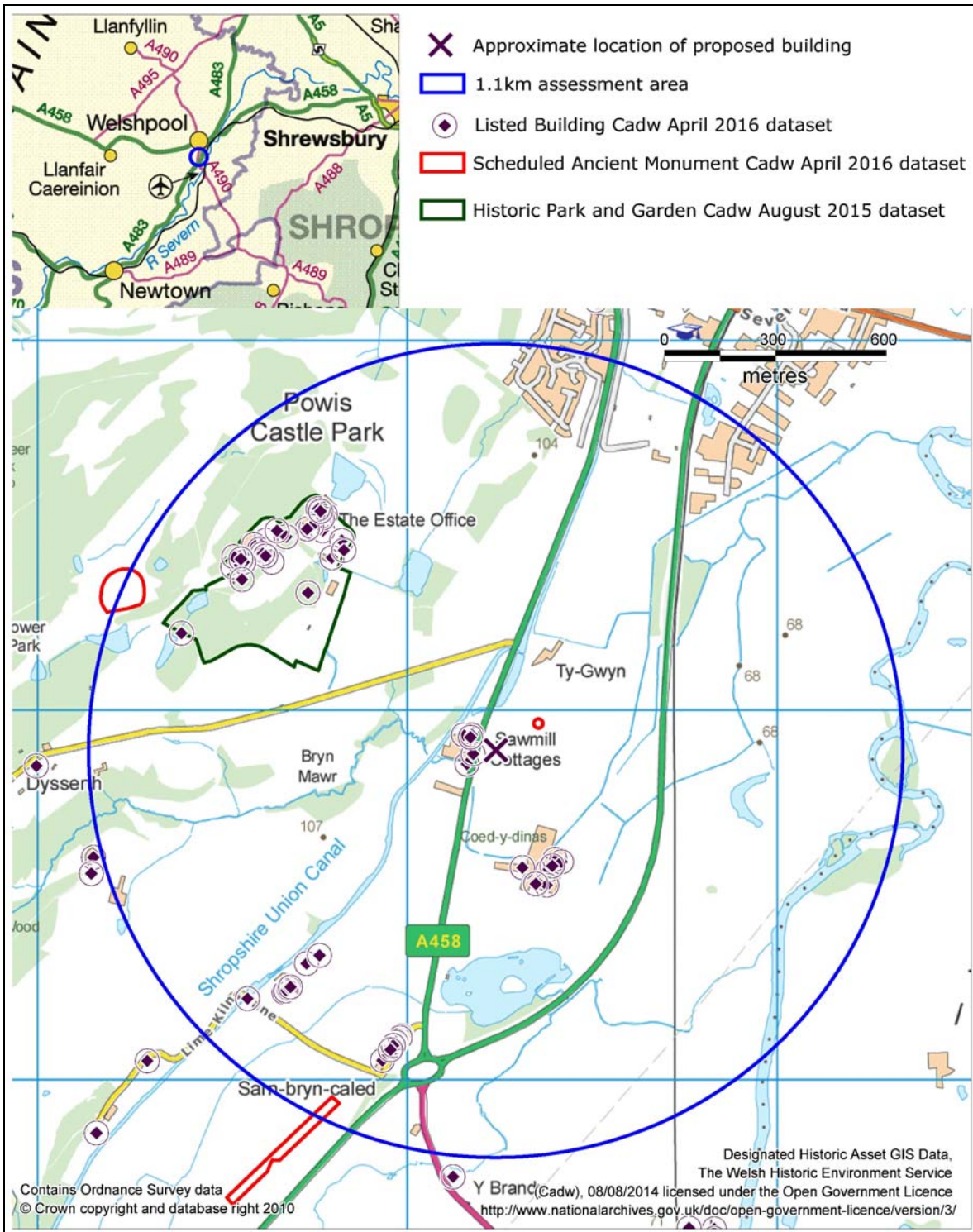


Figure 1: Location of the proposed development, showing the 1.1km radius assessment area.

#### 4. The development

4.1 It is proposed that a new agricultural building is built in a single pasture field at SJ2224005890, to the north of Coed y Dinas farmhouse, see Figure 1. The circular building would be approximately 30.25 metres in diameter and 4.1 metres high to the eaves and 8.5 metres high to the central point. An area of hardstanding would surround the unit and access would be from the northwest off the A458.

## **5. Methodology**

- 5.1 The desk-based assessment considered known historic assets within a 1.1 km radius circle centred on SJ2240005890, the centre of the proposed development (see Figure 1). This has helped develop an understanding of the archaeology and landscape of the surrounding area as well as assess any direct or indirect impacts. Historic assets have been given an ID number for the purposes of this report, other reference numbers are cross referenced in Appendix B.
- 5.2 Data from the regional Historic Environment Record held by Clwyd Powys Archaeological Trust was acquired for the 1.1 kilometre assessment.
- 5.3 Historic mapping was consulted. The maps used included the early 19<sup>th</sup> century Ordnance Survey Original Surveyors Drawings, as well as late 19<sup>th</sup> and 20<sup>th</sup> century 1:2500 scale Ordnance Survey mapping and the parish tithe map.
- 5.4 A site visit was made by Trysor to the development site, and the surrounding area, on July 20<sup>th</sup>, 2016. Visible archaeological features within the area that would be directly affected by the development were searched for and any other historic assets on which there may be a direct impact recorded. The wider landscape was also studied taking note of topography, vegetation and structures. Photographs are included in Appendix C.
- 5.5 Aerial photographs on Google Earth, dating to 2006, 2008 and 2009, were used to inform the assessment as well as aerial photographs from 1961 and 2013 available from the Welsh Government Aerial photographic unit online. LiDAR data, between 2 metre and 1 metre resolution, was available for most of the assessment area. A ZTV was created in order to further inform about visibility.
- 5.6 Modern mapping was used to assess current public access.
- 5.7 All information gathered during the desktop assessment and site visit was entered into a bespoke database created in Access 2003 to form an assessment dataset.
- 5.8 Historic assets that would not be intervisible with the development area and on which there could be no direct or indirect impact were removed from the dataset.
- 5.9 The final dataset is the source of the material output in this report, including the GIS mapping which illustrates the location of historic assets in the area, and the tables and appendices which provide detailed information on the historic assets within the study area.

- 5.10 Each of the records in the final assessment 1.1 kilometre dataset was assessed for Period, Rarity, Documentation, Group Value<sup>1</sup>, as well as Evidential Value, Historical Value, Aesthetic Value, Communal Value<sup>2</sup>. Once these had been considered the significance of each historic asset was determined and scored in accordance with the categories adopted by the Welsh Archaeological Trusts i.e. Nationally Important, Regionally Important, Locally Important, Minor and Features Needing Further Investigation (Unknown), see Figure 6. Full details of this exercise are given in Appendix B.
- 5.11 Historic assets of Minor Importance, or Locally Important but in a very poor condition/destroyed, were not assessed further unless there would be a direct impact on them.
- 5.12 The Direct and Indirect impact on each historic asset was assessed taking into account both physical and non-physical impacts. Each impact was assessed within the scale Very Low, Low, Moderate, High and Very High, taken into account the significance of the historic asset and the nature of the impact.

## **6. The Development Site**

- 6.1 The proposed development site is underlain by Silurian mudstones of the Nant-ysgollon Mudstone Formation. These were laid down in a deep sea environment between 423 and 428 million years ago.
- 6.2 The development site is located alongside the A458 road, less than 1km south of Welshpool. The site lies within a relatively flat, pasture field at about 77 metres above sea level, elevated above the western edge of the Severn floodplain. The field has historically been a part of Coed y Dinas Farm, which was formerly the home farm to the Powis Castle estate.
- 6.3 Powis Castle itself stands on higher ground approximately 850 metres to the northwest, set within extensive parkland and ornamental gardens. The castle is a popular visitor attraction managed by the National Trust, and is screened from the proposed development site by its parkland trees. The busy A458 and the Montgomeryshire Canal run between the proposed development site and the estate's parkland.
- 6.4 Whilst the proposed development site is located to the eastern side of the A458, the historic Powis Castle estate saw mill stands opposite, to the west of the road. This saw mill has its origins in the first half of the 19th century and is still a working saw mill today. A modern mill shed stands in the former timberyard, at the centre of the 19th century complex. A high stone wall forms the eastern boundary of the

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<sup>1</sup> Period, Rarity, Documentation and Group Value are criteria defined in the Welsh Office Circular 60/96, 1996.

<sup>2</sup> Evidential Value, Historical Value, Aesthetic Value and Communal Value are criteria defined in Cadw's Conservation Principles publication, 2011.

timberyard, alongside the A458, and this wall effectively screens the saw mill from the proposed development site. The screening effect of the wall is enhanced by the fact that the development site is set some two metres or more below the level of the A458 road, with mature oak trees along the eastern side of the road creating a further screening barrier.

- 6.5 The surrounding landscape has a number of modern intrusions which have significantly changed the setting of the development site. Less than 500 metres to the east is the busy A483 road, the Welshpool bypass. Less than 200 metres to the southeast is Charlies Stores and Garden Centre, a busy retail development which includes large, modern buildings. The converted outbuildings of the former Coed y Dinas Farm now serve as the Garden Centre of the retail complex. A large car parking area is located to the western side of the complex. Adjacent to the saw mill, 100 metres to the southwest of the proposed development site, is a modern petrol garage on the A458.

## **7. Coed y Dinas: Archaeological Overview**

### **7.1 Palaeolithic and Mesolithic (250,000BC – 4,000BC).**

- 7.1.1 There are no records of artefacts or sites associated with the Palaeolithic period or Mesolithic period recorded within a 1.1km radius of the proposed development site.

### **7.2 Neolithic and Earlier Bronze Age (4,000BC – 1,500BC).**

- 7.2.1 There is evidence of significant Neolithic and Early Bronze Age activity within a 1.1km radius of the proposed development site. Evidence of prehistoric activity consists of a number of funerary and ritual sites which have been identified from aerial photographs. None of these sites are visible on the ground and several have been destroyed by road building and associated activity in modern times. Those threatened by development were subject to archaeological excavation in advance of their destruction, providing valuable information relating to human activity in the area during these periods.
- 7.2.2 The concentration of Neolithic and Early Bronze Age monuments in the area to the south of Coed y Dinas farm, at Sarn y Bryn Caled, has led to them being referred to as the "Sarn y Bryn Caled Cursus Complex" following a series of excavations in the area during the early 1990s (Gibson, 1994). The excavated evidence shows that funerary and ritual activity began here as early as 3,800BC, when the Welshpool Cursus (ID number 4) was constructed. This monument is only visible on aerial photographs, but excavation in 1993 demonstrated that the cursus consisted of two parallel ditches, some 12 metres apart, which run for some 380 metres from the south-southwest to north-northeast. Cursuses are thought to have been associated with ritual activity in Neolithic times and are relatively rare monuments, with only some fifty

examples known in the British Isles. They may have been used as processional routes, but are not well understood. The parallel ditches typically had external banks, but no other structures are usually found within them.

7.2.3 The relationship between the Welshpool Cursus and other monuments in the “Cursus Complex” is not clear. The other monuments in the vicinity all appear to date to the very late Neolithic or very Early Bronze Age, have been shown by radiocarbon dating to be over 1,500 years later than the cursus. It is possible that the landscape was recognised as a sacred or ritual landscape long after the cursus had ceased to be used. Amongst these later monuments are a late Neolithic Timber Circle (ID number 6) at Sarn y Bryn Caed, dated to 2100BC, and several late Neolithic or Early Bronze Age Ring Ditches. One of the excavated Ring Ditches close to Coed y Dinas (ID number 5) produced a radiocarbon date of 2000BC and produced sherds of typically late Neolithic Grooved Ware and Beaker pottery. Adjacent to this Ring Ditch was a second example (ID number 19) which itself produced no material that could be dated but had a later post hole cut into its centre which gave a radiocarbon date of 1500BC, indicating a likely Early Bronze Age date.

7.2.4 Further possible examples of Neolithic or Early Bronze Age features have been identified in the area from aerial photographs, but not proven by archaeological excavation. A possible Pit has been recorded near Sarn y Bryn Caed (ID number 33). Two Ring Ditches have been recorded from aerial photographs close to the proposed development site (ID numbers 13 & 32). Of these, ID number 13 corresponds with the position of a curve in a ploughed out post-medieval boundary bank and is unlikely to be an antiquity, whilst ID number 32 is located in an area subject to a recent geophysical survey, which showed no indication of such a monument.

7.2.5 The Whitehouse Bridge Barrow (ID number 11) is found in a field adjacent to the proposed development and appears to be the only monument in the Coed y Dinas/Sarn y Bryn Caed group which survives as an upstanding earthwork. This grassed-over mound is roughly circular in plan and measures up to 18 metres in diameter and up to 0.5 metres high. It has not been subject to archaeological excavation or geophysical survey but has the characteristics of a Round Barrow, a monument which is typical of the Bronze Age. Ring Ditches, such as those found to the south of Coed y Dinas are merely the quarry trenches cut at the outset of the construction of Round Barrows. The earth dug out of the trenches would be reused to build the mound of the barrow. A single cremation burial would usually have been placed in a pit or cist within the circle created by the trench and subsequently covered by the mound. Often, one or more later cremations would be added into the mound or mound base, as found at the Coed y Dinas Ring Ditch.

- 7.2.6 It should be noted that the concentration of Neolithic and Early Bronze Age monuments to the south of Coed y Dinas prompted a large-scale geophysical survey of the area to the north of Coed y Dinas in 2015 (Roseveare, 2015). This targeted the field within which the proposed development would be located. No clear evidence of further buried monuments comparable with the Ring Ditches to the south was identified by this survey.
- 7.2.7 The group of Neolithic and Early Bronze Age monuments in the area around Coed y Dinas and Sarn y Bryn Caled indicate the presence of settled, organised and sophisticated agricultural communities in the district during the fourth to second millennia BC. As is often the case, however, we have no evidence of where these communities lived or which lands they farmed. Discoveries of Neolithic and Bronze Age settlement sites are comparatively rare in Wales.
- 7.3 Later Bronze Age and Iron Age (1500 BC – AD43).**
- 7.3.1 The absence of evidence of Bronze Age settlement in most parts of Wales gives way to considerable evidence for settlement during the Iron Age, a period characterised by the remains of Hillforts and Defended Enclosures. These enclosures are typically defended by one or more rings of rampart banks and defensive ditches and enclosed settlements ranging from single farmstead groups to much larger nucleations of houses and ancillary buildings. Some of these sites still show some evidence of additional enclosures and field systems outside their defences. It is worth noting that some excavated Iron Age hillforts have been found to have their origins in the late Bronze Age. The defences of these settlements are taken to indicate that from the late Bronze Age onwards into the Iron Age social structures changed and the country was divided amongst warlike tribal groups. Settlements needed protection from the warriors of neighbouring tribes or clans, hence increasingly elaborate defences were required, even for some of the smaller settlements.
- 7.3.2 The “dinas” element in the place name “Coed y Dinas” is a Welsh word often associated with Iron Age hillforts. The modern meaning of the word is “city” but historically it has been used to describe defended settlement sites. Where it occurs is often an indication that an Iron Age hillfort or Defended Enclosure is to be found nearby. The origin of the placename “Coed y Dinas” (Dinas Wood) is not known as there is no evidence of an Iron Age settlement at the farm itself.
- 7.3.3 It has been suggested that a slight L-shaped cropmark (ID number 3) to the east-southeast Coed y Dinas Farm may represent the site of an Iron Age Defended Enclosure, but the proximity of this cropmark to the River Severn, and its position on the floodplain, makes it an unlikely candidate for such a site.

7.3.4 A good example of a small, bivallate Iron Age enclosure is recorded at Dysserth (ID number 14). The hillfort, which has been denuded by centuries of agricultural activity, is not a Scheduled Ancient Monument, but slight earthworks are still visible in the field. This site is found on higher ground, less than 800 metres from Coed y Dinas Farm, and could possibly have given rise to the Coed y Dinas name.

#### **7.4 Roman (AD43 – AD410)**

7.4.1 There is little evidence of the transition from the Iron Age into the Roman period in this area as few sites dating to either period have been recorded within a 1.1km radius of the proposed development. Generally, Iron Age hillforts and defended enclosures were abandoned at the start of the Roman period.

7.4.2 It has been speculated that a curious rectilinear cropmark (ID number 2) near Limekiln Cottages, Sarn y Bryn Caled could be the site of a Roman villa, but this seems unlikely and there is currently no archaeological evidence to support such a theory.

7.4.3 Two small pits (ID number 83) excavated in advance of road building near Coed y Dinas were found to contain metalworking slag, nails and a spindle whorl of Romano-British type. This small discovery indicates that there was some activity in the district during the Roman period.

#### **7.5 Early Medieval (AD410 – AD1100).**

7.5.1 There is also little evidence of the transition from Roman society to Early Medieval society in this district. Only one site of Early Medieval date is known within 1.1km of the proposed development site. This appears to be a significant corn-drying site which had operated to the south of Coed y Dinas over 1500 years ago. The site was excavated in advance of road building and a series of nine large corn-drying ovens (ID number 75) were found, shown to be of 6<sup>th</sup> or 7<sup>th</sup> century AD date by radiocarbon dating of charcoal within the pits. Post holes and timber slots noted alongside these ovens were interpreted as being evidence of a windbreak (ID number 91) which had been erected to shelter the ovens. Two small pits were also found nearby (ID number 87) which were thought to be contemporary with the ovens but included a Romano-British type spindle whorl, thought to be a residual artefact deposited in the Early Medieval pits.

## 7.6 Medieval (AD1100 – AD1539).

7.6.1 During the Medieval period, the Welshpool district was a focus of power associated with the rulers of the ancient kingdom of Powys. During the 12<sup>th</sup> and 13<sup>th</sup> centuries, the native princes of Powys were caught in the middle of the struggle between the princes of Gwynedd and the English crown and at various times during these centuries switched their allegiance from one side to the other. One of the most important strongholds held by the princes of Powys was *Pole* or Pool (from which the name Welshpool derives). These lands were lost during the rule of Gwenwynwyn ab Owain Cyfeiliog in 1218, when the area was conquered by Llywelyn Fawr of Gwynedd. His son Gruffydd ap Gwenwynwyn reclaimed Pool in 1240 and eventually secured it as an ally of Edward I in 1277, to whom he swore loyalty, relinquishing any claims to princehood or royal power for himself.

7.6.2 Powis Castle (ID number 1) now stands on the site of the medieval stone castle held by Gruffydd. Although it has been much altered during the process of conversion to a country residence in later centuries, parts of the structure are thought to date to the 13<sup>th</sup> century.

7.6.3 Powis Castle is not the only medieval castle in the area, for an earlier motte and bailey castle known as the Lady's Mound (Scheduled Ancient Monument number MG093) stands nearby within the parkland of the Powis Castle Estate. Motte and bailey castles typically date to the 12<sup>th</sup> century, and the initial period of conflict between the Welsh and Anglo-Norman invaders. It is possible that it was the first castle raised by the princes of Powys to defend their lands at *Pole*.

7.6.4 It is likely that some farmsteads in the area are of medieval origin, although their present farmhouses and buildings are outwardly of post-medieval or modern character. Regardless of the impacts of the military conflicts which characterised the 12<sup>th</sup> and 13<sup>th</sup> centuries, a settled, agricultural society would have survived here into the 14<sup>th</sup> century. Coed y Dinas may well represent one example of such a farmstead. The property may originally have been a *tyddyn* or tenement within the Lordship of Pool during medieval times. An early reference to Coed y Dinas, dating to 1655, specifies that it was at that time a 200 acre "tenement close to "Killkewydd Bridge". The modern Cilcewydd Bridge is a short distance further downstream on the Severn from Coed y Dinas suggesting that the early post-medieval farm must have been situated on the western side of Severn floodplain and that the modern holding occupies a similar position.

## 7.7 Post Medieval & Industrial (AD1539 – present day).

7.7.1 Most of the sites recorded within a 1.1km radius of the proposed development site date to the Post Medieval period. They include historic assets which are associated with the settlement, agricultural, industrial and transport heritage of the area, as well as the country house of Powis Castle and a number of estate features.



- 7.7.2 Powis Castle (ID number 1) has dominated the district since medieval times. During the 14<sup>th</sup> century it passed from the descendants of Gruffydd ap Gwenwynwyn to the de Chereilton family, through marriage. It was purchased from them by Sir Edward Herbert in 1578. Herbert was a kinsman of the powerful Earls of Pembroke and during the late 16<sup>th</sup> century he repaired and modernised Powis Castle.
- 7.7.3 The castle was once again the focus of military activity during the English Civil War, when it was captured by Parliamentary forces in 1644. It was restored to the Royalist Herbert family after the Restoration in 1660 and the process of turning the castle into a country house began. A new gateway was added as well as many new internal and external features, including a grand staircase in the house. The Herbert family continued to improve their residence up until the time of George Herbert, who added a new ballroom (ID number 46) in the late 18<sup>th</sup> century.
- 7.7.4 Upon the death of George Herbert in 1801 the castle passed through marriage to Edward Clive, son of the renowned Clive of India. This branch of the Clive family, as Earls of Powis, subsequently adopted the Herbert surname and the family remain associated with the estate to the present day. In 1952 Powis Castle was gifted to the National Trust and the house and gardens are now a popular visitor attraction, whilst the family still retain some of the historic estate.
- 7.7.5 The area around Coed y Dinas has also been influenced greatly by the development of the communications network in post-medieval period. Welshpool developed as a market town during the early post-medieval period, its status enhanced by association with estates such as Powis Castle. The improvement of the road network and the development of the Montgomeryshire Canal in the late 18<sup>th</sup> century ensured that the district had good communications enabling the easy export and import of goods. The arrival of the railway at Welshpool in 1862 further enhanced the local economy. The line remains open, running to the east of Coed y Dinas.
- 7.7.6 The importance of the communications network to the local economy is evidenced in the historical record. There are several important remnants of the industrial era within 1.1km of the proposed development site. These include the Montgomeryshire Canal itself, a section of which has been restored to working order to the south of Welshpool. A former wharf at Whitehouse (ID number 92) is now partly incorporated into a nature reserve. A stone canal bridge (ID number 36) also survives at Belan, further to the south and remains in use.
- 7.7.7 The course followed by the canal was undoubtedly an important when key local industries were established. Two pairs of limekilns at Belan (ID numbers 22 & 38) were built in the first half of the 19<sup>th</sup> century and were able to be supplied via the adjacent canal and export their lime via

the same route. Close by, a terrace of workers houses were provided for those working at the kilns (ID numbers 21, 37, 63 & 64). Similarly, the Powis Castle Estate chose to locate its early 19<sup>th</sup> century Saw Mill (ID number 58) alongside the canal near Coed y Dinas for the ease of importing and exporting goods. The level of planning and innovation, typical of the industrial age is evident here, for a purpose built office was provided alongside the Saw Mill for the estate's Head Forester, combined with a Blacksmith's Workshop. Purpose built cottages, known as Sawmill Cottages (ID number 60 & 68), were also provided for employees of the Saw Mill.

7.7.8 The level of innovation displayed by the Powis Castle Estate is best demonstrated at Coed y Dinas Farm itself. Here a model farm of exceptional quality was developed during the second half of the 19<sup>th</sup> century, enhancing an earlier farm arrangement. The combination of stone and redbrick farm outbuildings has been retained within the modern Coed y Dinas garden centre. Some of the earliest buildings, such as the purpose built dovecote, slaughterhouse and smithy (ID number 44), all under one roof, probably date to circa 1840. Most of the farm complex was built in the 1870s however, including impressive cartsheds (ID numbers 43 & 45), cattle sheds (ID number 41), barn and granary (ID number 40). There was also a steam engine house (ID number 98) which provided the motive power to work the modern machinery serving the complex. Alongside this fine group of farm buildings stands the impressive Georgian farmhouse (ID number 39), which was extended considerably during the second half of the 19<sup>th</sup> century.

## **8. Coed y Dinas Development Site: Historical overview**

8.1 The proposed development site is located on land that historically formed part of Coed y Dinas Farm (ID number 39), formerly the home farm of Powis Castle.

8.2 Coed y Dinas is also mentioned in 18<sup>th</sup> and 19<sup>th</sup> century deeds.

8.2.1 A deed of 1727 refers to 30 acres of land and waste ground at Coed y Dinas in the township of Tyddyn Pridd (NLW, Glansevin Estate Records, 2457). The holding was at that time part of the Glanhafren Estate, Montgomeryshire, which had been acquired by the Glansevin Estate, Breconshire by the mid-18<sup>th</sup> century. Glanhafren is situated approximately 1.1km to the south-southeast of Coed y Dinas, near Cilcewydd Bridge.

8.2.2 Coed y Dinas Farm had become part of the Powis Castle Estate by the late 18<sup>th</sup> century. A deed of 1792, from the Powis Castle Estate Records, names a Humphrey Gardner, gent., as the tenant of Coed y Dinas (NLW, Powis Castle Estate Records, D27/66/15-16). His son, Arthur Gardner, is named as his heir and sole executor in another Powis Castle deed, dating to 1811 (NLW, Powis Castle Estate Records, D27/66/17-18).

8.3 The development of Coed y Dinas Farm and the surrounding landscape over the past 200 years can be traced through historic mapping. It is during this period, particularly the second half of the 19<sup>th</sup> century that the farmstead was modernised as a model farm to serve as the home farm to Powis Castle.

8.3.1 The area surrounding Coed y Dinas is shown on two sheets of the the Ordnance Survey's Original Surveyors Drawings. The Newtown sheet, surveyed in 1817, covers the area to the west of the A458. A second sheet surveyed in 1816, entitled "Part of Shropshire", covers the area to the east of the road, including the proposed development site. The Original Surveyors Drawings represent the first detailed map series of the whole country. They do not generally map field boundaries in detail and no details of any field system are shown on the 1816 map around Coed y Dinas Farm or the development site.

8.3.2 The Ordnance Survey published their 1 inch to 1 mile scale First Series map for the area in 1836 (Sheet 60). This map is based on the 1816-17 surveys. This again does not map field systems, but several key elements are shown. The Powis Castle Saw Mill (ID number 58), absent from the Original Surveyors Drawings, had been established by 1832. Coed y Dinas Farm also appears to have been developed into a larger complex by this time. It is also possible to appreciate from this map the central location of Coed y Dinas Farm between Glanhafren, to which it belonged during the early 18<sup>th</sup> century, and Powis Castle, which had

possession of the holding by the mid-18<sup>th</sup> century. The fortunes of Powis Castle improved markedly when the wealthy Edward Clive, son of the renowned Clive of India, married into the Herbert family in 1784, sparking a marked increase in the scale and wealth of the estate. He was later to become the 1<sup>st</sup> Earl of Powis after inheriting the estate in 1801.



Figure 2: Excerpts from the 1817 Newtown Sheet (left) and 1816 "Part of Shropshire" sheet (right) OS Original Surveyors Drawings.

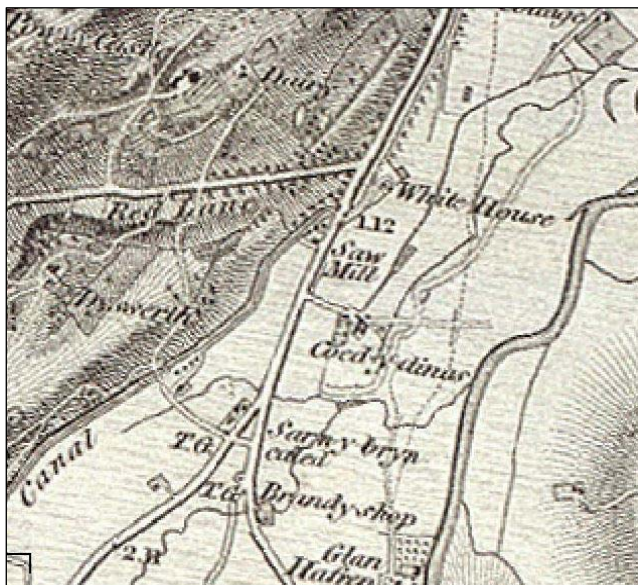


Figure 3: An excerpt from the 1832 First Series map, Sheet 60.

8.3.3 The first detailed map of the field system of the area is the Pool parish tithe map of 1840. This map is the first to show a clear depiction of the field system of the district. It also clearly depicts the layouts of the farmyard at Coed y Dinas and the neighbouring Powis Castle Saw Mill (ID number 58). The accompanying tithe apportionment lists field parcel 705 as a 12 acre, a tithe-free parcel on Coed y Dinas Farm. The field name is given as "Country House Field" and the owner and occupier of the land was the Earl of Powis.



*Figure 4; An excerpt from the Pool parish tithe map of 1840. The proposed development site lies within field parcel 705, between Powis Castle Saw Mill and Coed y Dinas Farm, which had already been developed as the Home Farm for Powis Castle by this time. The Montgomeryshire Canal is seen running through the area from top right to bottom left.*

8.3.4 The First Edition 1:2500 scale Ordnance Survey map of 1888 shows the landscape around the proposed development site to be similar in most respects to the picture presented by the 1840 tithe map. Both Coed y Dinas Farm and the nearby Saw Mill had undergone some changes, with the farm by this time having been developed as a Model Farm by the Powis Castle Estate, including many of the buildings of the complex as it survives today. The 1902, Second Edition of the 1:2500 map shows a very similar picture.

8.3.5 Coed y Dinas Farm continued to serve as a home farm to the Powis Castle estate into the 20<sup>th</sup> century and was a working farm until the later years of the century. In 2002 the farm was bought by Charlies Stores and converted into a Garden Centre, based in the historic farmyard building ranges. The historic farmyard buildings, most of which

are Grade II listed structures, have been incorporated into the Garden Centre complex.

- 8.3.6 To the north and northwest of the former farmyard, between the historic farm buildings and the proposed development site, a large retail store and car parking area were constructed.
- 8.3.7 Powis Castle Saw Mill (ID number 58) continues to function as a working saw mill, although it is no longer part of the Powis Castle Estate. Several historic buildings still stand at the saw mill, including the former saw mill building, which is no longer in use as a modern saw mill now stands in the middle of the complex. Immediately to the north of the saw mill are the listed Sawmill Cottages (ID numbers 60 & 69), a pair of attractive semi-detached cottages built by the Powis Estate in the 19<sup>th</sup> century to house workers at the saw mill. To the rear of the cottages is a former Smithy and Estate Office building (ID number 23), also a listed building, where the Powis Castle Head Forester was once based.

## **9. Data Collation**

- 9.1 The HER enquiry for the 1.1km radius assessment area yielded records for historic assets.
- 9.2 After the site visit, the historic map search, and the rapid assessment of the readily available data the final dataset for the 1.1km radius assessment area contained 99 records for historic assets.
  - 9.2.1 Seventeen records lay outside the study area.
  - 9.2.2 Eighteen records were excluded as they were not intervisible with the development area, and there could be no direct or indirect impact, see Figure 5.
  - 9.2.3 A further eighteen records were not included in the final dataset. Four of these were duplicates of other records, 6 were records with poor locational detail and on which no assessment could be made, 6 were a small part of a complex and assessed under that record, one was for a placename only, and one was an overall record, where the elements that made it up were assessed.
  - 9.2.4 No new records were created in the project database by Trysor.



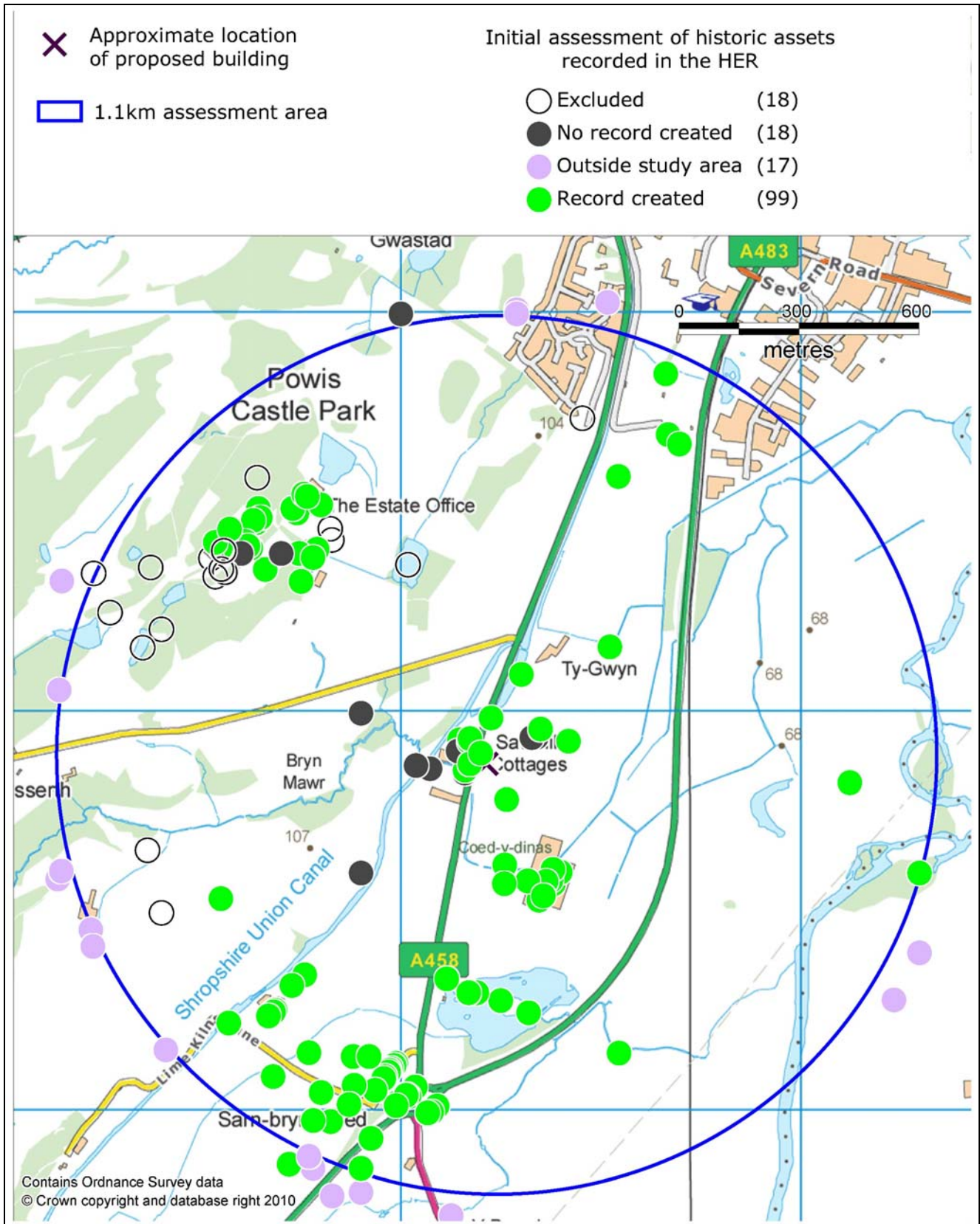


Figure 5: Records excluded from further assessment as not intervisible with the development site



## 10. Assessment of Significance

10.1 The significance of each historic asset was determined and scored in accordance with the categories adopted by the Welsh Archaeological Trusts i.e. Nationally Important, Regionally Important, Locally Important, Minor and Features Needing Further Investigation (Unknown), see Figure 6. Full details of this exercise are given in Appendix B.

10.2 Within the 99 records there were two Scheduled Monuments and 48 Listed Buildings.

10.3 Historic assets of Minor Importance, or Locally Important but in a very poor condition/destroyed, were not assessed further.

*Table 1: Significance of assessed historic assets*

<b>ID Number</b>	<b>Historic Asset</b>	<b>Significance</b>	<b>Site Status</b>
62	POWIS CASTLE ESTATE SAWMILLS	Nationally Important	
6	SARN-Y-BRYN-CALED TIMBER CIRCLE	Nationally Important	Descheduled Ancient Monument
1	POWIS CASTLE, CASTLE	Nationally Important	Listed Building
21	LIMEKILN COTTAGES	Nationally Important	Listed Building
22	BELAN LIMEKILNS	Nationally Important	Listed Building
23	POWIS CASTLE ESTATE SAWMILLS, SMITHY AND YARD OFFICE	Nationally Important	Listed Building
24	POWIS CASTLE GARDEN, WALL 1	Nationally Important	Listed Building
25	POWIS CASTLE, ESTATE OFFICES; NO.1 PARK HOUSES	Nationally Important	Listed Building
26	POWIS CASTLE GARDEN, WALL 2	Nationally Important	Listed Building
27	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 1	Nationally Important	Listed Building
28	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 3	Nationally Important	Listed Building
29	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 7	Nationally Important	Listed Building
30	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 9	Nationally Important	Listed Building
36	MONTGOMERYSHIRE CANAL, BELAN, LIMEKILNS LANE BRIDGE 121	Nationally Important	Listed Building
37	BELAN, LIMEKILNS LANE NO 3-4 LIMEKILN COTTAGES	Nationally Important	Listed Building

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset</b>	<b>Significance</b>	<b>Site Status</b>
38	BELAN, LIMEKILNS LANE SOUTHERN LIME-KILN BANK	Nationally Important	Listed Building
39	COED-Y-DINAS, COED-Y-DINAS FARMHOUSE	Nationally Important	Listed Building
40	COED-Y-DINAS, BARN AND GRANARY RANGE	Nationally Important	Listed Building
41	COED-Y-DINAS, COWSHEDS	Nationally Important	Listed Building
42	COED-Y-DINAS, STONE BUILDING	Nationally Important	Listed Building
43	COED-Y-DINAS, WESTERN CARTSHED	Nationally Important	Listed Building
44	COED-Y-DINAS, SLAUGHTERHOUSE, DOVE-COT AND SMITHY	Nationally Important	Listed Building
45	COED-Y-DINAS, EASTERN CARTSHED	Nationally Important	Listed Building
46	POWIS CASTLE, BALLROOM RANGE	Nationally Important	Listed Building
47	POWIS CASTLE GARDEN, MARQUESS GATE WITH STEPS LEADING TO EAST ENTRANCE	Nationally Important	Listed Building
48	POWIS CASTLE GARDEN, RAISED TERRACE TO SOUTH EAST OF CASTLE WITH STEPS	Nationally Important	Listed Building
49	POWIS CASTLE GARDEN, AVIARY TERRACE	Nationally Important	Listed Building
50	POWIS CASTLE GARDEN, ORANGERY TERRACE	Nationally Important	Listed Building
51	POWIS CASTLE GARDEN, APPLE SLOPE TERRACE	Nationally Important	Listed Building
52	POWIS CASTLE GARDEN, STATUE OF FAME IN ENTRANCE COURTYARD	Nationally Important	Listed Building
53	POWIS CASTLE GARDEN, STATUE OF HERCULES AT E OF TOP TERRACE	Nationally Important	Listed Building
54	POWIS CASTLE GARDEN, STONE VASE ON EAST BANK OF GARDENS	Nationally Important	Listed Building
55	POWIS CASTLE GARDEN, THE BOTHY WITH WALL TO GARDENS AND OUTBUILDINGS	Nationally Important	Listed Building
56	POWIS CASTLE, DAIRY SQUARE 1	Nationally Important	Listed Building
57	POWIS CASTLE GARDEN, THE GARDEN HOUSE	Nationally Important	Listed Building
58	POWIS CASTLE ESTATE SAWMILLS, SAWMILL	Nationally Important	Listed Building

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset</b>	<b>Significance</b>	<b>Site Status</b>
59	POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD, WAGON SHED, CEMENT STORE AND BOUNDARY WALL	Nationally Important	Listed Building
60	POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD COTTAGES 1	Nationally Important	Listed Building
63	BELAN, LIMEKILN COTTAGES 2	Nationally Important	Listed Building
64	BELAN, LIMEKILN COTTAGES 4	Nationally Important	Listed Building
65	POWIS CASTLE, PARK HOUSES 2	Nationally Important	Listed Building
66	POWIS CASTLE GARDEN, BOTHY, WALL TO GARDEN AND OUTBUILDINGS	Nationally Important	Listed Building
67	POWIS CASTLE, DAIRY SQUARE 2	Nationally Important	Listed Building
68	POWIS CASTLE ESTATE SAWMILLS, TIMBER-YARD COTTAGES 2	Nationally Important	Listed Building
69	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 2	Nationally Important	Listed Building
70	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 4	Nationally Important	Listed Building
71	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 5	Nationally Important	Listed Building
72	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 6	Nationally Important	Listed Building
73	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 8	Nationally Important	Listed Building
98	COED-Y-DINAS, ENGINE HOUSE	Nationally Important	Listed Building
35	POWIS CASTLE GARDEN	Nationally Important	Registered Parks and Gardens
4	WELSHPOOL CURSUS	Nationally Important	Scheduled Ancient Monument
11	WHITEHOUSE BRIDGE BARROW	Nationally Important	Scheduled Ancient Monument
5	COED-Y-DINAS RING DITCH I	Regionally Important	
9	LLWYN WRON RING DITCH	Regionally Important	
14	DYSSERTH ENCLOSURE	Regionally Important	
15	SARN-Y-BRYN-CALED JUNCTION, BEAKER FIND	Regionally Important	
19	COED-Y-DINAS RING DITCH II	Regionally Important	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset</b>	<b>Significance</b>	<b>Site Status</b>
74	SARN-Y-BRYN-CALED JUNCTION, PIT CIRCLE	Regionally Important	
75	SARN-Y-BRYN-CALED JUNCTION, OVENS AND HEARTHES	Regionally Important	
82	SARN-Y-BRYN-CALED JUNCTION, PITS (NEOLITHIC/EARLY BRONZE AGE)	Regionally Important	
83	SARN-Y-BRYN-CALED JUNCTION, PITS (ROMANO-BRITISH)	Regionally Important	
87	SARN-Y-BRYN-CALED JUNCTION, PITS (EARLY MEDIEVAL)	Regionally Important	
91	SARN-Y-BRYN-CALED JUNCTION, WINDBREAKS	Regionally Important	
99	COED-Y-DINAS, WOMEN'S LAND ARMY HOSTEL	Regionally Important	
17	COED Y DINAS FLINT FIND II	Locally Important	
61	POWIS CASTLE ESTATE, BONE MILL	Locally Important	
78	POWIS CASTLE ESTATE SAWMILLS MILESTONE	Locally Important	
81	COED Y DINAS ARGAE	Locally Important	
84	SARN-Y-BRYN-CALED JUNCTION, PITS (UNDATED)	Locally Important	
85	SARN-Y-BRYN-CALED JUNCTION, RELICT SOIL HORIZON	Locally Important	
88	SARN-Y-BRYN-CALED JUNCTION, TRACKWAY/HOLLOW WAY	Locally Important	
92	WHITE HOUSE, CANAL WHARF	Locally Important	
3	COED Y DINAS ENCLOSURE	Minor Importance	
13	SAWMILL COTTAGE RING DITCH	Minor Importance	
18	COED Y DINAS FLINT FIND III	Minor Importance	
76	GLANHAFREN, BRIDGE	Minor Importance	
77	WHITE HOUSE CANAL DRAIN	Minor Importance	
79	OLDFORD BUILDINGS	Minor Importance	
80	OLDFORD BUILDINGS	Minor Importance	
86	SARN-Y-BRYN-CALED JUNCTION, PITS (20TH CENTURY)	Minor Importance	
89	SARN-Y-BRYN-CALED JUNCTION, TRACKWAY	Minor Importance	
90	SARN-Y-BRYN-CALED JUNCTION, POSTHOLES	Minor Importance	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset</b>	<b>Significance</b>	<b>Site Status</b>
93	SARN-Y-BRYN-CALED, SPINDLE WHORL	Minor Importance	
94	WELSHPOOL, MAESYDRE, ROMNEY HUT I	Minor Importance	
95	WELSHPOOL, MAESYDRE, ROMNEY HUT II	Minor Importance	
96	POWIS CASTLE, BUILDING III	Minor Importance	
97	POWIS CASTLE, BUILDING IV	Minor Importance	
2	LIMEKILN COTTAGES CROPMARK	Unknown	
7	SARN-Y-BRYN-CALED JUNCTION, CROPMARK	Unknown	
8	SARN-Y-BRYN-CALED RING DITCH	Unknown	
10	SARN-Y-BRYN-CALED PIT CIRCLE	Unknown	
12	LIMEKILN COTTAGES ENCLOSURE	Unknown	
16	COED Y DINAS FLINT FIND I	Unknown	
20	COED Y DINAS FISH WEIR	Unknown	
31	COED Y DINAS ENCLOSURE	Unknown	
32	SAWMILLS COTTAGE RING DITCH III	Unknown	
33	SARN-Y-BRYN-CALED PIT	Unknown	
34	SARN-Y-BRYN-CALED JUNCTION, CROPMARK DITCH	Unknown	



## 11. Assessment of Impact

11.1 The Direct and Indirect impact on each historic asset was assessed taking into account both physical and non-physical impacts. Each impact was assessed within the scale Very Low, Low, Moderate, High and Very High, taken into account the significance of the historic asset and the nature of the impact. A full table is found in Appendix B but a summary is tabulated in Table 2 below and illustrated in Figure 7.

Table 2: Impact on assessed historic assets within the 1.1km assessment area

ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
11	WHITEHOUSE BRIDGE BARROW	ROUND BARROW	None	Low	Low
58	POWIS CASTLE ESTATE SAWMILLS, SAWMILL	SAW MILL	None	Low	Low
59	POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD, WAGON SHED, CEMENT STORE AND BOUNDARY WALL	BUILDING	None	Low	Low
60	POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD COTTAGES 1	HOUSE	None	Low	Low
62	POWIS CASTLE ESTATE SAWMILLS	SAW MILL	None	Low	Low
68	POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD COTTAGES 2	HOUSE	None	Low	Low
23	POWIS CASTLE ESTATE SAWMILLS, SMITHY AND YARD OFFICE	BLACKSMITHS WORKSHOP	None	Very Low	None
81	COED Y DINAS ARGAE	FLOOD DEFENCES	None	Very Low	None
1	POWIS CASTLE, CASTLE	CASTLE	None	None	None
2	LIMEKILN COTTAGES CROPMARK	BUILDING; VILLA	None	None	None
3	COED Y DINAS ENCLOSURE	DEFENDED ENCLOSURE; FIELD SYSTEM	None	None	None
4	WELSHPOOL CURSUS	CURSUS	None	None	None
5	COED-Y-DINAS RING DITCH I	RING DITCH; ROUND BARROW; HENGE	None	None	None
6	SARN-Y-BRYN-CALED TIMBER CIRCLE	TIMBER CIRCLE	None	None	None
7	SARN-Y-BRYN-CALED JUNCTION, CROPMARK	TRACKWAY; CURSUS; FIELD SYSTEM	None	None	None

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
8	SARN-Y-BRYN-CALED RING DITCH	HENGE?; RING DITCH?	None	None	None
9	LLWYN WRON RING DITCH	RING DITCH	None	None	None
10	SARN-Y-BRYN-CALED PIT CIRCLE	PIT CIRCLE	None	None	None
12	LIMEKILN COTTAGES ENCLOSURE	ENCLOSURE?	None	None	None
13	SAWMILL COTTAGE RING DITCH	ROUND BARROW?; BOUNDARY BANK (EARTHWORK)	None	None	None
14	DYSSERTH ENCLOSURE	DEFENDED ENCLOSURE	None	None	None
15	SARN-Y-BRYN-CALED JUNCTION, BEAKER FIND	FINDSPOT	None	None	None
16	COED Y DINAS FLINT FIND I	FINDSPOT	None	None	None
17	COED Y DINAS FLINT FIND II	FINDSPOT	None	None	None
18	COED Y DINAS FLINT FIND III	FINDSPOT	None	None	None
19	COED-Y-DINAS RING DITCH II	RING DITCH; ROUND BARROW	None	None	None
20	COED Y DINAS FISH WEIR	FISH WEIR	None	None	None
21	LIMEKILN COTTAGES	HOUSE	None	None	None
22	BELAN LIMEKILNS	LIME KILN	None	None	None
24	POWIS CASTLE GARDEN, WALL 1	WALL	None	None	None
25	POWIS CASTLE, ESTATE OFFICES; NO.1 PARK HOUSES	HOUSE	None	None	None
26	POWIS CASTLE GARDEN, WALL 2	WALL	None	None	None
27	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 1	HOUSE	None	None	None
28	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 3	HOUSE	None	None	None
29	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 7	HOUSE	None	None	None



*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
30	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 9	HOUSE	None	None	None
31	COED Y DINAS ENCLOSURE	ENCLOSURE	None	None	None
32	SAWMILLS COTTAGE RING DITCH III	RING DITCH?	None	None	None
33	SARN-Y-BRYN-CALED PIT	PIT?	None	None	None
34	SARN-Y-BRYN-CALED JUNCTION, CROPMARK DITCH	FIELD BOUNDARY	None	None	None
35	POWIS CASTLE GARDEN	GARDEN	None	None	None
36	MONTGOMERYSHIRE CANAL, BELAN, LIMEKILNS LANE BRIDGE 121	CANAL BRIDGE	None	None	None
37	BELAN, LIMEKILNS LANE NO 3-4 LIMEKILN COTTAGES	HOUSE	None	None	None
38	BELAN, LIMEKILNS LANE SOUTHERN LIME-KILN BANK	LIME KILN	None	None	None
39	COED-Y-DINAS, COED-Y-DINAS FARMHOUSE	HOUSE	None	None	None
40	COED-Y-DINAS, BARN AND GRANARY RANGE	BARN	None	None	None
41	COED-Y-DINAS, COWSHEDS	COW HOUSE	None	None	None
42	COED-Y-DINAS, STONE BUILDING	BUILDING	None	None	None
43	COED-Y-DINAS, WESTERN CARTSHED	CART SHED	None	None	None
44	COED-Y-DINAS, SLAUGHTER-HOUSE, DOVE-COT AND SMITHY	BUILDING	None	None	None
45	COED-Y-DINAS, EASTERN CARTSHED	CART SHED	None	None	None
46	POWIS CASTLE, BALLROOM RANGE	BALLROOM	None	None	None
47	POWIS CASTLE GARDEN, MARQUESS GATE WITH STEPS LEADING TO EAST ENTRANCE	GATEWAY	None	None	None

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
48	POWIS CASTLE GARDEN, RAISED TERRACE TO SOUTH EAST OF CASTLE WITH STEPS	GARDEN TERRACE	None	None	None
49	POWIS CASTLE GARDEN, AVIARY TERRACE	GARDEN TERRACE	None	None	None
50	POWIS CASTLE GARDEN, ORANGERY TERRACE	GARDEN TERRACE	None	None	None
51	POWIS CASTLE GARDEN, APPLE SLOPE TERRACE	GARDEN TERRACE	None	None	None
52	POWIS CASTLE GARDEN, STATUE OF FAME IN ENTRANCE COURTYARD	STATUE	None	None	None
53	POWIS CASTLE GARDEN, STATUE OF HERCULES AT E OF TOP TERRACE	STATUE	None	None	None
54	POWIS CASTLE GARDEN, STONE VASE ON EAST BANK OF GARDENS	GARDEN ORNAMENT	None	None	None
55	POWIS CASTLE GARDEN, THE BOTHY WITH WALL TO GARDENS AND OUTBUILDINGS	HOUSE	None	None	None
56	POWIS CASTLE, DAIRY SQUARE 1	HOUSE	None	None	None
57	POWIS CASTLE GARDEN, THE GARDEN HOUSE	HOUSE	None	None	None
61	POWIS CASTLE ESTATE, BONE MILL	BONE MILL	None	None	None
63	BELAN, LIMEKILN COTTAGES 2	HOUSE	None	None	None
64	BELAN, LIMEKILN COTTAGES 4	HOUSE	None	None	None
65	POWIS CASTLE, PARK HOUSES 2	HOUSE	None	None	None
66	POWIS CASTLE GARDEN, BOTHY, WALL TO GARDEN AND OUTBUILDINGS	OUTBUILDING	None	None	None

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
67	POWIS CASTLE, DAIRY SQUARE 2	HOUSE	None	None	None
69	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 2	HOUSE	None	None	None
70	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 4	HOUSE	None	None	None
71	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 5	HOUSE	None	None	None
72	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 6	HOUSE	None	None	None
73	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 8	HOUSE	None	None	None
74	SARN-Y-BRYN-CALED JUNCTION, PIT CIRCLE	PIT CIRCLE	None	None	None
75	SARN-Y-BRYN-CALED JUNCTION, OVENS AND HEARTHES	CORN DRYING KILN	None	None	None
76	GLANHAFREN, BRIDGE	BRIDGE	None	None	None
77	WHITE HOUSE CANAL DRAIN	DRAIN	None	None	None
78	POWIS CASTLE ESTATE SAWMILLS MILESTONE	MILESTONE	None	None	None
79	OLDFORD BUILDINGS	BUILDING	None	None	None
80	OLDFORD BUILDINGS	BUILDING	None	None	None
82	SARN-Y-BRYN-CALED JUNCTION, PITS (NEOLITHIC/EARLY BRONZE AGE)	PIT	None	None	None
83	SARN-Y-BRYN-CALED JUNCTION, PITS (ROMANO-BRITISH)	PIT	None	None	None
84	SARN-Y-BRYN-CALED JUNCTION, PITS (UNDATED)	PIT	None	None	None
85	SARN-Y-BRYN-CALED JUNCTION, RELICT SOIL HORIZON	OCCUPATION SITE	None	None	None

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
86	SARN-Y-BRYN-CALED JUNCTION, PITS (20TH CENTURY)	PIT	None	None	None
87	SARN-Y-BRYN-CALED JUNCTION, PITS (EARLY MEDIEVAL)	PIT	None	None	None
88	SARN-Y-BRYN-CALED JUNCTION, TRACKWAY/HOLLOW WAY	TRACKWAY	None	None	None
89	SARN-Y-BRYN-CALED JUNCTION, TRACKWAY	TRACKWAY	None	None	None
90	SARN-Y-BRYN-CALED JUNCTION, POSTHOLES	FENCE	None	None	None
91	SARN-Y-BRYN-CALED JUNCTION, WINDBREAKS	WINDBREAK	None	None	None
92	WHITE HOUSE, CANAL WHARF	CANAL WHARF	None	None	None
93	SARN-Y-BRYN-CALED, SPINDLE WHORL	FINDSPOT	None	None	None
94	WELSHPOOL, MAESYDRE, ROMNEY HUT I	ROMNEY HUT	None	None	None
95	WELSHPOOL, MAESYDRE, ROMNEY HUT II	ROMNEY HUT	None	None	None
96	POWIS CASTLE, BUILDING III	BUILDING	None	None	None
97	POWIS CASTLE, BUILDING IV	BUILDING	None	None	None
98	COED-Y-DINAS, ENGINE HOUSE	ENGINE HOUSE	None	None	None
99	COED-Y-DINAS, WOMEN'S LAND ARMY HOSTEL	HOSTEL	None	None	None

11.2 As Table 2 shows, no recorded historic assets within the 1.1km assessment area would be exposed to any significant impact from the development. Full details of the assessment of direct and indirect impact for each of the historic assets in Table 2 can be found in Appendix B.

11.2.1 Ninety-one historic assets would be unaffected by the development.

11.2.2 Six historic assets would experience a Low, indirect, visual impact and Low impact on their setting. These are all in close proximity to the proposed development and include the Whitehouse Bridge Barrow (ID

number 11) and the Powis Castle Saw Mill complex (ID number 62), including the two cottages (ID numbers 60 & 68), the former Saw Mill building (58), the Timberyard and Boundary Wall (ID number 59). Two further historic assets would have a Very Low, visual impact with no impact on their setting. These are the Powis Castle Blacksmiths Workshop (ID number 23) and an old flood defence boundary (ID number 81).

11.3 There are two Scheduled Monuments within the revised 1.1km of the development area. The Whitehouse Bridge round barrow, (ID number 11) would experience a Low indirect visual impact and Low impact on setting. The proposed shed would be visible from this historic asset, but against a backdrop of mature deciduous trees and close to the existing buildings of the Powis Castle estate sawmill which are already visible from this location. The other Scheduled Ancient Monument is the Welshpool cursus (ID number 4) on which there would be no impact.

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
11	WHITEHOUSE BRIDGE BARROW	ROUND BARROW	None	Low	Low
4	WELSHPOOL CURSUS	CURSUS	None	None	None

*Table 3; Scheduled Ancient Monuments within 1.1km of the development*

11.4 The Sarn Bryn-y-Caled timber circle (ID number 6) was descheduled after it was fully excavated in advance of road building.

11.5 There are 48 Listed Buildings within the revised 1.1km assessment area. See Table 4, Appendix B and Figures 6 & 7.

11.5.1 There would be a Low indirect, visual impact and a Low impact on setting of the two estate cottages to the north side of the Powis Castle Estate Saw Mill (ID number 60 and 68). The development lies on ground that is almost two metres lower than the level of the A458 and the cottages to the northwest. The cottages are best viewed from the A458 itself. The development would not impact on the relationship between the estate cottages and the sawmill to their southern side. There would be a Low indirect impact on two other Listed Buildings (ID numbers 58 and 59, all parts of the estate sawmill complex (ID number 62), with a Low impact on their setting. There would also be a Very Low, indirect, visual impact on the Powis Castle Blacksmith's Workshop (ID numbers 23) which would be partially intervisible with the development, but would experience no impact on its setting.

11.5.2 The significant group of Listed Buildings at Coed y Dinas Farm, to the south of the proposed development, would not experience any impacts from the development. Their setting has been greatly altered by the conversion of the farm buildings into a garden centre, and the

construction of Charlies Stores, a large retail facility to their northern side, with its large car park and store yard. Charlies Stores lies between the historic farm buildings and the proposed development and would block views between the two locations. Trees to the northern side of the listed farmhouse at Coed y Dinas (ID number 39) would also block views towards the development from that location.

*Table 4; Listed Buildings within 1.1km of the development*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
60	POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD COTTAGES 1	HOUSE	None	Low	Low
68	POWIS CASTLE ESTATE SAWMILLS, TIMBER-YARD COTTAGES 2	HOUSE	None	Low	Low
58	POWIS CASTLE ESTATE SAWMILLS, SAWMILL	SAW MILL	None	Low	Low
59	POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD, WAGON SHED, CEMENT STORE AND BOUNDARY WALL	BUILDING	None	Low	Low
23	POWIS CASTLE ESTATE SAWMILLS, SMITHY AND YARD OFFICE	BLACKSMITHS WORKSHOP	None	Very Low	None
1	POWIS CASTLE, CASTLE	CASTLE	None	None	None
21	LIMEKILN COTTAGES	HOUSE	None	None	None
22	BELAN LIMEKILNS	LIME KILN	None	None	None
24	POWIS CASTLE GARDEN, WALL 1	WALL	None	None	None
25	POWIS CASTLE, ESTATE OFFICES; NO.1 PARK HOUSES	HOUSE	None	None	None
26	POWIS CASTLE GARDEN, WALL 2	WALL	None	None	None
27	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 1	HOUSE	None	None	None

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
28	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 3	HOUSE	None	None	None
29	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 7	HOUSE	None	None	None
30	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 9	HOUSE	None	None	None
36	MONTGOMERYSHIRE CANAL, BELAN, LIMEKILNS LANE BRIDGE 121	CANAL BRIDGE	None	None	None
37	BELAN, LIMEKILNS LANE NO 3-4 LIMEKILN COTTAGES	HOUSE	None	None	None
38	BELAN, LIMEKILNS LANE SOUTHERN LIME-KILN BANK	LIME KILN	None	None	None
39	COED-Y-DINAS, COED-Y-DINAS FARMHOUSE	HOUSE	None	None	None
40	COED-Y-DINAS, BARN AND GRANARY RANGE	BARN	None	None	None
41	COED-Y-DINAS, COWSHEDS	COW HOUSE	None	None	None
42	COED-Y-DINAS, STONE BUILDING	BUILDING	None	None	None
43	COED-Y-DINAS, WESTERN CARTSHED	CART SHED	None	None	None
44	COED-Y-DINAS, SLAUGHTER-HOUSE, DOVE-COT AND SMITHY	BUILDING	None	None	None
45	COED-Y-DINAS, EASTERN CARTSHED	CART SHED	None	None	None
46	POWIS CASTLE, BALLROOM RANGE	BALLROOM	None	None	None
47	POWIS CASTLE GARDEN, MARQUESS GATE WITH STEPS LEADING TO EAST ENTRANCE	GATEWAY	None	None	None

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
48	POWIS CASTLE GARDEN, RAISED TERRACE TO SOUTH EAST OF CASTLE WITH STEPS	GARDEN TERRACE	None	None	None
49	POWIS CASTLE GARDEN, AVIARY TERRACE	GARDEN TERRACE	None	None	None
50	POWIS CASTLE GARDEN, ORANGERY TERRACE	GARDEN TERRACE	None	None	None
51	POWIS CASTLE GARDEN, APPLE SLOPE TERRACE	GARDEN TERRACE	None	None	None
52	POWIS CASTLE GARDEN, STATUE OF FAME IN ENTRANCE COURTYARD	STATUE	None	None	None
53	POWIS CASTLE GARDEN, STATUE OF HERCULES AT E OF TOP TERRACE	STATUE	None	None	None
54	POWIS CASTLE GARDEN, STONE VASE ON EAST BANK OF GARDENS	GARDEN ORNAMENT	None	None	None
55	POWIS CASTLE GARDEN, THE BOTHY WITH WALL TO GARDENS AND OUTBUILDINGS	HOUSE	None	None	None
56	POWIS CASTLE, DAIRY SQUARE 1	HOUSE	None	None	None
57	POWIS CASTLE GARDEN, THE GARDEN HOUSE	HOUSE	None	None	None
63	BELAN, LIMEKILN COTTAGES 2	HOUSE	None	None	None
64	BELAN, LIMEKILN COTTAGES 4	HOUSE	None	None	None
65	POWIS CASTLE, PARK HOUSES 2	HOUSE	None	None	None
66	POWIS CASTLE GARDEN, BOTHY, WALL TO GARDEN AND OUTBUILDINGS	OUTBUILDING	None	None	None
67	POWIS CASTLE, DAIRY SQUARE 2	HOUSE	None	None	None



*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
69	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 2	HOUSE	None	None	None
70	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 4	HOUSE	None	None	None
71	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 5	HOUSE	None	None	None
72	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 6	HOUSE	None	None	None
73	POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 8	HOUSE	None	None	None
98	COED-Y-DINAS, ENGINE HOUSE	ENGINE HOUSE	None	None	None

11.6 There is one Registered Historic Park and Garden within the 1.1km assessment area. This is the gardens and parkland around Powis Castle (ID number 35) on which there would be no impact. The development will not be visible from the gardens and parkland as mature trees and the topography of the area will block views of the proposed development from the garden area.

11.7 There are no World Heritage sites within the 1.1km assessment area.

11.8 There are 48 historic assets in the project dataset which have no statutory protection. None of these historic assets would experience any significant direct or indirect impacts from the development, see Table 5, Figures 6 & 7 and Appendix B.

*Table 5; Previously recorded historic assets within a 1.1km radius of the proposed development*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
62	POWIS CASTLE ESTATE SAWMILLS	SAW MILL	None	Low	Low
81	COED Y DINAS ARGAE	FLOOD DEFENCES	None	Very Low	None
2	LIMEKILN COTTAGES CROPMARK	BUILDING; VILLA	None	None	None
3	COED Y DINAS ENCLOSURE	DEFENDED ENCLOSURE; FIELD SYSTEM	None	None	None
5	COED-Y-DINAS RING DITCH I	RING DITCH; ROUND BARROW; HENGE	None	None	None
6	SARN-Y-BRYN-CALED TIMBER CIRCLE	TIMBER CIRCLE	None	None	None
7	SARN-Y-BRYN-CALED JUNCTION, CROPMARK	TRACKWAY; CURS US; FIELD SYSTEM	None	None	None
8	SARN-Y-BRYN-CALED RING DITCH	HENGE?; RING DITCH?	None	None	None
9	LLWYN WRON RING DITCH	RING DITCH	None	None	None
10	SARN-Y-BRYN-CALED PIT CIRCLE	PIT CIRCLE	None	None	None
12	LIMEKILN COTTAGES ENCLOSURE	ENCLOSURE?	None	None	None
13	SAWMILL COTTAGE RING DITCH	ROUND BARROW?; BOUNDARY BANK (EARTHWORK)	None	None	None
14	DYSSERTH ENCLOSURE	DEFENDED ENCLOSURE	None	None	None
15	SARN-Y-BRYN-CALED JUNCTION, BEAKER FIND	FINDSPOT	None	None	None

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
16	COED Y DINAS FLINT FIND I	FINDSPOT	None	None	None
17	COED Y DINAS FLINT FIND II	FINDSPOT	None	None	None
18	COED Y DINAS FLINT FIND III	FINDSPOT	None	None	None
19	COED-Y-DINAS RING DITCH II	RING DITCH; ROUND BARROW	None	None	None
20	COED Y DINAS FISH WEIR	FISH WEIR	None	None	None
31	COED Y DINAS ENCLOSURE	ENCLOSURE	None	None	None
32	SAWMILLS COTTAGE RING DITCH III	RING DITCH?	None	None	None
33	SARN-Y-BRYN-CALED PIT	PIT?	None	None	None
34	SARN-Y-BRYN-CALED JUNCTION, CROPMARK DITCH	FIELD BOUNDARY	None	None	None
61	POWIS CASTLE ESTATE, BONE MILL	BONE MILL	None	None	None
74	SARN-Y-BRYN-CALED JUNCTION, PIT CIRCLE	PIT CIRCLE	None	None	None
75	SARN-Y-BRYN-CALED JUNCTION, OVENS AND HEARTHES	CORN DRYING KILN	None	None	None
76	GLANHAFREN, BRIDGE	BRIDGE	None	None	None
77	WHITE HOUSE CANAL DRAIN	DRAIN	None	None	None
78	POWIS CASTLE ESTATE SAWMILLS MILESTONE	MILESTONE	None	None	None
79	OLDFORD BUILDINGS	BUILDING	None	None	None
80	OLDFORD BUILDINGS	BUILDING	None	None	None
82	SARN-Y-BRYN-CALED JUNCTION, PITS (NEOLITHIC/EARLY BRONZE AGE)	PIT	None	None	None
83	SARN-Y-BRYN-CALED JUNCTION, PITS (ROMANO-BRITISH)	PIT	None	None	None
84	SARN-Y-BRYN-CALED JUNCTION, PITS (UNDATED)	PIT	None	None	None
85	SARN-Y-BRYN-CALED JUNCTION, RELICT SOIL HORIZON	OCCUPATION SITE	None	None	None

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>ID Number</b>	<b>Historic Asset Name</b>	<b>Historic Asset Type</b>	<b>Level of Direct Impact</b>	<b>Level of Indirect Impact</b>	<b>Level of Impact on Setting</b>
86	SARN-Y-BRYN-CALED JUNCTION, PITS (20TH CENTURY)	PIT	None	None	None
87	SARN-Y-BRYN-CALED JUNCTION, PITS (EARLY MEDIEVAL)	PIT	None	None	None
88	SARN-Y-BRYN-CALED JUNCTION, TRACKWAY/HOLLOW WAY	TRACKWAY	None	None	None
89	SARN-Y-BRYN-CALED JUNCTION, TRACKWAY	TRACKWAY	None	None	None
90	SARN-Y-BRYN-CALED JUNCTION, POSTHOLES	FENCE	None	None	None
91	SARN-Y-BRYN-CALED JUNCTION, WINDBREAKS	WINDBREAK	None	None	None
92	WHITE HOUSE, CANAL WHARF	CANAL WHARF	None	None	None
93	SARN-Y-BRYN-CALED, SPINDLE WHORL	FINDSPOT	None	None	None
94	WELSHPOOL, MAESYDRE, ROMNEY HUT I	ROMNEY HUT	None	None	None
95	WELSHPOOL, MAESYDRE, ROMNEY HUT II	ROMNEY HUT	None	None	None
96	POWIS CASTLE, BUILDING III	BUILDING	None	None	None
97	POWIS CASTLE, BUILDING IV	BUILDING	None	None	None
99	COED-Y-DINAS, WOMEN'S LAND ARMY HOSTEL	HOSTEL	None	None	None

11.9 No new historic assets were recorded for the purposes of this assessment.

11.10 The development site does not lie within a registered Historic Landscape.

11.11 The proposed development would stand in the Powis Castle Park LANDMAP Historic Landscape Aspect Area (MNTGMHL386), see Figure 8, which is described as;

*"17th-century and later gardens and 18th and 19th-century landscape park possibly based on medieval deer-park associated with Powis Castle, with 20th-century estate conifer plantations and irregular fieldscapes in the outler park areas. Early settlement and land use in the area is indicated by the later prehistoric Pen-y-foel hillfort and by smaller defended enclosure sites. The area includes the two earlier medieval earthwork castles at Ladies Mount and Powis Middle Park and the Plas yr Alarch moated site at Trefnant in addition to the 13th-century stone castle Powis Castle, remodelled as country house from the 16th century. Dispersed farms of medieval and early post-medieval origin with some later estate farms and estate water-powered sawmill near near Coed-y-dinas."*

11.11.1 The overall evaluation of this aspect area is Outstanding.

11.11.2 The proposed development would be located in a field which lies outside the area of Parkland described in LANDMAP, to the east of the Montgomeryshire Canal, the Estate Saw Mill and the former turnpike road which is now followed by the A458. It is therefore in a marginal position in terms of the overall area included in this Historic Landscape Area and in an area which historically has been notable for its industrialisation and innovation, particularly with reference to Coed y Dinas Model Farm, the Estate Saw Mill, the canal and road. The innovative design of the proposed cattle housing could be seen to be in keeping with the traditions of this part of the historic Powis Castle estate landscape.

11.11.3 The other main LANDMAP Historic Landscape Aspect Area within 1.1km of the development area is the large area called the Lower Severn Valley (MNTGMHL441), which lies immediately to the east of the field in which the proposed development would occur.

*"Predominantly regular valley-bottom fieldscapes of medieval and post-medieval origin along the floodplain of the Severn valley between Crew Green and Garthmyl. Post-glacial river meanders, cut-offs and alluviation. Complexes of Neolithic to Bronze Age burial and ritual monuments at Sarn-y-bryn-caled and Dyffryn Lane. The area is crossed by the course of the early medieval Offa's Dyke. Roman fort complex and associated civilian settlement at Forden Gaer. Medieval Cistercian*

*abbey complex at Strata Marcella. Former post-medieval industrial complex at the head of the Severn navigation at Pool Quay. Dispersed farms and houses of medieval and post-medieval origin. Historic ford sites and 19th and 20th-century road and railway bridges."*

11.11.4 The overall evaluation of this aspect area is also Outstanding.

11.11.5 The heritage value of this Aspect Area is very much focused on its buried, archaeological assets, including the concentration of prehistoric funerary and ritual sites around Sarn y Bryn Caled and Coed y Dinas.

11.12 The development area, would stand in the extensive Rural Landscapes LANDMAP Cultural Landscape Aspect Area (MNTGMCL051), see Figure 9, which is described as;

*"The Aspect Area is essentially a catch-all of landscapes surrounding other Aspect Areas. It reveals an eclectic mix of landscape type, from fertile lowlands to bleak moorlands, and forms a buffer between other Aspect Areas that are more culturally distinctive or diverse. Surprisingly, there are few statutorily protected landscape types - such as SSSIs or SLAs within the area. Nevertheless, Rural Landscapes forms the background to the more detailed painting on the canvas of Montgomeryshire, contributing greatly to the county's soubriquet of Powis paradwys Cymru."*

11.12.1 The overall evaluation of this aspect area is High.

11.12.2 The area around the proposed development does not fully conform with the rural character of much of this very large Aspect Area. As previously noted, industrialisation and innovation have characterised the landscape around Coed y Dinas since the early 19<sup>th</sup> century.

11.13 The proposed development site falls within the Severn Farmlands Landscape Character area (LCA M9), as defined for Powys County Council (John Campion Associates Ltd, 2008, 57). This large landscape area is described thus;

*"A significant, open valley/vale landscape along the Severn and Vyrnwy rivers, with settlements of various sizes."*

*"Open skies dominate with wooded valley sides fringing the valley bottom. Managed hedgerow and fence lines predominate, with intermittent patches of mixed-broadleaved and deciduous woodland that produce a well-defined mosaic of small to large field patterns. The area is settled and domestic in character with sporadic clustered developments. Parts of the area display aspects of a more formally planned parkland landscape due in part to the large country houses that face onto the River Severn floodplain. Predominantly arable farming with some lowland dairy farming."*

11.13.1 The Historical and Cultural Characteristics of the Severn Farmlands Landscape Character are also described and give an indication of the large extent of the area, which includes Meifod, Llanfyllin, Llanfechain and the area around Welshpool, as well as the broad spread of heritage themes including within the area;

*“Early settlements and land use suggested by Neolithic to Bronze Age burial and ritual monuments, prehistoric defended sites, and a wide range of features from Roman through to Medieval and Post Medieval, including Offa’s Dyke, a Cistercian monastery site, a Post Medieval industrial complex at the head of the Severn Navigation at Pool Quay, the late 18<sup>th</sup> century Montgomery Canal and the 19<sup>th</sup> century Cambrian Railway line.”*

11.13.2 The proposed development does not conflict with the overall character of this area, as pastoral agriculture and sporadic clustered developments are amongst its characteristics. The development would not remove or significantly alter any other defining characteristics.

11.14 There are no Conservation Areas within the 1.1km study area.

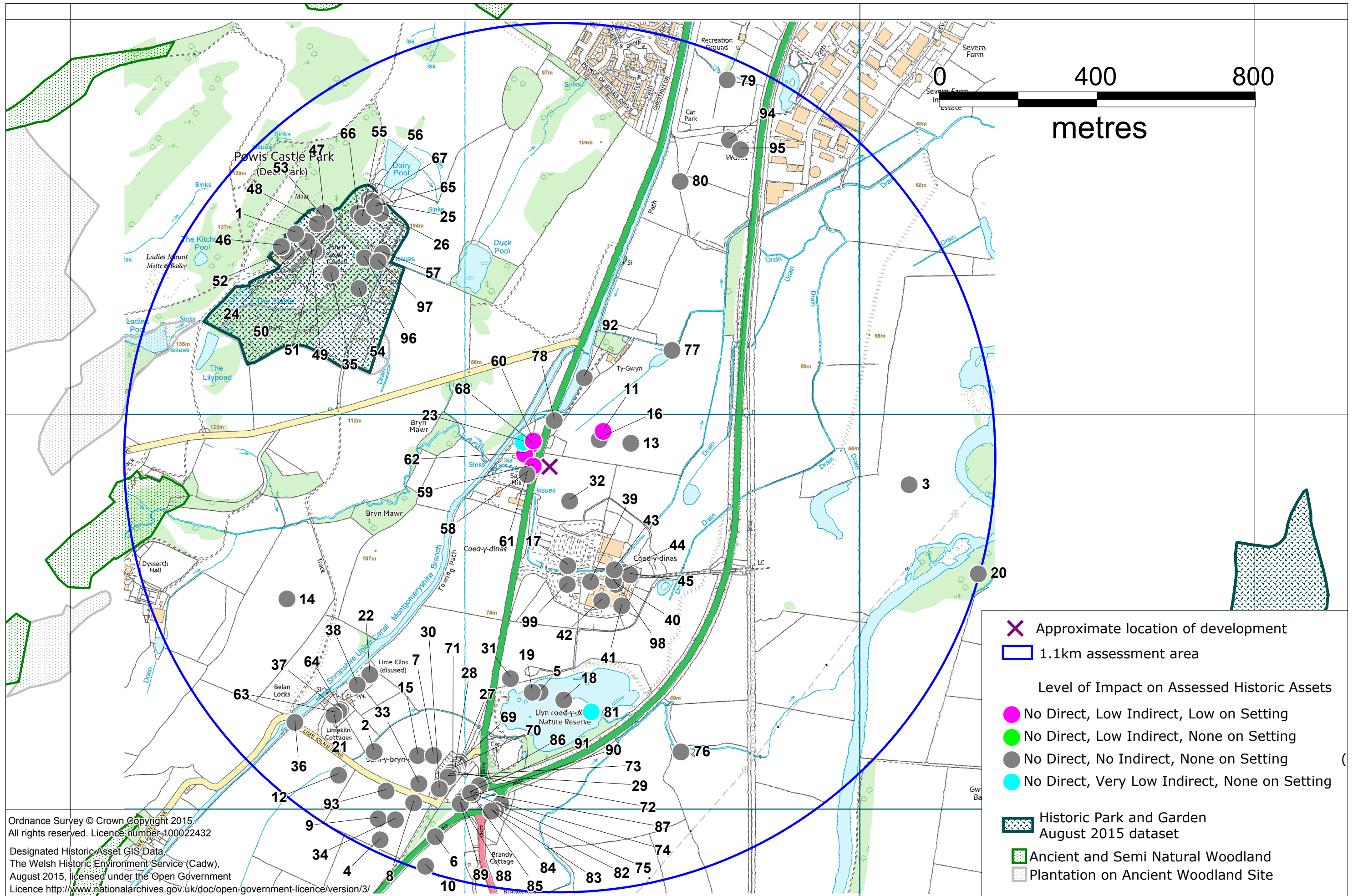
11.15 During the field visit, no physical, visible evidence was noted suggestive of significant buried archaeology on land which would be affected by the development. There is no documentary, cartographic or aerial photographic evidence of buried archaeology at this location.

11.16 In 2014, a geophysical survey was undertaken by Archaeophysica across the entire field in which the development would occur (Roseveare 2015). This did not appear to show that any identifiable buried archaeology lies buried at the development site. There do not appear to be any features comparable with the prehistoric funerary and ritual monuments concentrated further south between Coed y Glyn and Sarn y Bryn Caled. This does not exclude the possibility that some features of archaeological interest may lie within the development area, particularly as there is good evidence of prehistoric activity to the south and north of the development site.

11.17 No palaeoenvironmental potential was identified at the proposed development site, which lies in a well-drained, sloping field.

11.18 The boundary banks on the holding are post-medieval in date and include hedged and fenced boundaries on low earthwork banks.

11.19 There are no field names of archaeological significance at the development site. The proposed development would take place in a field named as Country House Field on the 1840 parish tithe map. The significance of the name is not apparent, but there is no tradition or evidence that a house ever stood within the field. No evidence of a house can be seen on the results of the 2015 geophysical survey of the land here.



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Figure 7: The 1.1km assessment area showing the level of impact on assessed historic assets, labelled with Project ID number



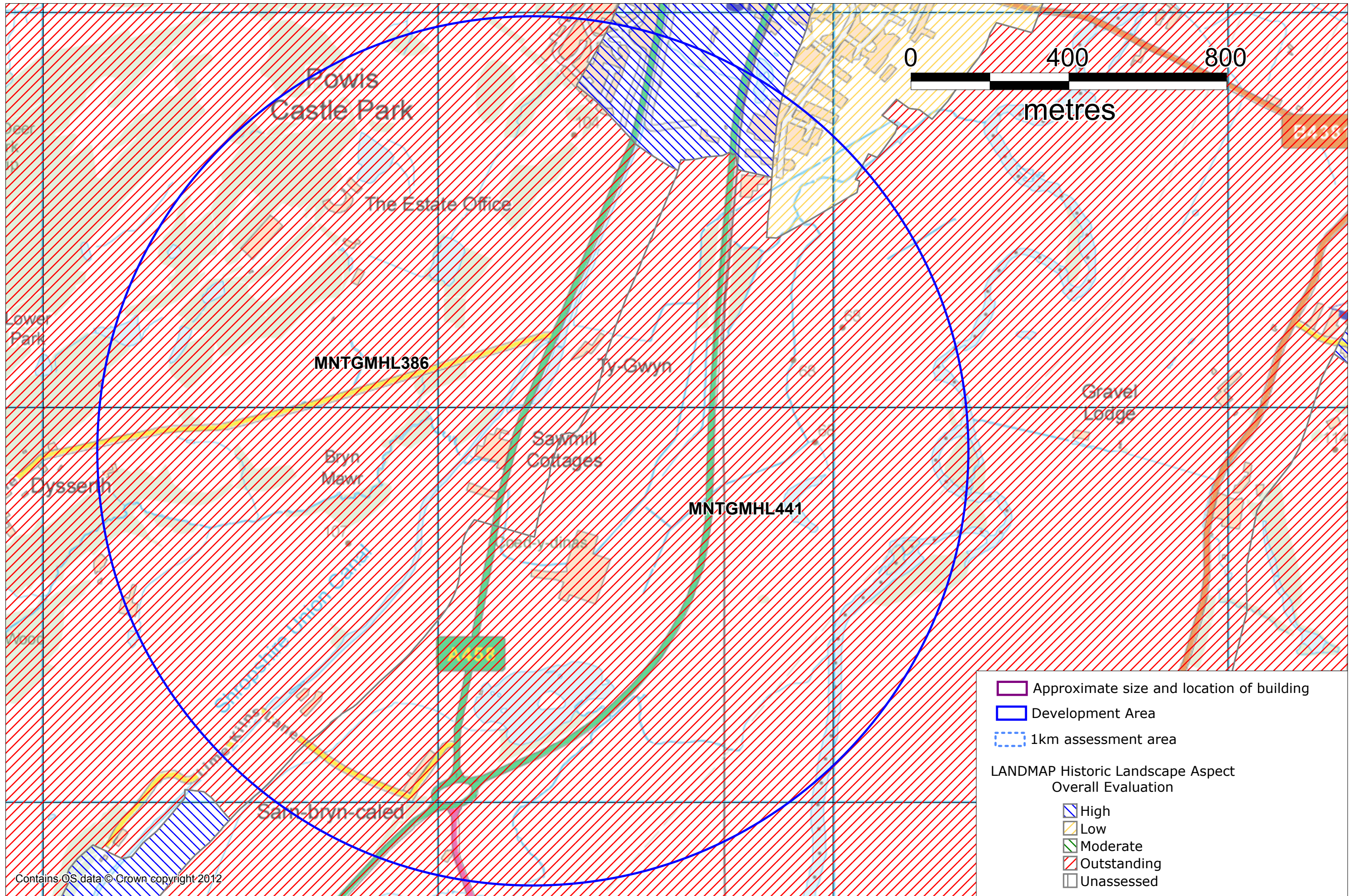


Figure 8: The 1.1km assessment area showing the LANDMAP Historic Landscape aspect, labelled with LANDMAP Aspect Area Numbers



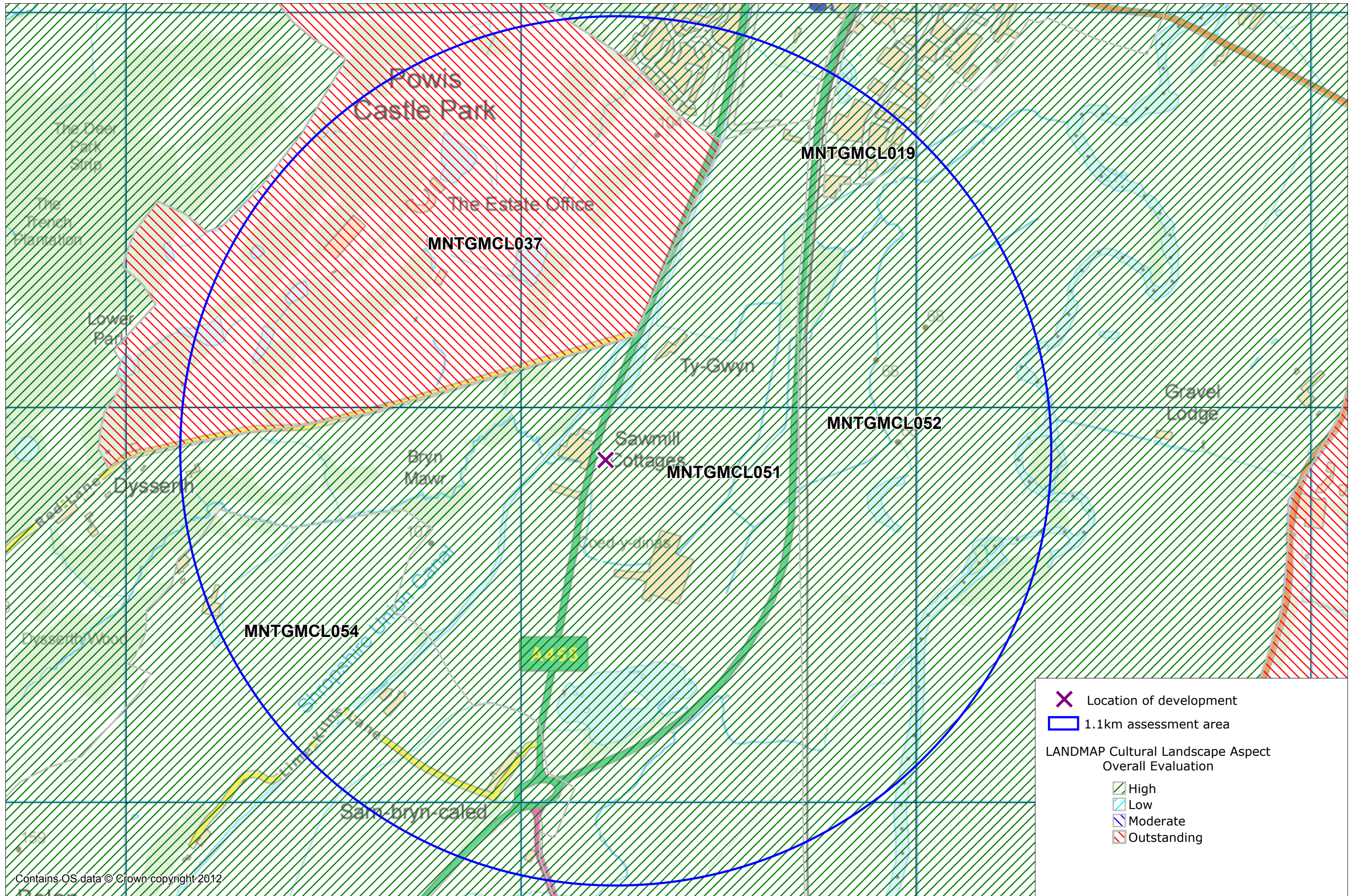


Figure 9: The 1.1km assessment area showing the LANDMAP Cultural Landscape aspect, labelled with LANDMAP Aspect Area Number

## **12. Conclusion**

- 12.1 The development would not cause any direct, physical impact on any known historic assets.
- 12.2 There is no physical, documentary, cartographic or aerial photographic evidence to suggest that the proposed development site has potential for buried archaeology. A geophysical survey of the land around and including the development site was undertaken in 2015. This did not provide evidence of any identifiable historic assets buried at or in close proximity to the proposed development. Despite this there remains the possibility that features of archaeological interest may survive at this site, especially in view of the concentration of prehistoric and early historic features to the south at Coed y Dinas, as well as a Scheduled Round Barrow in the field immediately to the north.
- 12.3 The proposed development would stand relatively close to two groups of Listed Buildings. To the south is the former Model Farm at Coed y Dinas, to the west is the Powis Castle Saw Mill. Both complexes originated as innovative developments on the Powis Castle Estate during the 19<sup>th</sup> century.
- 12.3.1 The recent conversion of Coed y Dinas Farm into a Garden Centre, accompanied by a large retail store complex, landscaping and car park, means that the proposed development would not be visible from the Listed Buildings there and would have no impact on their setting, which has already been highly modified by the modern development.
- 12.3.2 The Saw Mill complex, including the Sawmill Cottages and the former Blacksmith's Workshop to its northern side, is much closer to the proposed development, but the impacts on the Listed Buildings in this group are also reduced by a number of factors.
- i) The Saw Mill remains in operation and several modern buildings have been added to the 19<sup>th</sup> century buildings in the complex. This includes a large and dominant modern Saw Mill building which has been erected in the centre of the original complex, on the former timberyard. This has greatly altered the appearance and setting of the original complex.
  - ii) Immediately to the south of the Saw Mill complex, a modern petrol garage has been built, which has also changed the setting of the complex.
  - iii) The Saw Mill is still enclosed by a high boundary wall, raised as a physical barrier to keep people out of the working complex and block views into the timberyard. The wall itself is a listed structure, but a busy modern road and several mature oak trees at the roadside divide it from the proposed development, which

would be located in a field which is over 2 metres lower than the intervening road.

iv) The impacts on the Saw Mill complex are therefore found to be Low in terms of visual impact and a Low impact on setting. The proposed development would also not impact on key views of the Saw Mill complex, which is best viewed looking in the opposite direction to the proposed development.

12.3.3 The proposed development would be located close to the eastern boundary of the Registered Park and Garden of Powis Castle. The assessment has found that the development would not be visible from the parkland and gardens. Parkland trees and the topography of the parkland would also block views of the development from Powis Castle itself, as the development would be close to the foot of the slope which runs down from the parkland to the Severn valley floor to the southeast. The modern retail development at Coed y Dinas, set further to the east of the valley slope, is visible from Powis Castle however and has already changed views from the castle.

12.3.4 The Whitehouse Bridge Round Barrow is found in the field immediately to the north of the proposed development.

i) The development would cause no direct or indirect physical impacts to this monument.

ii) The development would be intervisible with the Round Barrow, although a field boundary hedgerow runs between the two locations providing some screening.

iii) It was found that the key views of the Round Barrow are gained when looking northeast or east towards the monument, across the open, level landscape of the Severn Valley floor.

iv) The development would not impact significantly on views of the monument. When viewed from the Round Barrow or from the area to the northeast of the barrow, the development would be seen against the backdrop of the industrial complex of the Powis Castle Saw Mill, including its 19<sup>th</sup> and 20<sup>th</sup> century buildings. This backdrop greatly reduces the visual impact and any impact on the setting of the Round Barrow from the proposed development.

12.4 No other Scheduled Monuments or Listed Buildings, or other nationally important historic asset, designated or not, would experience a significant indirect impact from the proposed development. None would experience any impact on their setting.

12.5 The overall evaluation of the LANDMAP Historic Landscape Aspect Area, the description of which is almost entirely focused on the parkland and

gardens of the Powis Castle Estate, is Outstanding. No elements characteristic of this Aspect Area will be removed. A new element will be added, but this is not without precedent in the local landscape as several adjacent properties, most notably Powis Castle Saw Mill and Coed y Dinas Farm, have substantial new buildings. This demonstrates that this is not a static or unchanged historic landscape, but one which has changed during the modern period.

- 12.6 The concentration of prehistoric and early historic archaeological features to the south of the development area, around Coed y Dinas and Sarn y Bryn Caled, as well as the proximity of the Whitehouse Bridge Round Barrow to the north, suggest that the proposed development site may have some archaeological potential. Pre-development archaeological evaluation may be considered necessary to clearly establish whether the development site has any archaeological potential.
- 12.7 In order to reduce the visual impact of the proposed development on the historic landscape, it would be considered appropriate mitigation to suggest that the new building should be finished in a colour or colours which compliment the green and grey colour scheme of the neighbouring Sawmill Cottages and Saw Mill complex.

### **13. Reporting**

- 13.1 Copies of this report will be provided to the client, National Monument Record and the Regional Historic Environment Record.

## 14. References

### 14.1 Map sources

Ordnance Survey, 1816, 2" to 1 mile Original Surveyors drawing, "Part of Shropshire" Sheet  
Ordnance Survey, 1817, 2" to 1 mile Original Surveyors drawing, Newtown Sheet  
Ordnance Survey, 1832, 1" to 1 Mile Sheet 74  
Ordnance Survey, 1887, 1:2500, 1<sup>st</sup> edition  
Ordnance Survey, 1902, 1:2500 2<sup>nd</sup> edition  
Ordnance Survey, 1974, 1:2500  
Pool Parish, Upper & Middle Division Tithe Map, 1840  
Pool Parish, Upper & Middle Division Tithe Apportionment, 1840

### 14.2 Web-based materials

Historic England, 2015, *The Setting of Historic assets Historic Environment Good Practice Advice in Planning Note 3*  
Welsh Government, 2016, Draft *Setting of Historic Assets in Wales*  
Cynefin, 2016, *Tithe Maps of Wales*  
<http://cynefin.archiveswales.org.uk/en/tithe-maps/>  
British Museum, 2016, *Online Gallery: Ordnance Survey Drawings*  
<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/index.html>

### 14.3 Published sources

Cadw, 2010, Conservation Principles for the Sustainable Management of the Historic Environment in Wales

### 14.4 Unpublished sources

John Campion Associates Ltd., 2008, Powys Landscape Character Assessment.  
Roseveare, M.J., 2015, Coed y Dinas, Welshpool, Powys Geophysical Survey Report.

### 14.5 Data Sources

Clwyd Powys Archaeological Trust, Historic Environment Record, data received 30/06/2016 & 4/07/2016  
Cadw, Listed Building all-Wales dataset, downloaded April 2016  
Cadw, Parks and Gardens all-Wales dataset, downloaded August 2015  
Cadw, Scheduled Ancient Monument all-Wales dataset, downloaded April 2016  
Cadw, Registered Historic Landscapes dataset, supplied June 2014

## 15. Reliability & Limitations of Sources

- 15.1 In line with the requirements of the ClfA Standards & Guidance notes for Desk-based Assessments (Point 3.3.6), the following observations on the usefulness and reliability of the sources used have been made.
- 15.2 The cartographic sources used include a range of Ordnance Survey maps produced during the 19<sup>th</sup> and 20<sup>th</sup> centuries, all of which provided sufficiently clear and accurate representations of the evolving landscape of the assessment area.
- 14.2.1 The earliest map source was the 1816-17 Ordnance Surveyors Original Surveyors Drawings, of which clear digital copies are available through the British Museum website.
- 14.2.2 The parish tithe map and apportionment of 1840 are available for inspection at the National Library of Wales and on the Cynefin website "The Tithe Maps of Wales". The tithe map and apportionment are both clear and informative sources.
- 15.3 The main source of data for the assessment was the Clwyd Powys Archaeological Trust HER. The HER data supplied by the Clwyd Powys HER was in most respects accurate although some of the locational detail was inaccurate.
- 15.4 Listed Building data from Cadw was very useful as so many buildings are listed in the study area. However the grid references for several of the buildings within the complexes were wrong.

ID Number	Listed Building Number	NGR given	Corrected NGR	Comment
47	7747	SJ2161706463	SJ2164306513	The given NGR puts the dot on the terrace to the south, not on the gate and steps.
48	16783	SJ2167206474	SJ2162606486	The given NGR puts the dot on the broad terrace to the south, not the narrow raised terrace just south of the steps
26	7750	SJ2177106490	SJ2178706512	The given NGR puts it on the boundary to the southwest of the

				wall that appears to be the one described
45	16761	SJ2239305584	SJ2241805597	The given NGR is closer to the main range of farm buildings and not on the eastern cartshed
43	16759	SJ22400 05602	SJ2237805610	The given NGR is on the central building in a block of three not on the western cartshed
44	16760	SJ2241805595	SJ2240005604	The given NGR is on the eastern cartshed and not the central building in the group of three

15.4 Google Earth aerial images of the assessment area were also used online. These date to 2006, 2008 and 2009 and provide good coverage for the whole assessment area, although did not capture all of the cropmarks recorded in the HER.

15.5 LiDAR imagery available from the Natural Resources Wales was of good quality for this area, and helped confirm some existing sites and suggest a different origin for one site. This site had been recorded as a possible round barrow but analysis of LiDAR and earlier mapping suggest it is the remains of a field boundary.

PRN	Site Name	Type	Record Created?	Trysor comments
122	Powis Castle Park, Ladies Mount Castle	Motte and bailey	Excluded	
123	Powis Castle, castle	Masonry castle	Record created	
126	Maes y Gareg Find	Find	No record created	Location unknown
2452	Limekiln Cottages Cropmark	Building; Villa	Record created	
2492	Coed y Dinas enclosure	Defended enclosure; Field system	Record created	
3482	Welshpool cursus	Cursus	Record created	



*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>PRN</b>	<b>Site Name</b>	<b>Type</b>	<b>Record Created?</b>	<b>Trysor comments</b>
3965	Coed-y-dinas ring ditch I	Ring ditch; Round barrow; Henge	Record created	
3994	Sarn-y-bryn-caled timber circle	Timber circle	Record created	
4025	Sarn-y-bryn-caled Junction, cropmark	Trackway; Cursus; Field system	Record created	
4546	Sarn-y-bryn-caled ring ditch	Henge; Ring ditch	Record created	
4918	Gwyns Barn Cropmarks	Field system; Enclosure complex	Outside study area	
4928	Llwyn Wron ring ditch	Ring ditch	Record created	
4929	Sarn-y-bryn-caled pit circle	Pit circle	Record created	
4930	Sarn-y-bryn-caled penannular ring ditch	Henge (hengiform monument)	Outside study area	
5023	Powis Castle Park Ridge and Furrow	Ridge and furrow	No record created	Poor location
5026	Whitehouse Bridge Barrow	Round barrow	Record created	
5643	Maes Gwastad Platform	Fair; Fort; Militia encampment	Outside study area	
5646	Limekiln Cottages enclosure	Enclosure	Record created	
5766	Welshpool Cursus Find I	Find	Outside study area	
7020	Belan Locks Cropmarks	Field system	Excluded	NGR needs amending
7102	Sawmill Cottage Ring Ditch	Round barrow	Record created	
7111	Dysserth enclosure	Defended enclosure	Record created	
7502	Gwyns Barn enclosure	Defended enclosure	Outside study area	
8951	Sarn-y-bryn-caled ring ditch	Ring ditch; Round barrow	Outside study area	
17000	Sarn-y-bryn-caled Junction, beaker find	Find	Record created	
17001	Coed Y Dinas Round Barrow I	Round barrow	No record created	Duplicate for PRN 5026
17002	Coed Y Dinas Flint Find I	Find	Record created	
17003	Coed Y Dinas Round Barrow II	Round barrow; Spoil heap	No record created	Unclear location
17004	Coed Y Dinas Flint Find II	Find	Record created	
17005	Coed Y Dinas Flint Find III	Find	Record created	
17397	Coed-y-dinas ring	Ring ditch;	Record created	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>PRN</b>	<b>Site Name</b>	<b>Type</b>	<b>Record Created?</b>	<b>Trysor comments</b>
	ditch II	Round barrow		
17415	Coed Y Dinas Fish Weir	Fish weir	Record created	
17417	Sarn-y-bryn-caled palaeochannel	Palaeochannel	Outside study area	
20313	Limekiln Cottages	House	Record created	
20889	Belan Limekilns	Lime kiln	Record created	
20914	Powis Castle Estate Sawmills, Smithy and Yard Office	Blacksmiths workshop	Record created	
20915	Coed y Dinas Sawmill; Whitehouse Bridge Sawmill	Saw mill	No record created	Duplicated
26952	Welshpool, site of windmill	Windmill	Outside study area	
30583	Brandyshop	House	Outside study area	
30602	Powis Castle Park, gates	Gateway	No record created	Duplicate of 36448
30603	Powis Castle Garden, wall 1	Wall	Record created	NGR should be SJ2159906441
30604	Powis Castle, estate offices	House	Record created	
30605	Powis Castle Garden, wall 2	Wall	Record created	NGR should be SJ2178706512
30606	Powis Castle Estate, Sarn-y-bryn-caled Cottages 1	House	Record created	
30608	Powis Castle Estate, Sarn-y-bryn-caled Cottages 3	House	Record created	
30612	Powis Castle Estate, Sarn-y-bryn-caled Cottages 7	House	Record created	
30614	Powis Castle Estate, Sarn-y-bryn-caled Cottages 9	House	Record created	
32827	Coed Y Dinas enclosure	Enclosure	Record created	
32828	Sawmills Cottage ring ditch III	Ring ditch	Record created	Ring Ditch?
32829	Sawmills Cottage ring barrow II	Round barrow	No record created	Duplicate for PRN 5026, according to CPAT 5026
32834	Ladies Mount ridge and furrow	Ridge and furrow	Outside study area	
32835	Ladies Mount hollow way	Hollow way	Excluded	
32845	Sarn-y-bryn-caled pit	Pit	Record created	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>PRN</b>	<b>Site Name</b>	<b>Type</b>	<b>Record Created?</b>	<b>Trysor comments</b>
32867	Sarn-y-bryn-caled Junction, cropmark ditch	Field boundary	Record created	
32981	Powis Castle	Estate	No record created	Overall record
32982	Powis Castle Garden	Garden	Record created	
36462	Montgomeryshire Canal, Belan, Limekilns Lane Bridge 121	Canal bridge	Record created	
36463	Belan, Limekilns Lane No 3-4 Limekiln Cottages	House	Record created	
36464	Belan, Limekilns Lane Southern Lime-kiln Bank	Lime kiln	Record created	
36471	Coed-y-dinas, Coed-y-dinas Farmhouse	House	Record created	
36472	Coed-y-dinas, Barn and Granary Range	Barn	Record created	
36473	Coed-y-dinas, Cowsheds	Cow house	Record created	NGR should be SJ2239705519
36474	Coed-y-dinas, Stone building	Building	Record created	
36475	Coed-y-dinas, Western cartshed	Cart shed	Record created	NGR should be SH2237805610
36476	Coed-y-dinas, Slaughter-house, dove-cot and smithy	Building	Record created	
36477	Coed-y-dinas, Eastern cartshed	Cart shed	Record created	NGR should be SH2241805597
36488	Powis Castle Park, Outer Gateway	Gateway	Excluded	
36489	Powis Castle, ballroom range	Ballroom	Record created	
36490	Powis Castle Garden, Marquess gate with steps leading to east entrance	Gateway	Record created	
36491	Powis Castle Garden, raised terrace to south east of Castle with steps	Garden terrace	Record created	Better NGR is SJ2162606486
36492	Powis Castle Garden, aviary terrace	Garden terrace	Record created	
36493	Powis Castle Garden, Orangery Terrace	Garden terrace	Record created	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>PRN</b>	<b>Site Name</b>	<b>Type</b>	<b>Record Created?</b>	<b>Trysor comments</b>
36494	Powis Castle Garden, apple slope terrace	Garden terrace	Record created	
36495	Powis Castle Garden, Statue of Fame in entrance courtyard	Statue	Record created	
36496	Powis Castle Garden, Statue of Hercules at E of Top Terrace	Statue	Record created	
36497	Powis Castle Garden, Peacock Statue to SW of Orangery Terrace	Statue	Excluded	
36498	Powis Castle Garden, Stone Vase on East Bank of gardens	Garden ornament	Record created	NGR should be SJ2173106322
36499	Powis Castle Park, Ice House	Icehouse	Excluded	
36501	Powis Castle Garden, The Bothy with wall to gardens and outbuildings	House	Record created	
36502	Powis Castle, Dairy Square 1	House	Record created	
36503	Powis Castle Garden, The Garden House	House	Record created	
36504	Powis Castle Garden, Fountain Garden, gate	Gateway	Excluded	
36505	Powis Castle Garden, Sundial in Fountain Garden	Sundial	Excluded	
36506	Powis Castle Estate Sawmills, sawmill	Saw mill	Record created	
36507	Powis Castle Estate Sawmills, timberyard, Wagon shed, cement store and boundary wall	Building	Record created	
36508	Powis Castle Estate Sawmills, Timberyard Cottages 1	House	Record created	
36509	Red Lane, Dyserth Hall	House	Outside study area	
36510	Dyserth Hall, former stables and	Stable	Outside study area	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>PRN</b>	<b>Site Name</b>	<b>Type</b>	<b>Record Created?</b>	<b>Trysor comments</b>
	coach house			
37418	Powis Castle Estate, Bone Mill	Bone mill	Record created	Better NGR is SJ2215705851
37419	Powis Castle Estate Sawmills	Saw mill	Record created	
37463	Dyserth Mill placename	Mill	No record created	Placename
38726	Sarn-y-bryn-caled pit	Ritual pit	No record created	Appears to be in the wrong place and probably a duplicate of 32845
42479	Belan, Limekiln Cottages 2	House	Record created	
42480	Belan, Limekiln Cottages 4	House	Record created	
42482	Powis Castle, Park Houses 2	House	Record created	
42484	Powis Castle, retaining wall to courtyard	Garden wall	Excluded	
42485	Powis Castle Garden, bothy, wall to garden and outbuildings	Outbuilding	Record created	
42486	Powis Castle, Dairy Square 2	House	Record created	
42487	Powis Castle Estate Sawmills, Timber-yard Cottages 2	House	Record created	
42488	Powis Castle Estate, Sarn-y-bryn-caled Cottages 2	House	Record created	
42489	Powis Castle Estate, Sarn-y-bryn-caled Cottages 4	House	Record created	
42490	Powis Castle Estate, Sarn-y-bryn-caled Cottages 5	House	Record created	
42491	Powis Castle Estate, Sarn-y-bryn-caled Cottages 6	House	Record created	
42492	Powis Castle Estate, Sarn-y-bryn-caled Cottages 8	House	Record created	
43130	Sarn-y-bryn-caled Junction, pit circle	Pit circle	Record created	
43134	Sarn-y-bryn-caled Junction, ovens and hearths	Corn drying kiln	Record created	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>PRN</b>	<b>Site Name</b>	<b>Type</b>	<b>Record Created?</b>	<b>Trysor comments</b>
48614	Glanhafren, bridge	Bridge	Record created	
58166	Powis Castle, outer bailey, ditch	Ditch	No record created	Part of castle
58169	Powis Castle, outer bailey	Bailey enclosure	No record created	Part of castle
58170	Powis Castle, servants' hall	Servants hall	No record created	Part of castle
58171	Powis Castle, stable block	Stable	No record created	Part of castle
64581	White House canal drain	Drain	Record created	
64582	Powis Castle Estate Sawmills Milestone	Milestone	Record created	
64634	Oldford Well	Well	Excluded	
64635	Oldford Buildings	Building	Record created	Minor
64636	Oldford Buildings	Building	Record created	Minor
64686	Welshpool, Bron llys and close y kiln	Kiln	Outside study area	
64687	Welshpool, Old Ford	Ford	Outside study area	
67195	Powis Castle Park (post-medieval park)	Park	Excluded	
67196	Powis Castle Park, Duck Pool	Pond	Excluded	
67197	Powis Castle Park, Icehouse pool	Pond	Excluded	
67205	Dyserth park	Park	Excluded	
67206	Dyserth orchard	Orchard	Outside study area	
67207	Dyserth pond	Pond	Outside study area	
70323	Welshpool palstave	Find	No record created	Location unknown
70324	Welshpool spearhead	Find	No record created	Findspot, exact location unknown
80171	Coed y Dinas argae	Argae	Record created	
85512	Sarn-y-bryn-caled Junction, pits (Neolithic/Early Bronze Age)	Pit	Record created	
85513	Sarn-y-bryn-caled Junction, pits (Romano-British)	Pit	Record created	
85514	Sarn-y-bryn-caled Junction, pits (undated)	Pit	Record created	
85515	Sarn-y-bryn-caled Junction, relict soil	Occupation site	Record created	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>PRN</b>	<b>Site Name</b>	<b>Type</b>	<b>Record Created?</b>	<b>Trysor comments</b>
	horizon			
85516	Sarn-y-bryn-caled Junction, pits (20th century)	Pit	Record created	Minor
85517	Sarn-y-bryn-caled Junction, pits (early medieval)	Pit	Record created	
85518	Sarn-y-bryn-caled Junction, trackway/hollow way	Trackway	Record created	Minor
85519	Sarn-y-bryn-caled Junction, trackway	Trackway	Record created	Minor
85524	Sarn-y-bryn-caled Junction, postholes	Fence	Record created	Minor
85525	Sarn-y-bryn-caled Junction, windbreaks	Windbreak	Record created	
85861	Powis Castle Park, medieval	Park	Excluded	
85912	White House, canal wharf	Canal wharf	Record created	
87236	Powis Castle Estate Sawmills, pond	Mill pond	No record created	No longer extant and part of sawmill complex
87237	Powis Castle Estate Sawmills, timber yard	Timber yard	No record created	Part of Sawmill
120765	Sarn-y-bryn-caled, spindle whorl	finds only	Record created	Minor
123738	Welshpool, Maesydre, Romney hut I	Romney Hut	Record created	Minor
123739	Welshpool, Maesydre, Romney hut II	Romney Hut	Record created	Minor
126055	Rabbitbank, building	Building	Outside study area	
126057	Powis Castle, glasshouses	Glasshouse	Excluded	
126058	Powis Castle, building I	Building	Excluded	
126059	Powis Castle, building II	Building	Excluded	
126060	Powis Castle, building III	Building	Record created	Minor
126061	Powis Castle, building IV	Building	Record created	Minor
128648	Coed-y-dinas, engine house	engine house	Record created	

*Coed y Dinas, Welshpool, Powys  
Historic Environment Desk-based Assessment*

<b>PRN</b>	<b>Site Name</b>	<b>Type</b>	<b>Record Created?</b>	<b>Trysor comments</b>
132187	Coed-y-dinas, Women's Land Army hostel	HOSTEL	Record created	

Jenny Hall & Paul Sambrook  
Trysor,  
August, 2016



## **Appendix A: Specification**

**SPECIFICATION FOR A DESK BASED ASSESSMENT FOR  
PROPOSED AGRICULTURAL BUILDING AT  
COED Y DINAS, BELAN, WELSHPOOL, SY21 8RP  
PLANNING APPLICATION: POWYS P/2016/0243**

**1. Introduction**

1.1 Roger Parry and Partners, The Estates Office, Oswestry, SY11 2NU, have commissioned Trysor heritage consultants, on behalf of their clients, to undertake a desk based assessment for an agricultural building on land at Coed-y-Dinas Farm, Belan, Welshpool, Powys, SY21 8RP, planning application reference P/2016/0243.

1.2 A planning application has been submitted to Powys County Council.

**2. The proposed development**

2.1 It is proposed that a new agricultural building is built in a single pasture field at SJ2224005890, to the north of Coed y Dinas farmhouse. The circular building would be approximately 30.25 metres in diameter and 4.1 metres high to the eaves and 8.5 metres high to the central point. An area of hardstanding would surround the unit and access would be from the northwest off the A485.

**3. Planning context of the proposed development**

3.1 A planning application was submitted for the erection of agricultural building and associated work to Powys County Council, reference number, P/2016/0243.

3.2 Cadw commented on the application in a letter dated 10<sup>th</sup> June 2016 and stated that *“Having carefully considered the information provided with the planning application, we consider that the documentation inadequately analyses the impact of the proposal on ...designated assets”*

Cadw letter 10/06/2016

3.3 The Built Heritage Officer for Powys County Council, in a document dated 20<sup>th</sup> June 2016, stated that

*“The application has not fully addressed the impact on; the neighbouring listed buildings, the Scheduled Ancient Monument of Coed y Dinas Round Barrow (MG281), or the wider historic area including Coed y Dinas collection of buildings and Powis Castle grade I Registered Park and Garden. The proposal is therefore considered to be contrary to Paragraphs 6.5.1 and 6.5.9 of Planning Policy Wales 2016.”*

BHO, Powys County Council, 20/06/2016

3.4 The Development Control Archaeologist at Clwyd Powys Archaeological Trust in an email dated 23<sup>rd</sup> May 2016 stated that

*“The setting for the scheduled monument may be affected by the development given its proposed height and shape.....Given the proximity of the prehistoric burial monuments there is still some potential for previously unrecognised archaeology here...”*

**4. Objective of the Specification**

4.1 The objective of specification is to specify the method to be used for the desk-based assessment in order to identify and assess impact, both direct and indirect, on the historic environment from the proposed development.

4.2 The Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-based Assessment (CIfA, 2014) was used to write this specification.

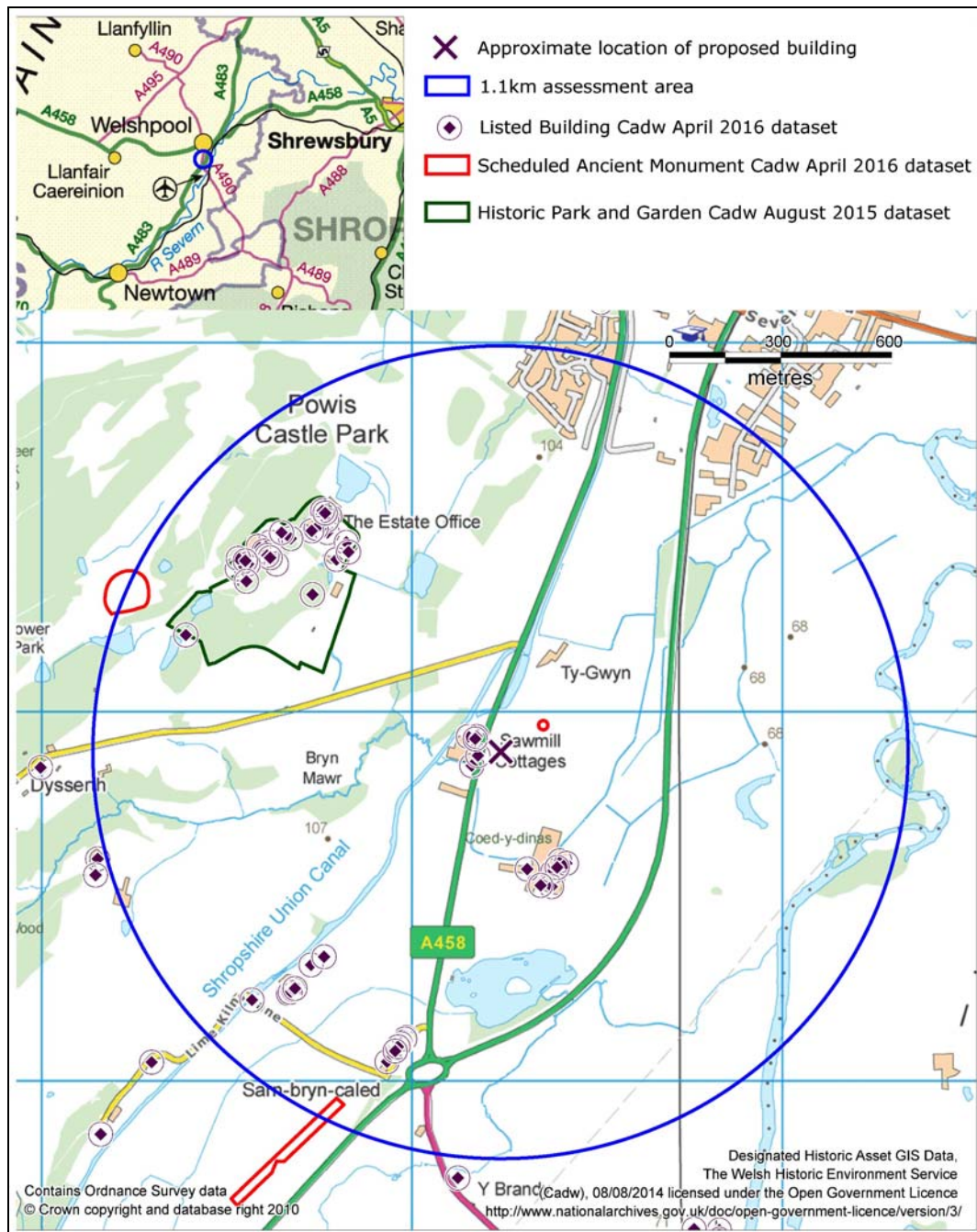


Figure 1: The development area and the proposed 1.1 km assessment area.

## 5. Scope of Work

5.1 The assessment will initially consider known historic assets within a 1.1km radius circle centred on SJ222405890 (see Figure 1). This study area may be revised once the importance, proximity and intervisibility of the historic assets have been established. Indirect impact on historic assets of minor importance, or locally important but severely damaged will not be assessed.

5.2 The following components of the historic environment will be considered, where relevant;

- a. Scheduled Ancient Monuments (SAMs) and their settings.
- b. Listed buildings and their settings.
- c. Registered Parks and Gardens and their essential settings.
- d. World Heritage Sites
- e. Conservation Areas
- f. Previously recorded non-designated historic assets and their settings,
- g. Buildings identified as of Local Importance where such buildings have been identified
- h. Newly identified historic assets and their settings
- i. Historic Landscapes and their characterisation
- j. Hedgerows and field patterns
- k. Ancient woodland
- l. Place-name evidence
- m. Cumulative impacts
- n. Any agri-environmental interests or requirements, e.g. Environmental Stewardship or Countryside Stewardship scheme
- o. Potential for buried archaeological
- p. Potential for palaeoenvironmental evidence

5.3 The following data sources will be consulted:

- Clwyd Powys Historic Environment Record
- Cadw Listed Buildings and Scheduled Ancient Monuments
- Historic Wales portal
- Historic Ordnance Survey maps
- Other historic maps including tithe map
- Aerial photographs
- LiDAR
- Documentary sources
- Published journals

5.4 A site visit will be carried out in accordance with Chartered Institute for Archaeologists' *Standard and Guidance for an Historic Environment Desk-based Assessment (CIfA, 2014)*. The site visit will record any unknown features in the vicinity of the proposed development. It will also assess the condition of known historic assets and an examination and record will be made of the nature of adjacent field boundaries. In addition, if practical the field will be informally fieldwalked to enable recovery and recording of any artefacts. A rapid record of features will be made, including a written description on pro-forma record sheets.

5.5 Colour digital photographs will be taken, using a 16M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used.

5.6 Once the dataset of existing and new data has been created, the significance of all identified historic assets will be assessed considering their evidential, historical, aesthetic and communal values (Cadw, 2010).

5.7 An assessment will be made of the development's possible impact on all historic assets, looking at direct physical and indirect physical and visual impacts. This will include impact on the setting of the historic assets and the potential for buried archaeology at the development site.

5.8 Elevation profiles, in conjunction with photos from the site visit and aerial photos, will be used assess to intervisibility, views and impact on setting. ZTV and photomontages from the client will be used if available. If a ZTV is not available Trysor will create one, or more as necessary.

## **6. Reporting**

6.1 A written report will be submitted to the client to inform the current planning application. The report will include;

- a. a non-technical summary
- b. a site location plan
- c. a bibliography
- d. a gazetteer of all historic assets included in the assessment giving significance and impact, with descriptions.
- e. an assessment of the value and significance of each heritage asset
- f. an assessment of the impact of the proposed development on the historic assets of the study area – impacts will be assessed whether negative or positive, direct or indirect.
- g. statement of the local and regional context of the historic assets identified as have being impacted on by the development.
- h. statement on reliability of resources used during assessment.
- i. discussion of the results of the evaluation
- j. potential for buried archaeological features within the development plot

6.2 The report will be guided by the requirements of Annexe 2 of the Chartered Institute for Archaeologists' *Standard and Guidance for an Historic Environment Desk-based Assessment* (CIfA,2014). Copies of the report will be provided to the client and the Regional Historic Environment Record.

## **7. Health & Safety**

7.1 Trysor will undertake a risk assessment in advance of any field visit in accordance with their health and safety policy.

## **8. Dissemination**

8.1 A summary of the work undertaken and its findings will be submitted to *Archaeology in Wales* if appropriate. A paper copy of the report will be submitted to the regional Historic Environment Record, as well as a copy in pdf format.

## **9. Archive**

9.1 The archive will be deposited with National Monument Record in Aberystwyth, including a copy of the final report. This archive will include all written, drawn and photographic records relating directly to the investigations undertaken. Digital archives will follow the guidelines from the RCAHMW, (RCAHMW 2015).

## **10. Resources to be used**

10.1 Jenny Hall, BSC, MCifA and Paul Sambrook, BA, PGCE, MCifA of Trysor will undertake the desk-based assessment. During the field visit will be equipped with standard field equipment, including digital cameras, GPS and first aid kit. Trysor have access to the computer hardware and software required to deliver the completed final report and archive to a professional standard.

## **11. Qualification of personnel**

11.1 Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, [www.archaeologists.net](http://www.archaeologists.net)

11.2 Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCifA) had 12 years excavation experience, which included undertaking watching briefs prior to becoming the Sites and Monuments Record Manager for a Welsh Archaeological Trust for 10 years. She has been an partner in Trysor since 2004 undertaking a variety of work that includes upland field survey, desk-based appraisals and assessments, watching briefs and evaluations as well heritage interpretation and community-based projects.

11.3 Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCifA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He also undertook Tir Gofal field survey work and watching briefs. He has been a partner in Trysor since 2004 undertaking a variety of work including upland field survey, desk-based appraisals/assessments, watching briefs and evaluations as well as community-based, non-intrusive projects and community heritage interpretation.

## **12. Insurance & Professional indemnity**

12.1 Trysor has Public Liability and Professional Indemnity Insurance.

## **13. Project identification**

13.1 The project has been designated Trysor Project No. 2016/525

## **14. Sources**

BHO, Powys County Council, 20<sup>th</sup> June 2016, *Erection of agricultural building and associated works at Coed-y-Dinas Farm, Belan, Welshpool, Powys*

Cadw & CCW, 2007, *Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process – Revised (2<sup>nd</sup>) edition including revision to the assessment process (ASIDOHL2).*

Cadw, 10<sup>th</sup> June 2016, *Erection of agricultural building and associated works at Coed-y-Dinas Farm, Belan, Welshpool, Powys*

Chartered Institute for Archaeologists, 2014, *Standard and Guidance for an Historic Environment Desk-based Assessment*, revised December 2014.

CPAT, undated, *Scope of Archaeological Assessment Work*

CPAT, 23<sup>rd</sup> May 2016, *P/2016/0243 Erection of agricultural building and associated works at Coed-y-Dinas Farm, Belan, Welshpool, Powys*

Historic England, 2015, *Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets*

RCAHMW, 2015, *RCAHMW Guidelines for Digital Archives, Version 1*

Welsh Office Circular 60/96; *Planning and the Historic Environment: Archaeology* (1996)

NB: Although the Historic Environment (Wales) Act came into being in March 2016, we are still waiting for technical advice notes and guidance documents, so in the meantime existing documentation is being used.

Jenny Hall & Paul Sambrook  
Trysor, June 2016

**Appendix B:  
Gazetteer of historic assets  
within 1.1 kilometre**



**ID number:** 1 POWIS CASTLE, CASTLE  
CASTLE  
**Clwyd Powys HER PRN:** 123 **NMR NPRN:** 29858  
**NGR:** SJ2157106461 Grid reference taken at centre of site  
**Period:** Medieval **Broadclass:** Defence  
**Form:** Building **Condition:** Converted  
**Site Status:** Listed Building

**SAM number:** **LB number:** 7746 **grade:** I  
**Trysor**  
**Description:** This medieval castle was originally a stronghold of the Princes of Powys, but by the late 13th century had become a possession of the English Crown. It was subsequently rebuilt and much of its present form derives from this period. In 1587 it came into the possession of Sir Edward Herbert, who began the conversion of the castle into a residence. After a siege during the Civil War, in 1544, the castle was briefly taken from the Herberts, but returned to their ownership after the Restoration. At this point a major remodelling of the castle and grounds began, with many Baroque elements introduced into the castle gardens. After a period of decline, the castle saw an improvement in its fortunes when it was inherited by Lord Edward Clive, son of Clive of India. His wealth enabled the castle to be significantly improved during the early 19th century. The death of the Fourth Earl of Powis in 1952 saw Powis Castle being given to the National Trust, who manage it as a popular heritage attraction to the present day.

**Rarity:** Not common

**Distance from development:** 840m to the northwest

**Group Value:** The castle sits within a well-maintained parkland and garden which formed the heart of the Powis Castle estate.

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** A striking castle and country house set in a rich parkland environment

**Communal Value:** Open to the public as a National Trust property

**Setting:** The original fortification was positioned on this prominent, defensible, ridge in the early Middle Ages. From this position good views would have been possible towards the Severn floodplain to the southeast. The castle was strengthened in the late 13th century and then converted into a residence for the Herbert family in the late 16th century. It was used as a country house until it was given to the National Trust in 1952, since when it has been a popular visitor attraction, with its well-maintained ornamental gardens and parkland forming an attractive setting for the imposing castle. Part of the castle now houses the important Clive Museum, which holds some of the possessions of Clive of India.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

***Comment on  
Impact:***

It is not thought that the proposed development would be visible from the castle or have any impact on views of the castle or impact on its parkland setting. The castle cannot be seen from the development site as trees within the parkland block the view. Photographs available online which were taken from the roof of the castle and its upper floors show that the retail park at Coed y Dinas is visible, but not the development site, as trees screen the view. The adjacent Powis Castle Sawmills would be directly on the line of site between the castle and the development. The sawmills cannot be seen from the upper parts of the castle, but the buildings and enclosing walls of the sawmill complex would further block views of the proposed development should the parkland trees be cut down or when they lose their leaves.

**ID number:** 2      LIMEKILN COTTAGES CROPMARK  
BUILDING; VILLA

**Clwyd Powys HER PRN:** 2452    **NMR NPRN:**

**NGR:** SJ21770515      Grid reference taken at centre of site

**Period:** Post Medieval; Roman    **Broadclass:** Monument (By Form)

**Form:** Cropmark                      **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	A rectilinear cropmark running for some 100m northeast to southwest and appearing to consist of 3 or 4 adjacent cells or compartments between 10m and 15m wide. Its date and purpose are unknown.		

**Rarity:** Unknown

**Distance from development:** 880m to the southwest

**Group Value:** None

**Evidential Value:** Cropmark seen on aerial photograph

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** At the foot of a gentle northwest facing slope. The feature lies within what is now a arable field.

**Significance:** Unknown

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Rising ground to the northeast would block views towards the proposed development.

**ID number:** 3 COED Y DINAS ENCLOSURE  
DEFENDED ENCLOSURE; FIELD SYSTEM

**Clwyd Powys HER PRN:** 2492 **NMR NPRN:**

**NGR:** SJ2312505826 Grid reference taken at centre of site

**Period:** Iron Age?; Medieval? **Broadclass:** Domestic

**Form:** Cropmark **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			A slight, L-shaped cropmark on the Severn floodplain, close to the western bank of the river. Its origin is unknown, although it has been suggested it represents part of a prehistoric enclosure the likelihood of this has been assessed as being very low.

**Rarity:** Common

**Distance from development:** 890 to the east-southeast

**Group Value:** None

**Evidential Value:** Cropmark

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** A slight cropmark on the Severn floodplain, close to the western bank of the river in a pasture field. Its origin is unknown but unlikely to be an antiquity.

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The proposed development would not be intervisible with this minor feature.

**ID number:** 4 WELSHPOOL CURSUS  
CURSUS

**Clwyd Powys HER PRN:** 3482 **NMR NPRN:**

**NGR:** SJ2178504926 Grid reference taken at point along linear site

**Period:** Neolithic **Broadclass:** Religious Ritual and Funerary

**Form:** Cropmark **Condition:** Intact

**Site Status:** Scheduled Ancient Monument

**SAM number:** MG167 **LB number:** **grade:**

**Trysor Description:** A Neolithic cursus which runs for some 380 metres long from northeast to southwest, defined by two parallel ditches some 12 metres apart. Excavations in 1993 obtained radiocarbon dates which show that the monument dates to around 3800BC.

**Rarity:** Rare

**Distance from development:** 1km to the southwest

**Group Value:** Unknown

**Evidential Value:** Cropmark, with excavated evidence

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This cursus was constructed on flat ground to the west of the Severn floodplain. The land here is now divided into post-medieval field parcels and largely under pasture.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees and rising ground to the northeast would block any view of the proposed development.

**ID number:** 5 COED-Y-DINAS RING DITCH I  
RING DITCH; ROUND BARROW; HENGE

**Clwyd Powys HER PRN:** 3965 **NMR NPRN:**

**NGR:** SJ2219005300 Grid reference taken at centre of site

**Period:** Bronze Age **Broadclass:** Religious Ritual and Funerary

**Form:** Cropmark **Condition:** Destroyed

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	The site of a Bronze Age Ring Ditch, radiocarbon dated to circa 2000BC. Some sherds of Beaker pottery and Grooved Ware were found in the infill of the ditch. The site was excavated in 1992 in advance of its destruction by gravel quarrying.		

**Rarity:** Not rare

**Distance from development:** 590m to the south-southwest

**Group Value:** One of a number of Bronze Age ritual monuments in the immediate area

**Evidential Value:** Excavated site

**Historical Value:** Reported in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This Bronze Age Ring Ditch dates to c.2000BC and was situated on low-lying, level ground at the western edge of the Severn floodplain.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** This site was destroyed by gravel quarrying in 1992, following archaeological excavation. The lake of the Llyn Coed y Dinas Nature Reserve now covers the area.

**ID number:** 6 SARN-Y-BRYN-CALED TIMBER CIRCLE  
TIMBER CIRCLE

**Clwyd Powys HER PRN:** 3994 **NMR NPRN:**

**NGR:** SJ2192504935 Grid reference taken at centre of site

**Period:** Neolithic **Broadclass:** Religious Ritual and Funerary

**Form:** Cropmark **Condition:** Destroyed

**Site Status:** Descheduled Ancient Monument

**Trysor**  
**Description:** **SAM number:** **LB number:** **grade:**  
A late Neolithic or Early Bronze Age timber circle identified from aerial photographs and excavated in 1990-91 by CPAT. An outer circle of 20 post holes was revealed, with an inner circle of 6 pits surrounding primary cremation burial. This burial had been added after the post-holes for the inner circle of timber posts had been created. Radiocarbon dating suggested that the monument dated to the late Neolithic or Early Bronze Age, confirmed by the discovery of four late Neolithic barbed and tined arrowheads within the cremation burial. After excavation, timber posts were inserted into the original post holes to attempt a recreation of the monument. The site was later destroyed by the new A483 road.

**Rarity:** Not common

**Distance from development:** 1km to the south-southwest

**Group Value:** One of a number of late Neolithic and Early Bronze Age ritual monuments in the immediate area

**Evidential Value:** Excavated evidence

**Historical Value:** Reported in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This Timber Circle dates to c.2100BC and was situated on low-lying, level ground at the western edge of the Severn floodplain. The site has been destroyed by the A483 road.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** This site was destroyed by the building of the A483 road in 1993.

**ID number:** 7 SARN-Y-BRYN-CALED JUNCTION, CROPMARK  
TRACKWAY; CURSUS; FIELD SYSTEM

**Clwyd Powys HER PRN:** 4025 **NMR NPRN:**

**NGR:** SJ21920514 Grid reference taken at point along linear site

**Period:** Post Medieval; Neolithic; Prehistoric **Broadclass:** Transport

**Form:** Cropmark **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	Two parallel ditches about 10m-12m apart which are visible on aerial photographs running north-northeast for some 185m from this point. Their date and purpose are not known but they may represent an old road line or field system.		
<b>Rarity:</b>	Unknown		
<b>Distance from development:</b>	750m to the south-southwest		
<b>Group Value:</b>	Unknown		
<b>Evidential Value:</b>	Cropmark		
<b>Historical Value:</b>	None		
<b>Aesthetic Value:</b>	None		
<b>Communal Value:</b>	None		
<b>Setting:</b>	This feature is situated on a gentle east-facing slope above the western edge of the Severn floodplain. It lies beneath pasture fields.		
<b>Significance:</b>	Unknown		
<b>Any Direct Impact?:</b>	No None		
<b>Any Indirect Impact?:</b>	No None		
<b>Level of Impact on Setting:</b>	None		
<b>Comment on Impact:</b>	Trees to the north-northeast around the car park at Coed y Dinas retail park would block views towards the proposed development.		



**ID number:** 8 SARN-Y-BRYN-CALED RING DITCH  
HENGE?; RING DITCH?

**Clwyd Powys HER PRN:** 4546 **NMR NPRN:**

**NGR:** SJ2187005020 Grid reference taken at centre of site

**Period:** Neolithic?; Bronze Age? **Broadclass:** Religious Ritual and Funerary

**Form:** Cropmark **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	An apparent Ring Ditch, the northern edge of which has been destroyed by the construction of a minor road running across it. The monument is about 35 metres in diameter, thought slightly irregular in plan. It was partly excavated in 2012 when the ditch was uncovered, but no artefacts were recovered and no analysis or radiocarbon dating was undertaken on soil samples taken at the time.		
<b>Rarity:</b>	Not common		
<b>Distance from development:</b>	940m to the south-southwest		
<b>Group Value:</b>	Possibly associated with a group of Neolithic and Early Bronze Age features in the Sarn y Bryn Caled area.		
<b>Evidential Value:</b>	Cropmark; Excavated evidence		
<b>Historical Value:</b>	Described in archaeological source		
<b>Aesthetic Value:</b>	None		
<b>Communal Value:</b>	None		
<b>Setting:</b>	This monument is situated on low-lying, level ground above the western edge of the Severn floodplain. The site has been partially destroyed by a minor road, but otherwise survives buried beneath a pasture field.		
<b>Significance:</b>	Unknown		
<b>Any Direct Impact?:</b>	No None		
<b>Any Indirect Impact?:</b>	No None		
<b>Level of Impact on Setting:</b>	None		
<b>Comment on Impact:</b>	Rising ground and trees to the north would block any view towards the proposed development.		

**ID number:** 9 LLWYN WRON RING DITCH  
RING DITCH

**Clwyd Powys HER PRN:** 4928 **NMR NPRN:**

**NGR:** SJ2178004980 Grid reference taken at centre of site

**Period:** Bronze Age **Broadclass:** Religious Ritual and Funerary

**Form:** Cropmark **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A Bronze Age Ring Ditch, which a central pit, visible as a cropmark on aerial photographs. It measures some 12m in diameter. The site lies within a pasture field and has not been excavated.		

**Rarity:** Not common

**Distance from development:** 1km to the south-southwest

**Group Value:** Possibly associated with a group of Neolithic and Early Bronze Age features in the Sarn y Bryn Caled area.

**Evidential Value:** Cropmark evidence only

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This ring ditch dates to the Bronze Age and represents a funerary site situated on level ground just above and west of the Severn floodplain. The site now lies in a pasture field, but has no surface traces and is only visible as a cropmark from the air.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Rising ground and trees to the north would block any view towards the proposed development.

**ID number:** 10 SARN-Y-BRYN-CALED PIT CIRCLE  
PIT CIRCLE

**Clwyd Powys HER PRN:** 4929 **NMR NPRN:**

**NGR:** SJ21900486 Grid reference taken at centre of site

**Period:** Neolithic **Broadclass:** Religious Ritual and Funerary

**Form:** Cropmark **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A possible late Neolithic or Early Bronze Age pit circle identified from aerial photographs but not confirmed by archaeological excavation. Only 7 possible pits in a partial circle have been noted and these may be simply hollows in the gravelly subsoil.		

**Rarity:** Not common

**Distance from development:** 1.1km to the south-southwest

**Group Value:** Possibly associated with a group of Neolithic and Early Bronze Age features in the Sarn y Bryn Caled area.

**Evidential Value:** Cropmark evidence

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This possible pit circle was situated on low-lying, level ground at the western edge of the Severn floodplain. The site is now within a pasture field.

**Significance:** Unknown

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view towards the proposed development.

**ID number:** 11 WHITEHOUSE BRIDGE BARROW  
ROUND BARROW

**Clwyd Powys HER PRN:** 5026 **NMR NPRN:**

**NGR:** SJ2235005960 Grid reference taken at centre of site

**Period:** Bronze Age **Broadclass:** Religious Ritual and Funerary

**Form:** Earthwork **Condition:** Near intact

**Site Status:** Scheduled Ancient Monument

**SAM number:** MG281 **LB number:** **grade:**  
**Trysor**  
**Description:** A possible Round Barrow situated at the western edge of the broad floodplain of the Severn. It stands in hollow on a very gentle slope running to the east., in a pasture field. It is a denuded mound, but clearly visible within the field.

**Rarity:** Not rare

**Distance from development:** 130m to the northeast

**Group Value:** None

**Evidential Value:** Earthwork feature

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** A possible Round Barrow situated at the western edge of the broad floodplain of the Severn. It stands in hollow on a very gentle slope running to the east., in a pasture field. It is a denuded mound, but clearly visible within the field. There are good view to the east across the valley towards higher ground to the east. Views to the south and west are impeded by mature trees beyond the field boundary.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
Low

**Level of Impact on Setting:** Low

**Comment on Impact:** The proposed shed would be visible from this location, but against a backdrop of mature deciduous trees and close to the existing buildings of the Powis Castle estate sawmill. The indirect visual impact and impact on setting would be Low.

**ID number:** 12      LIMEKILN COTTAGES ENCLOSURE  
ENCLOSURE?

**Clwyd Powys HER PRN:**      5646    **NMR NPRN:**

**NGR:**      SJ2168005090    Grid reference taken at centre of site

**Period:**      Unknown                      **Broadclass:**    Monument (By Form)

**Form:**      Cropmark                      **Condition:**    Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	The cropmark of a small enclosure, measuring 36m x 20m, seen on aerial photographs. Its date and function are not known. There is no surface evidence of the feature.		

**Rarity:**      Not rare

**Distance from development:**    980m to the southwest

**Group Value:**      Unknown

**Evidential Value:**    Cropmark evidence

**Historical Value:**    Mentioned in archaeological sources

**Aesthetic Value:**    None

**Communal Value:**    None

**Setting:**      This enclosure was situated to the southern side of a minor stream in an area of level ground. Its function and date are unknown and no surface trace now exists of the feature. It lies within a pasture field.

**Significance:**      Unknown

**Any Direct Impact?:**      No  
None

**Any Indirect Impact?:**      No  
None

**Level of Impact on Setting:**      None

**Comment on Impact:**      Rising ground and trees to the north would block any view towards the proposed development.

**ID number:** 13      SAWMILL COTTAGE RING DITCH  
ROUND BARROW?; BOUNDARY BANK (EARTHWORK)

**Clwyd Powys HER PRN:**      7102      **NMR NPRN:**

**NGR:**      SJ2242005930      Grid reference taken at centre of site

**Period:**      Bronze Age?; Post Medieval      **Broadclass:**      Monument (By Form)

**Form:**      Cropmark      **Condition:**      Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	This cropmark feature was noted on aerial photographs by CPAT in 1998. It was thought to be a possible Ring Ditch site, but analysis of the parish tithe map shows that its position corresponds with the corner of a ploughed out field boundary bank, which ran to this point from the east and then curved southwards. It had been ploughed out by the time of the 1887 1:2500 OS map, although two trees are shown on this map which appear to have stood on the line of the former bank. The bank is just visible on LIDAR and some modern aerial photographs, but not obvious on the ground.		

**Rarity:**      Common

**Distance from development:**      180m to the east-northeast

**Group Value:**      Part of the post-medieval field system.

**Evidential Value:**      Historic mapping

**Historical Value:**      None

**Aesthetic Value:**      None

**Communal Value:**      None

**Setting:**      A cropmark site in a level pasture field, probably corresponding with the curving corner of a ploughed out field boundary bank.

**Significance:**      Minor Importance

**Any Direct Impact?:**      No  
None

**Any Indirect Impact?:**      No  
None

**Level of Impact on Setting:**      None

**Comment on Impact:**      This boundary bank was ploughed out during the 19th century

**ID number:** 14 DYSSERTH ENCLOSURE  
DEFENDED ENCLOSURE

**Clwyd Powys HER PRN:** 7111 **NMR NPRN:**

**NGR:** SJ2154905536 Grid reference taken at centre of site

**Period:** Iron Age **Broadclass:** Domestic

**Form:** Cropmark **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	This cropmark site appears to be a small, bivallate, defended enclosure, set on top of Bryn Mawr hill. There are no surface traces of the enclosure, which appears to measure approximately 73 metres by 77 metres and may have some traces of an associated field system.		

**Rarity:** Not rare

**Distance from development:** 770m to the southwest

**Group Value:** None

**Evidential Value:** Cropmark evidence

**Historical Value:** Mentioned in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This cropmark site appears to be a small, bivallate, defended enclosure, set on top of Bryn Mawr hill. It is of probably Iron Age date and would have been set in this elevated position to obtain views towards the Severn valley floor to the east and also be a defensible position.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees around the Coed y Dinas Sawmills and along the A458 road would block views from this location.

**ID number:** 15 SARN-Y-BRYN-CALED JUNCTION, BEAKER FIND  
FINDSPOT

**Clwyd Powys HER PRN:** 17000 **NMR NPRN:**

**NGR:** SJ21880514 Grid reference taken at centre of site

**Period:** Bronze Age; Neolithic **Broadclass:** Object

**Form:** Find **Condition:** Moved

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	A fragment of Bronze Age Beaker pottery found out of context in the ploughsoil.		

**Rarity:** Not common

**Distance from development:** 840m to the south-southwest

**Group Value:** Probably associated with the group of Bronze Age funerary and ritual monuments around Coed y Dinas

**Evidential Value:** Stray find

**Historical Value:** Mentioned in archaeological sources

**Aesthetic Value:** A small sherd of prehistoric pottery

**Communal Value:** None

**Setting:** The source of this sherd is not known, but it was picked out of ploughsoil, out of context. No assessment of setting can be made.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The source of this sherd is not known, but it was picked out of ploughsoil, out of context. No impact assessment can be made.



**ID number:** 16 COED Y DINAS FLINT FIND I  
FINDSPOT

**Clwyd Powys HER PRN:** 17002 **NMR NPRN:**

**NGR:** SJ2234005940 Grid reference taken at centre of site

**Period:** Bronze Age **Broadclass:** Monument (By Form)

**Form:** Find **Condition:** Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A flint flake recovered from an earth mound after the field was ploughed.		

**Rarity:** Not rare

**Distance from development:** 130m to the northeast

**Group Value:** None

**Evidential Value:** Documentary source

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** A find taken out of the ploughsoil after ploughing and having no context.

**Significance:** Unknown

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The flint was removed from site.

**ID number:** 17 COED Y DINAS FLINT FIND II  
FINDSPOT

**Clwyd Powys HER PRN:** 17004 **NMR NPRN:**

**NGR:** SJ22260562 Unknown

**Period:** Neolithic; Bronze Age **Broadclass:** Object

**Form:** Find **Condition:** Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A Neolithic or Bronze Age flake.		

**Rarity:** Not rare

**Distance from development:** 270m to the south-southeast

**Group Value:** None

**Evidential Value:** Documentary sources

**Historical Value:** None

**Aesthetic Value:** A piece of flint worked in prehistoric times

**Communal Value:** None

**Setting:** The find was made in a pasture field on the western edge of the Severn floodplain. The apparent location of the findspot has been built over.

**Significance:** Locally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The apparent location of the findspot has been built over.

**ID number:** 18 COED Y DINAS FLINT FIND III  
FINDSPOT

**Clwyd Powys HER PRN:** 17005 **NMR NPRN:**

**NGR:** SJ2225005280 Grid reference taken at centre of site

**Period:** Neolithic; Bronze Age **Broadclass:** Object

**Form:** Find **Condition:** Moved

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A flint flake.		

**Rarity:** Not rare

**Distance from development:**

**Group Value:** None

**Evidential Value:** Single, unworked flint find

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** A single flint flake which shows no evidence of working and is of minor importance.

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** A single flint flake which shows no evidence of working and is of minor importance.

**ID number:** 19 COED-Y-DINAS RING DITCH II  
RING DITCH; ROUND BARROW

**Clwyd Powys HER PRN:** 17397 **NMR NPRN:**

**NGR:** SJ2217005300 Grid reference taken at centre of site

**Period:** Bronze Age **Broadclass:** Religious Ritual and Funerary

**Form:** Cropmark **Condition:** Destroyed

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	The site of a Bronze Age Ring Ditch, about 20m in diameter. The site was excavated in 1992 in advance of its destruction by gravel quarrying. No finds were made, but a radiocarbon date from a posthole in the interior dates to 1500BC. The ditch cuts through and adjacent ring ditch (PRN 3965) radiocarbon dated to c.2000BC.		

**Rarity:** Not rare

**Distance from development:** 590m to the south-southwest

**Group Value:** One of a number of Bronze Age ritual monuments in the immediate area

**Evidential Value:** Excavated site

**Historical Value:** Reported in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This Bronze Age Ring Ditch dates to between c.2000BC and c.1500BC and was situated on low-lying, level ground at the western edge of the Severn floodplain.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** This site was destroyed by gravel quarrying in 1992, following archaeological excavation. The lake of the Llyn Coed y Dinas Nature Reserve now covers the area.

**ID number:** 20 COED Y DINAS FISH WEIR  
FISH WEIR

**Clwyd Powys HER PRN:** 17415 **NMR NPRN:**

**NGR:** SJ233056 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Agriculture and Subsistence

**Form:** Structure **Condition:** Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	The exact location where this piece of wood was found is not known. It may have come from an array of stakes driven into the river bank some 530m to the north of the given location. The grid-reference provided is within a wooded parcel and apparently incorrect.		
<b>Rarity:</b>	Not rare		
<b>Distance from development:</b>	Unknown		
<b>Group Value:</b>	None		
<b>Evidential Value:</b>	Object taken from the river		
<b>Historical Value:</b>	Subject to C14 dating and reporting		
<b>Aesthetic Value:</b>	None		
<b>Communal Value:</b>	None		
<b>Setting:</b>	The exact location where this piece of wood was found is not known. It is thought to be part of a post-medieval fish weir on the River Severn but may have come from an array of stakes driven into the river bank some 530m to the north of the given location. The grid-reference provided is within a wooded parcel and apparently incorrect.		
<b>Significance:</b>	Unknown		
<b>Any Direct Impact?:</b>	No None		
<b>Any Indirect Impact?:</b>	No None		
<b>Level of Impact on Setting:</b>	None		
<b>Comment on Impact:</b>	The wood has been removed from its original location, the precise point of origin has not been established.		

**ID number:** 21 LIMEKILN COTTAGES  
HOUSE

**Clwyd Powys HER PRN:** 20313 **NMR NPRN:**

**NGR:** SJ2166805242 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16743 **grade:** II

**Trysor Description:** This house is one of four, arranged as two semi-detached blocks, built after 1859 to replace four earlier cottages.

**Rarity:** Not rare

**Distance from development:** 850m to the southwest

**Group Value:** One of four in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as excellent examples of estate housing building in the picturesque vernacular style

**Communal Value:** None

**Setting:** This house is one of four, arranged as two semi-detached blocks, built after 1859 to replace four earlier cottages. It stands on a slope falling gently to the southeast, alongside a minor access road, with the Montgomeryshire Canal passing some 50 metres to the north.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees on slightly higher ground to the northeast would block views to the proposed development.

**ID number:** 22 BELAN LIMEKILNS  
LIME KILN

**Clwyd Powys HER PRN:** 20889 **NMR NPRN:**

**NGR:** SJ2175905345 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Industrial

**Form:** Structure **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16748 **grade:** II

**Trysor Description:** This bank of 4 limekilns was built in two stages, with two dating to c.1797 and contemporary with the construction of the adjacent Montgomeryshire Canal, and two added a few years later. The kilns were positioned here specifically to be close to the canal to allow for the easy export of lime from the site. This bank of kilns is associated with another bank of four kilns nearby to the south.

**Rarity:** Not rare

**Distance from development:** 730m to the southwest

**Group Value:** One of two banks of 4 lime kilns in close proximity

**Evidential Value:** Standing structure, disused

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Fine examples of late 18th century industrial construction

**Communal Value:** None

**Setting:** This bank of 4 limekilns was built in two stages, with two dating to c.1797 and contemporary with the construction of the Montgomeryshire Canal, and two added a few years later. The kilns were positioned here specifically to be close to the canal to allow for the easy export of lime from the site. This bank of kilns is associated with another bank of four kilns nearby to the south. Both sets of kilns are now in a wooded parcel.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees around the kilns would screen views towards the proposed development. A modern petrol garage also stands on the line of sight towards the proposed development and would block views of the new building from these kilns.

**ID number:** 23 POWIS CASTLE ESTATE SAWMILLS, SMITHY AND YARD  
BLACKSMITHS WORKSHOP  
OFFICE

**Clwyd Powys HER PRN:** 20914 **NMR NPRN:**

**NGR:** SJ2214705933 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Industrial

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16799 **grade:** II

**Trysor Description:** This smithy and office building were built in the period 1830-40 adjacent to the Powis Castle estate sawmill and to the rear of a pair of contemporary semi-detached estate cottages.

**Rarity:** Common

**Distance from development:**

**Group Value:** Associated with the Powis Castle estate and the adjacent estate sawmill and Sawmill Cottages

**Evidential Value:** Standing building

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed for association with timber yard and sawmill, its well preserved smithy and inventive use of a single building for more than one purpose.

**Communal Value:** None

**Setting:** The building seems to have retained much of its original character but has long ceased to operate as a smithy. It is now an outbuilding to the rear of Sawmill Cottages of uncertain use.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** Yes  
Very Low  
Partial intervisibility

**Level of Impact on Setting:** None

**Comment on Impact:** The proposed development would not impact on key views of the former smithy, which is best viewed from the entrance track off the A458. The development would be on the opposite side of the A458 and separated from a full view of the smithy by the high wall defining the northern side of the adjacent timberyard. There would also be no impact on the relationship between the smithy and the sawmills to the south or Sawmill Cottages to the east. The only impact might be a Very Low, indirect, visual impact as the development could be partially visible from the front of the cottage, looking southeast, although the building itself faces east and the development would not appear in the main view. The busy A458 would also separate the smithy from the proposed development site.



**ID number:** 24 POWIS CASTLE GARDEN, WALL 1  
WALL

**Clwyd Powys HER PRN:** 30603 **NMR NPRN:**

**NGR:** SJ2159906441 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Monument (By Form)

**Form:** Structure **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 7748 **grade:** I

**Trysor**  
**Description:** A ornamental wall built at the base of Powis Castle along the edge of a 17th century garden terrace. It was a key element in the 17th century garden as it appears to form a plinth to the castle above. It is a redbrick wall, into which are set five niches, each with a pediment above. Statues may have originally stood in each niche, but these have been replaced by stone urns.

**Rarity:** Rare

**Distance from development:** 840m to the northwest

**Group Value:** A key feature within the Powis Castle ornamental gardens

**Evidential Value:** Standing structure

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Impressive red-brick feature of 17th century date

**Communal Value:** None

**Setting:** A ornamental wall built at the base of Powis Castle along the edge of a 17th century garden terrace. It was a key element in the 17th century garden as it appears to form a plinth to the castle above. It remains in good condition in 2016.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees and the topography of the parkland would would block any view of the proposed development.

**ID number:** 25 POWIS CASTLE, ESTATE OFFICES; NO.1 PARK HOUSES  
HOUSE

**Clwyd Powys HER PRN:** 30604 **NMR NPRN:**

**NGR:** SJ2177706534 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 7749 **grade:** II

**Trysor Description:** Probably of 18th century date, No.1 Park Houses has served as the Estate Office to the Powis Estate in more recent times. It is a striking red-brick building, attached to No.2 Park Houses at its southwestern end, the latter thought to possibly be of earlier date.

**Rarity:** Not rare

**Distance from development:** 780m to the northwest

**Group Value:** A residence within the Powis Castle Estate gardens

**Evidential Value:** Standing structure, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Impressive redbrick building of 18th century date

**Communal Value:** None

**Setting:** An estate cottage built during the 18th century at the heart of the Powis Castle estate. It remains in use. It faces southeast and has good views over the adjacent parkland.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees and the topography of the parkland would would block any view of the proposed development.

**ID number:** 26 POWIS CASTLE GARDEN, WALL 2  
WALL

**Clwyd Powys HER PRN:** 30605 **NMR NPRN:**

**NGR:** SJ2178706512 Grid reference taken at point along linear site

**Period:** Post Medieval **Broadclass:** Monument (By Form)

**Form:** Structure **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 7750 **grade:** II

**Trysor Description:** A red-brick wall, up to 2.5m high, which divides the gardens of Nos. 1 and 2 Park House, at the heart of the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 760m to the northwest

**Group Value:** A garden feature within the Powis Castle Estate gardens

**Evidential Value:** Standing structure, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** A red-brick wall, up to 2.5m high, which divides the gardens of Nos. 1 and 2 Park House, at the heart of the Powis Castle estate.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees and the topography of the parkland would block any view of the proposed development.

**ID number:** 27 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 1  
HOUSE

**Clwyd Powys HER PRN:** 30606 **NMR NPRN:**

**NGR:** SJ2198705123 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 7751 **grade:** II

**Trysor Description:** A mid-19th century cottage, in a semi-detached pair, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 810m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.

**ID number:** 28 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 3  
HOUSE

**Clwyd Powys HER PRN:** 30608 **NMR NPRN:**

**NGR:** SJ2197505110 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 7752 **grade:** II

**Trysor Description:** A mid-19th century cottage, in a semi-detached pair, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 830m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.

**ID number:** 29 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 7  
HOUSE

**Clwyd Powys HER PRN:** 30612 **NMR NPRN:**

**NGR:** SJ2196005090 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 7753 **grade:** II

**Trysor Description:** A mid-19th century cottage, in a semi-detached pair, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 870m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.

**ID number:** 30 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 9  
HOUSE

**Clwyd Powys HER PRN:** 30614 **NMR NPRN:**

**NGR:** SJ2193505056 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 7754 **grade:** II

**Trysor Description:** A mid-19th century detached cottage, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 900m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.

**ID number:** 31 COED Y DINAS ENCLOSURE  
ENCLOSURE

**Clwyd Powys HER PRN:** 32827 **NMR NPRN:**

**NGR:** SJ2211505335 Grid reference taken at centre of site

**Period:** Unknown **Broadclass:** Monument (By Form)

**Form:** Cropmark **Condition:** Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	A cropmark of an undated, rectilinear enclosure at the western edge of the Severn floodplain. Its function is not known and the cropmark appears in what is now a pasture field, to the southwest of Coed y Dinas farm.		

**Rarity:** Not rare

**Distance from development:** 570m to the south-southwest

**Group Value:** Unknown

**Evidential Value:** Cropmark seen on an aerial photograph

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** A cropmark of an undated, rectilinear enclosure at the western edge of the Severn floodplain. Its function is not known and the cropmark appears in what is now a pasture field, to the southwest of Coed y Dinas farm.

**Significance:** Unknown

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees around the car park at Coed y Dinas retail park block views towards the proposed development.



**ID number:** 32      SAWMILLS COTTAGE RING DITCH III  
RING DITCH?

**Clwyd Powys HER PRN:**      32828      **NMR NPRN:**

**NGR:**      SJ2226505784      Grid reference taken at centre of site

**Period:**      Bronze Age?      **Broadclass:**      Religious Ritual and Funerary

**Form:**      Cropmark      **Condition:**      Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A feature noted on an aerial photograph by CPAT in 1998 was interpreted as a small Ring Ditch. However, there is no evidence of such a feature on a geophysical survey undertaken in 2015 by Archaeophysica. There is also no surface evidence of a monument at this location.		

**Rarity:**      Not rare

**Distance from development:**      110m to the south-southeast

**Group Value:**      Unknown

**Evidential Value:**      Possibly feature seen on APs

**Historical Value:**      None

**Aesthetic Value:**      None

**Communal Value:**      None

**Setting:**      The existence of this feature has not been verified. No assessment of setting possible.

**Significance:**      Unknown

**Any Direct Impact?:**      No  
None

**Any Indirect Impact?:**      No  
None

**Level of Impact on Setting:**      None

**Comment on Impact:**      There is no tangible evidence for the existence of this monument, and recent geophysical survey of the field has not shown any indication of such a feature. There is no surface evidence of a monument here. The proposed development would not have a direct impact on the location.

**ID number:** 33 SARN-Y-BRYN-CALED PIT  
PIT?

**Clwyd Powys HER PRN:** 32845 **NMR NPRN:**

**NGR:** SJ2188305068 Grid reference taken at centre of site

**Period:** Bronze Age? **Broadclass:** Monument (By Form)

**Form:** Cropmark **Condition:** Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	A cropmark of unknown origin and purpose which has been interpreted as a possible Bronze Age pit. In recent times a dungheap has been located at this approximate position.		

**Rarity:** Unknown

**Distance from development:** 900m to the south-southwest

**Group Value:** None

**Evidential Value:** Cropmark visible on aerial photographs

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** On a gentle northwest-facing slope in an arable field.

**Significance:** Unknown

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Rising ground to the north-northwest would block any views towards the proposed development.

**ID number:** 34 SARN-Y-BRYN-CALED JUNCTION, CROPMARK DITCH  
FIELD BOUNDARY

**Clwyd Powys HER PRN:** 32867 **NMR NPRN:**

**NGR:** SJ2182404977 Grid reference taken at point along linear site

**Period:** Post Medieval **Broadclass:** Monument (By Form)

**Form:** Cropmark **Condition:** Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	This cropmark of a single ditch runs for over 50 metres north-northwest to south-southeast. The date and purpose of the feature are not known. It may represent traces of an old field system or trackway.		

**Rarity:** Unknown

**Distance from development:** 1km to the south-southwest

**Group Value:** Unknown

**Evidential Value:** Buried feature visible as a cropmark

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This buried feature runs across relatively flat ground above the western side of the broad Severn floodplain.

**Significance:** Unknown

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Rising ground to the north will block any views of the proposed development.

**ID number:** 35 POWIS CASTLE GARDEN  
GARDEN

**Clwyd Powys HER PRN:** 32982 **NMR NPRN:**

**NGR:** SJ2166006360 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Complex **Condition:** Intact

**Site Status:** Registered Parks and Gardens

**SAM number:** **LB number:** **grade:** I

**Trysor Description:** The parkland and garden surrounding Powis Castle are regarded to be of international importance. The gardens include elements of a 17th century Baroque garden, which include terraces which have an aviary and an orangery. The gardens have been expanded and altered since the 17th century and a number of cottages and estate buildings have been added to the surrounding landscape, which have increased the visual and architectural value of the estate.

**Rarity:** Not common

**Distance from development:** 540m to the northwest

**Group Value:** Associated with Powis Castle

**Evidential Value:** Well maintained gardens

**Historical Value:** Described in the Register of Historic Parks and Gardens

**Aesthetic Value:** Considered to be of high importance visually, horticulturally and architecturally

**Communal Value:** Open to the public

**Setting:** The gardens occupy the slopes to the southeast and east of Powis Castle, facing the Severn valley. They are surrounded by the more open parkland of the estate demesne, which includes many mature trees which now block much of the views towards the valley.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Parkland trees and the topography of the area will block views of the proposed development from the garden area.

**ID number:** 36 MONTGOMERYSHIRE CANAL, BELAN, LIMEKILNS LANE  
CANAL BRIDGE  
BRIDGE 121

**Clwyd Powys HER PRN:** 36462 **NMR NPRN:** 34567

**NGR:** SJ2156905224 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Transport

**Form:** Structure **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16742 **grade:** II

**Trysor**  
**Description:** A small stone bridge crossing the Montgomeryshire Canal, dating to 1794-97. It remains in use as a road bridge and the canal is also well-maintained here.

**Rarity:** Not rare

**Distance from development:** 940m to the southwest

**Group Value:** Part of the Montgomeryshire Canal system

**Evidential Value:** Standing structure, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** A late 18th century canal bridge

**Communal Value:** Carries a public road over the canal

**Setting:** A small stone bridge crossing the Montgomeryshire Canal, dating to 1794-97. It remains in use as a road bridge and the canal is also well-maintained here.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the northeast would block views of the proposed development.

**ID number:** 37 BELAN, LIMEKILNS LANE NO 3-4 LIMEKILN COTTAGES  
HOUSE

**Clwyd Powys HER PRN:** 36463 **NMR NPRN:**

**NGR:** SJ2168105252 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Not Known

**Site Status:** Listed Building

**SAM number:** **LB number:** 16745 **grade:** II

**Trysor Description:** This house is one of four, arranged as two semi-detached blocks, built after 1859 to replace four earlier cottages.

**Rarity:** Not rare

**Distance from development:** 850m to the southwest

**Group Value:** One of four in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as excellent examples of estate housing building in the picturesque vernacular style

**Communal Value:** None

**Setting:** This house is one of four, arranged as two semi-detached blocks, built after 1859 to replace four earlier cottages. It stands on a slope falling gently to the southeast, alongside a minor access road, with the Montgomeryshire Canal passing some 50 metres to the north.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees on slightly higher ground to the northeast would block views to the proposed development.

**ID number:** 38 BELAN, LIMEKILNS LANE SOUTHERN LIME-KILN BANK  
LIME KILN

**Clwyd Powys HER PRN:** 36464 **NMR NPRN:**

**NGR:** SJ2172705318 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Industrial

**Form:** Building **Condition:** Not Known

**Site Status:** Listed Building

**SAM number:** **LB number:** 16747 **grade:** II

**Trysor Description:** This bank of 4 limekilns alongside the Montgomeryshire Canal. They were built in two stages, with two dating to c.1815 and two added between 1840-50. The kilns were positioned here specifically to be close to the canal to allow for the easy export of lime from the site. This bank of kilns is associated with another bank of four kilns nearby to the north.

**Rarity:** Not rare

**Distance from development:** 770m to the southwest

**Group Value:** One of two banks of 4 lime kilns in close proximity

**Evidential Value:** Standing structure, disused

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Fine examples of late 18th century industrial construction

**Communal Value:** None

**Setting:** This bank of 4 limekilns was built in two stages, with two dating to c.1815 and two added between 1840-50. The kilns were positioned here specifically to be close to the canal to allow for the easy export of lime from the site. This bank of kilns is associated with another bank of four kilns nearby to the north. Both sets of kilns are now in a wooded parcel.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block views towards the proposed development. A modern petrol garage also stands on the line of sight towards the proposed development and would also block views of the new building from these kilns.

**ID number:** 39 COED-Y-DINAS, COED-Y-DINAS FARMHOUSE  
HOUSE

**Clwyd Powys HER PRN:** 36471 **NMR NPRN:**

**NGR:** SJ2231805580 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16755 **grade:** II

**Trysor**  
**Description:** Coed y Dinas was formerly the Home Farm to the Powis Castle Estate. An Anne Evans of Coed y Dinas is documented as passing away in 1644 and there is also documentary evidence that there was a tenement or "tyddyn" at Coed y Dinas in 1655 (Rent Roll of Rents of Assize and Chief Rents for the Manor of Pool, 1655). The Welshpool parish tithe map of 1840 shows the layout of the farmhouse and its associated farm buildings very clearly. This shows the house as being rectangular in plan, aligned east to west, with a small northern range to the rear, situated to the west of the farm building range.

The house shown on the tithe map would appear to stand today as the southern range of a much larger and more complex residence. It is a large, three-storeyed, redbrick building, facing south. By the time of the 1887 1:2500 scale OS map, this original farmhouse had seen a smaller, two-storey, redbrick building added parallel to its northern side, as well as a stone, three-storey, cross-wing added to its western gable end. The cross-wing is said to have housed servants quarters. A new stable block around a courtyard had also been added by 1887, immediately west of the cross-wing.

Coed y Dinas has been converted into a large garden centre in modern times. The residence appears to be empty in 2016, showing a few early signs of dereliction, such as broken window panes.

**Rarity:** Not rare

**Distance from development:** 325m to the south-southeast

**Group Value:** Formerly Home Farm to the Powis Castle Estate

**Evidential Value:** Standing building

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Fine 18th and 19th century house

**Communal Value:** None

**Setting:** Coed y Dinas farmhouse was built on the site of an earlier house, situated at the western edge of the Severn floodplain, in the late 18th or early 19th century, along with a large range of outbuildings, intended to serve as the Home Farm of the Powis Castle Estate. The house was built to face southwards. In modern times the farm has been converted for use as a large garden centre, with a large car park to the north of the house. The house seems to be empty in 2016.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None



***Level of Impact  
on Setting:***

None

***Comment on  
Impact:***

Mature trees to the north would block any views towards the proposed development. A large car park for the garden centre established in the farm building range of Coed y Dinas also now lays beyond the trees. The development would not affect key views of the farmhouse or interrupt its setting in terms of its relationship with its outbuildings.

**ID number:** 40 COED-Y-DINAS, BARN AND GRANARY RANGE  
BARN

**Clwyd Powys HER PRN:** 36472 **NMR NPRN:**

**NGR:** SJ2238205573 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Agriculture and Subsistence

**Form:** Building **Condition:** Converted

**Site Status:** Listed Building

**SAM number:** **LB number:** 16756 **grade:** II

**Trysor**  
**Description:** The Barn and Granary Range were built when Coed y Dinas farmstead served as the home farm to the Powis Castle Estate. This part of the range is thought to have been built in 1872 when the farm was transformed into a model farm. The buildings were used for over a century but in the early 21st century the farm building range at Coed y Dinas was converted for use as a large garden centre, with much of the former Barn and Granary included in the conversion.

**Rarity:** Not rare

**Distance from development:** 345m to the south-southeast

**Group Value:** Part of the 19th century model farm built on the home farm to the Powis Castle Estate

**Evidential Value:** Standing building

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Impressive Victorian redbrick buildings forming part of an important example of a purpose-built model farm

**Communal Value:** Now part of a shopping complex through sympathetic redevelopment including some interpretation

**Setting:** One of the central elements in the former farm building range at Coed y Dinas Farm. The Barn and Granary Range were built when the farmstead served as the home farm to the Powis Castle Estate. This part of the range is thought to have been built in 1872 when the farm was transformed into a model farm. The buildings were used for over a century but in the early 21st century the farm building range at Coed y Dinas was converted for use as a large garden centre, with much of the former Barn and Granary included in the conversion. The buildings retain their architectural character but are no longer used as agricultural buildings.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Other buildings to the north-northwest, including a large, modern department store building, would block any views of the proposed development.

**ID number:** 41 COED-Y-DINAS, COWSHEDS  
COW HOUSE

**Clwyd Powys HER PRN:** 36473 **NMR NPRN:**

**NGR:** SJ2239705519 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Agriculture and Subsistence

**Form:** Building **Condition:** Converted

**Site Status:** Listed Building

**SAM number:** **LB number:** 16757 **grade:** II

**Trysor Description:** The cowhouse buildings were built when Coed y Dinas farmstead served as the home farm to the Powis Castle Estate. This part of the range is thought to have been built in 1872 when the farm was transformed into a model farm. The buildings were used for over a century and underwent some remodelling during the 20th century, but in the early 21st century the farm building range at Coed y Dinas was converted for use as a large garden centre, with much of the former Barn and Granary included in the conversion.

**Rarity:** Not rare

**Distance from development:** 400m to the south-southeast

**Group Value:** Part of the 19th century model farm built on the home farm to the Powis Castle Estate

**Evidential Value:** Standing buildings

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Impressive Victorian redbrick buildings forming part of an important example of a purpose-built model farm

**Communal Value:** Now part of a shopping complex through sympathetic redevelopment including some interpretation

**Setting:** An important element in the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. The Cowhouse includes two long buildings, forming an L-shaped range, which form the eastern and southern sides of the farm building range. This part of the range is thought to have been built in 1872 when the farm was transformed into a model farm. The buildings were used for over a century but in the early 21st century the farm building range at Coed y Dinas was converted for use as a large garden centre.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Other buildings to the north-northwest, especially the three storey barn and granary building in the farm range, would block any views of the proposed development.

**ID number:** 42 COED-Y-DINAS, STONE BUILDING  
BUILDING

**Clwyd Powys HER PRN:** 36474 **NMR NPRN:**

**NGR:** SJ2234605532 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Monument (By Form)

**Form:** Building **Condition:** Converted

**Site Status:** Listed Building

**SAM number:** **LB number:** 16758 **grade:** II

**Trysor Description:** An important element in the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. This agricultural building formed the western side of the main farm range. It is thought to have been built around 1840 and to have been incorporated into a new building range in 1872 when Coed y Dinas was transformed into a model farm. The building was used for over a century but in the early 21st century the farm building range was converted for use as a large garden centre.

**Rarity:** Not rare

**Distance from development:** 360m to the south-southeast

**Group Value:** Part of the 19th century model farm built on the home farm to the Powis Castle Estate

**Evidential Value:** Standing building

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** An impressive Victorian stone farm building

**Communal Value:** Now part of a shopping complex through sympathetic redevelopment including some interpretation

**Setting:** An important element in the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. This agricultural building formed the western side of the main farm range. It is thought to have been built around 1840 and to have been incorporated into a new building range in 1872 when Coed y Dinas was transformed into a model farm. The building was used for over a century but in the early 21st century the farm building range was converted for use as a large garden centre.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Other buildings to the north-northwest, especially the three storey barn and granary building in the farm range, would block any views of the proposed development.

**ID number:** 43 COED-Y-DINAS, WESTERN CARTSHED  
CART SHED

**Clwyd Powys HER PRN:** 36475 **NMR NPRN:**

**NGR:** SJ2237805610 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Transport

**Form:** Building **Condition:** Converted

**Site Status:** Listed Building

**SAM number:** **LB number:** 16759 **grade:** II

**Trysor**  
**Description:** This small building was part of the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. It was built at the northern edge of the farmstead complex and was one of two cartsheds divided by an earlier smithy and slaughterhouse building. It is thought to have been built around 1872 when Coed y Dinas was transformed into a model farm. The building was used for over a century but in the early 21st century the farm building range was converted for use within a new commercial development when much of the farmyard complex was turned into a large garden centre.

**Rarity:** Not rare

**Distance from development:** 305m to the south-southeast

**Group Value:** Part of the 19th century model farm built on the home farm to the Powis Castle Estate

**Evidential Value:** Standing building

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** An impressive Victorian redbrick building forming part of an important example of a purpose-built model farm

**Communal Value:** Now part of a shopping complex through sympathetic redevelopment including some interpretation

**Setting:** This small building was part of the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. It was built at the northern edge of the farmstead complex and was one of two cartsheds divided by an earlier smithy and slaughterhouse building. It is thought to have been built around 1872 when Coed y Dinas was transformed into a model farm. The building was used for over a century but in the early 21st century the farm building range was converted for use within a new commercial development when much of the farmyard complex was turned into a large garden centre.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** A large, modern building to the north-northwest would block any views of the proposed development.

**ID number:** 44 COED-Y-DINAS, SLAUGHTER-HOUSE, DOVE-COT AND  
BUILDING  
SMITHY

**Clwyd Powys HER PRN:** 36476 **NMR NPRN:**

**NGR:** SJ2240005604 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Monument (By Form)

**Form:** Building **Condition:** Converted

**Site Status:** Listed Building

**SAM number:** **LB number:** 16760 **grade:** II

**Trysor**  
**Description:** This small stone building was part of the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. It is thought to have been built around 1840 and appears on the parish tithe map, but was retained when Coed y Dinas was transformed into a model farm. The building was used for over a century and a half but in the early 21st century the farm building range was converted for use within a new commercial development when much of the farmyard complex was turned into a large garden centre. It does not appear to have been altered externally during this redevelopment and survives in good condition and unaltered externally.

**Rarity:** Not rare

**Distance from development:** 330m to the south-southeast

**Group Value:** Part of the 19th century model farm built on the home farm to the Powis Castle Estate

**Evidential Value:** Standing building

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** An attractive early to mid-19th century agricultural building

**Communal Value:** Now part of a shopping complex through sympathetic redevelopment including some interpretation

**Setting:** This stone building was part of the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. It is thought to have been built around 1840 and appears on the parish tithe map, but was retained when Coed y Dinas was transformed into a model farm. The building was used for over a century and a half but in the early 21st century the farm building range was converted for use within a new commercial development when much of the farmyard complex was turned into a large garden centre. It does not appear to have been altered externally during this redevelopment and survives in good condition and unaltered externally.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** A large, modern building to the north-northwest would block any views of the proposed development.

**ID number:** 45 COED-Y-DINAS, EASTERN CARTSHED  
CART SHED

**Clwyd Powys HER PRN:** 36477 **NMR NPRN:**

**NGR:** SJ2241805597 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Transport

**Form:** Building **Condition:** Converted

**Site Status:** Listed Building

**SAM number:** **LB number:** 16761 **grade:** II

**Trysor Description:** This small building was part of the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. It was built at the northern edge of the farmstead complex and was one of two cartsheds divided by an earlier smithy and slaughterhouse building. It is thought to have been built around 1872 when Coed y Dinas was transformed into a model farm. The building was used for over a century but in the early 21st century the farm building range was converted for use within a new commercial development when much of the farmyard complex was turned into a large garden centre.

**Rarity:** Not rare

**Distance from development:** 345m to the south-southeast

**Group Value:** Part of the 19th century model farm built on the home farm to the Powis Castle Estate

**Evidential Value:** Standing building

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** An impressive Victorian redbrick building forming part of an important example of a purpose-built model farm

**Communal Value:** Now part of a shopping complex through sympathetic redevelopment including some interpretation

**Setting:** This small building was part of the former farm building range at Coed y Dinas Farm, once the home farm to the Powis Castle Estate. It was built at the northern edge of the farmstead complex and was one of two cartsheds divided by an earlier smithy and slaughterhouse building. It is thought to have been built around 1872 when Coed y Dinas was transformed into a model farm. The building was used for over a century but in the early 21st century the farm building range was converted for use within a new commercial development when much of the farmyard complex was turned into a large garden centre.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** A large, modern building to the north-northwest would block any views of the proposed development.

**ID number:** 46 POWIS CASTLE, BALLROOM RANGE  
BALLROOM

**Clwyd Powys HER PRN:** 36489 **NMR NPRN:**

**NGR:** SJ2153506428 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Recreational

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16782 **grade:** I

**Trysor Description:** This range of Powis Castle is known as The Ballroom Range, and has been created alongside the north curtain wall of the outer bailey of the medieval castle. It is thought that the range was reconstructed in the late 16th or 17th century. In the late 18th century it was again reconstructed to include a long ballroom and gallery. The building has some medieval features, but part of the ballroom has been converted for use as a billiard room, with the rest now used as the Clive Museum.

**Rarity:** Rare

**Distance from development:** 885m to the northwest

**Group Value:** Part of Powis Castle

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a part of the medieval castle with 18th century alterations

**Communal Value:** Location of the Clive Museum

**Setting:** A range inside the northern curtain wall of Powis Castle which was turned into a ballroom in the late 18th century and part of which is now used to house the Clive Museum.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The proposed development would not be visible from this location, with the surrounding parkland topography and trees blocking views to the southeast.



**ID number:** 47 POWIS CASTLE GARDEN, MARQUESS GATE WITH STEPS  
GATEWAY  
LEADING TO EAST ENTRANCE

**Clwyd Powys HER PRN:** 36490 **NMR NPRN:**

**NGR:** SJ2164306513 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Structure **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 7747 **grade:** I

**Trysor Description:** A grandiose Baroque entrance to Powis Castle from the northeast, including iron gates, stone pillars and a long, stepped walkway leading to a central doorway in the northeast side of the castle. Their date of these features uncertain but they are likely to have been built in the late 17th or 18th century. The gates and associated pillars and steps remain in use.

**Rarity:** Rare

**Distance from development:** 860m to the northwest

**Group Value:** Part of Powis Castle

**Evidential Value:** Standing structures, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a fine 17th or 18th century entrance to the castle

**Communal Value:** None

**Setting:** A grandiose Baroque entrance to Powis Castle from the northeast, including iron gates, stone pillars and a long, stepped walkway leading to a central doorway in the northeast side of the castle. Their date of these features uncertain but they are likely to have been built in the late 17th or 18th century. The gates and associated pillars and steps remain in use.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The proposed development would not be visible from this location, with adjacent walls, trees and the surrounding parkland topography blocking views to the southeast.

**ID number:** 48 POWIS CASTLE GARDEN, RAISED TERRACE TO SOUTH  
GARDEN TERRACE  
EAST OF CASTLE WITH STEPS

**Clwyd Powys HER PRN:** 36491 **NMR NPRN:**

**NGR:** SJ2162606486 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Building **Condition:** Not Known

**Site Status:** Listed Building

**SAM number:** **LB number:** 16783 **grade:** II

**Trysor Description:** A raised terrace to the southeastern side of the Marquess Gate and steps at the northeastern entrance to Powis Castle. The date of the terrace is likely to be late 17th or 18th century.

**Rarity:** Rare

**Distance from development:** 860m to the northwest

**Group Value:** Part of the ornamental garden surrounding Powis Castle

**Evidential Value:** Extant garden feature

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a 17th century garden feature

**Communal Value:** None

**Setting:** A raised terrace to the southeastern side of the Marquess Gate and steps at the northeastern entrance to Powis Castle. The date of the terrace is likely to be late 17th or 18th century.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The proposed development would not be visible from this location, with the surrounding parkland topography and trees blocking views to the southeast.

**ID number:** 49 POWIS CASTLE GARDEN, AVIARY TERRACE  
GARDEN TERRACE

**Clwyd Powys HER PRN:** 36492 **NMR NPRN:**

**NGR:** SJ2161006430 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16775 **grade:** I

**Trysor Description:** An ornamental terrace below Powis Castle, one of a series of terraces created in the late 17th century as part of a Baroque garden. It includes a red-brick, arcaded structure with seven arched bays which once formed the aviary. To the southwestern end a larger arched bay survives, a similar arched bay at the northeastern end of the structure is shown on early prints of the terrace.

**Rarity:** Rare

**Distance from development:** 830m to the northwest

**Group Value:** Part of the ornamental garden surrounding Powis Castle

**Evidential Value:** Extant garden feature

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a 17th century garden feature

**Communal Value:** None

**Setting:** A ornamental wall built at the base of Powis Castle along the edge of a 17th century garden terrace. It was a key element in the 17th century garden and was once the aviary. It remains in good condition in 2016.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees and the topography of the parkland would would block any view of the proposed development.

**ID number:** 50 POWIS CASTLE GARDEN, ORANGERY TERRACE  
GARDEN TERRACE

**Clwyd Powys HER PRN:** 36493 **NMR NPRN:**

**NGR:** SJ2161706419 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16776 **grade:** I

**Trysor Description:** It is a red-brick structure with a central entrance and seven windows (including the doorway) across the front of the range. The interior is of 19th century date.

**Rarity:** Rare

**Distance from development:** 815m to the northwest

**Group Value:** Part of the ornamental garden surrounding Powis Castle

**Evidential Value:** Extant garden feature

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a 17th century garden feature

**Communal Value:** None

**Setting:** A ornamental orangery built at the base of Powis Castle on a 17th century garden terrace. It was a key element in the 17th century Baroque garden. It remains in good condition in 2016.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees and the topography of the parkland would would block any view of the proposed development.

**ID number:** 51 POWIS CASTLE GARDEN, APPLE SLOPE TERRACE  
GARDEN TERRACE

**Clwyd Powys HER PRN:** 36494 **NMR NPRN:**

**NGR:** SJ2162406414 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16777 **grade:** I

**Trysor Description:** The lowest in a series of four terraces below the southeastern elevation of Powis Castle. It is probably of late 17th century date, as are the other three terraces, but has had some 20th century reconstruction.

**Rarity:** Rare

**Distance from development:** 800m to the northwest

**Group Value:** Part of the ornamental garden surrounding Powis Castle

**Evidential Value:** Extant garden feature

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a 17th century garden feature

**Communal Value:** None

**Setting:** An ornamental terrace built at the base of Powis Castle, to its southeastern side. It was created as a key element in the 17th century Baroque garden. It remains in good condition in 2016.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees and the topography of the parkland would block any view of the proposed development.

**ID number:** 52 POWIS CASTLE GARDEN, STATUE OF FAME IN ENTRANCE  
STATUE  
COURTYARD

**Clwyd Powys HER PRN:** 36495 **NMR NPRN:**

**NGR:** SJ2154806414 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Structure **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16785 **grade:** II\*

**Trysor**  
**Description:** This lead statue of Fame was probably made during the early 18th century and originally stood as a centrepiece to a fountain the now lost Baroque water garden at Powis Castle. The statue was retained and has been moved to several different locations before reaching its present position.

**Rarity:** Rare

**Distance from development:** 860m to the northwest

**Group Value:** An ornamental garden feature at Powis Castle

**Evidential Value:** Statue stands within a courtyard

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** A fine 18th century sculpture

**Communal Value:** None

**Setting:** This statue stands within the bailey courtyard of Powys Castle.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The surrounding wall of the courtyard would block any views from this location to the proposed development.

**ID number:** 53 POWIS CASTLE GARDEN, STATUE OF HERCULES AT E OF  
STATUE  
TOP TERRACE

**Clwyd Powys HER PRN:** 36496 **NMR NPRN:**

**NGR:** SJ2164806490 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Structure **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16786 **grade:** II\*

**Trysor**  
**Description:** This lead statue of Hercules was probably made during the early 18th century and originally stood at the now lost Baroque water garden at Powis Castle. The statue is thought to have been moved to its present position around 1801.

**Rarity:** Rare

**Distance from**  
**development:** 840m to the northwest

**Group Value:** An ornamental garden feature at Powis Castle

**Evidential Value:** Statue stands on a garden terrace

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** A fine 18th century sculpture

**Communal Value:** None

**Setting:** This statue stands on a southeast-facing terrace which forms part of the ornamental gardens to the east of Powis Castle.

**Significance:** Nationally Important

**Any Direct**  
**Impact?:** No  
None

**Any Indirect**  
**Impact?:** No  
None

**Level of Impact**  
**on Setting:** None

**Comment on**  
**Impact:** Trees within the Powis Castle parkland would block any views of the proposed development from this location.

**ID number:** 54 POWIS CASTLE GARDEN, STONE VASE ON EAST BANK OF  
GARDEN ORNAMENT  
GARDENS

**Clwyd Powys HER PRN:** 36498 **NMR NPRN:**

**NGR:** SJ2173106322 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Gardens Parks and Urban Spaces

**Form:** Earthwork **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16788 **grade:** II

**Trysor**  
**Description:** An ornamental stone vase in a wooded parcel within the gardens of Powis Castle. It may be of 18th century date but its origins are unknown.

**Rarity:** Not rare

**Distance from development:** 670m to the northwest

**Group Value:** One of a number of ornamental features within the gardens

**Evidential Value:** Vase stands in a woodland clearing

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** An example of a likely 18th century garden ornament

**Communal Value:** None

**Setting:** An ornamental feature in a wooded parcel within the gardens of Powis Castle.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** This vase is in a wooded area from where there would be no views of the proposed development.



**ID number:** 55 POWIS CASTLE GARDEN, THE BOTHY WITH WALL TO  
HOUSE  
GARDENS AND OUTBUILDINGS

**Clwyd Powys HER PRN:** 36501 **NMR NPRN:**

**NGR:** SJ2174006502 Grid reference taken at centre of site

**Period:** Modern **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16790 **grade:** II

**Trysor**  
**Description:** An estate cottage, built during the early 20th century, at the heart of the Powis Castle estate. It replaced a building described as a Wash House on the parish tithe map of 1840. The Bothy remains in use in 2016, as a holiday cottage.

**Rarity:** Not rare

**Distance from development:** 750m to the northwest

**Group Value:** A residence within the Powis Castle Estate gardens

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** The house was built in 1906 in the Neo-vernacular "Old English" style. The timber framed building with red tiled roof provides a strong contribution to the character of the gardens.

**Communal Value:** None

**Setting:** An estate cottage, built during the early 20th century on the site of an earlier estate building. The Bothy remains in use in 2016, as a holiday cottage. It faces east-southeast, across ornamental gardens and across the adjacent estate parkland.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:**

**ID number:** 56 POWIS CASTLE, DAIRY SQUARE 1  
HOUSE

**Clwyd Powys HER PRN:** 36502 **NMR NPRN:**

**NGR:** SJ2175706549 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Not Known

**Site Status:** Listed Building

**SAM number:** **LB number:** 16792 **grade:** II

**Trysor Description:** An estate cottage, thought to have been built originally as a farmhouse and dairy complex during the 18th century, at the heart of the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 820m to the northwest

**Group Value:** A residence within the Powis Castle Estate gardens

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Impressive redbrick building of 18th century date

**Communal Value:** None

**Setting:** An estate cottage, built originally as a farmhouse and dairy complex during the 18th century, at the heart of the Powis Castle estate. It remains in use. It faces northeast and has limited views into adjacent wooded parcels.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** There would be no view of the proposed development from this location. Adjacent buildings to the southeast would block the view.

**ID number:** 57 POWIS CASTLE GARDEN, THE GARDEN HOUSE  
HOUSE

**Clwyd Powys HER PRN:** 36503 **NMR NPRN:**

**NGR:** SJ2179006411 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16794 **grade:** II

**Trysor Description:** An estate cottage built during the mid-19th century. It does not appear on the 1840 parish tithe map but is present on the 1887 1:2500 scale Ordnance Survey map.

**Rarity:** Not rare

**Distance from development:**

**Group Value:** A cottage on the Powis Castle estate

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** An attractive Victorian estate cottage

**Communal Value:** None

**Setting:** This estate cottage was built adjacent to the kitchen garden of Powis Castle sometime between 1840 and 1887. It continues to be occupied as a dwelling in 2016. The house has good views across the estate parkland to the east-southeast.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees within the Powis Castle parkland would block any views of the proposed development.

**ID number:** 58 POWIS CASTLE ESTATE SAWMILLS, SAWMILL  
SAW MILL

**Clwyd Powys HER PRN:** 36506 **NMR NPRN:**

**NGR:** SJ2216105857 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Industrial

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16797 **grade:** II\*

**Trysor Description:** This sawmill complex was built in the first half of the 19th century by the Powis Castle estate. It was powered by water taken from a stream which passed under the adjacent Montgomeryshire Canal to the west. The sawmill building stood to the southeast of the complex. A large sawmill building has been built in the middle of the original timberyard in modern times, but the complex still functions as part of a working sawmill in 2016.

**Rarity:** Not common

**Distance from development:** 55m to the west

**Group Value:** Associated with the Powis Castle estate

**Evidential Value:** Standing building

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a rare and complete example of a 19th century sawmill

**Communal Value:** None

**Setting:** This sawmill was built in the first half of the 19th century as part of a complex developed by the Powis Castle estate. It was positioned adjacent to the main road into Welshpool from the south (now the A458), which passes to the east, and the Montgomeryshire Canal, which passes immediately to the west. A large sawmill building has been built in the middle of the original timber yard in modern times, but the complex still functions as part of a working sawmill.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** Yes  
Low  
Partial intervisibility

**Level of Impact on Setting:** Low

**Comment on Impact:** The high wall along the eastern side of the timberyard would block views towards the proposed development from the sawmill building. The development would not impact on key views of the sawmill, which would be gained looking west from the A458 or from within the timberyard. The busy A458 runs between the building and the proposed development site.

**ID number:** 59 POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD, WAGON BUILDING  
SHED, CEMENT STORE AND BOUNDARY WALL

**Clwyd Powys HER PRN:** 36507 **NMR NPRN:**

**NGR:** SJ2217305873 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Monument (By Form)

**Form:** Complex **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16798 **grade:** II

**Trysor Description:** This complex was built in the first half of the 19th century as part of a sawmill complex developed by the Powis Castle estate. The original timberyard was enclosed by a high stone wall and included service buildings such as the wagon shed and cement store. A large sawmill building has been built in the middle of the original timberyard in modern times, but the complex still functions as part of a working sawmill in 2016.

**Rarity:** Not common

**Distance from development:** 45m to the west

**Group Value:** Associated with the Powis Castle estate

**Evidential Value:** Standing buildings and structures

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This complex was built in the first half of the 19th century as part of a sawmill complex developed by the Powis Castle estate. It was positioned adjacent to the main road into Welshpool from the south (now the A458), which passes to the east, and the Montgomeryshire Canal, which passes immediately to the west. A large sawmill building has been built in the middle of the original timber yard in modern times, but the complex still functions as part of a working sawmill.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** Yes  
Low  
Partial intervisibility

**Level of Impact on Setting:** Low

**Comment on Impact:** The high wall along the eastern side of the timberyard would block views towards the proposed development. The development would not impact on key views of the complex, which would be gained looking west from the A458 or from within the complex. The busy A458 runs between the complex and the proposed development site.

**ID number:** 60 POWIS CASTLE ESTATE SAWMILLS, TIMBERYARD  
HOUSE  
COTTAGES 1

**Clwyd Powys HER PRN:** 36508 **NMR NPRN:**

**NGR:** SJ2217305936 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16800 **grade:** II

**Trysor Description:** This is one of a semi-detached pair of cottages, built during the period 1830-40 just to the north of the Powis Castle estate sawmills and timberyard, alongside the main road into Welshpool from the south (now the A458). The Montgomeryshire Canal passes close by to the west.

**Rarity:** Common

**Distance from development:** 75m to the northwest

**Group Value:** One of a pair of 19th century estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century, picturesque, estate cottage architecture

**Communal Value:** None

**Setting:** This is one of a semi-detached pair of cottages, built during the period 1830-40 just to the north of the Powis Castle estate sawmills and timber yard, alongside the main road into Welshpool from the south (now the A458). The Montgomeryshire Canal passes close by to the west. The cottage is still occupied.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** Yes  
Low  
Intervisibility

**Level of Impact on Setting:** Low

**Comment on Impact:** The proposed development would not impact on key views of the cottage, which is best viewed from the A458. The development would be on the opposite side of the A458. There would also be no impact on the relationship between the cottage and the sawmills to the south. The only impact is a Low, indirect, visual impact as the development would be visible from the front of the cottage, looking southeast, although the cottage itself faces east and the development would not appear in the main view from the house. The busy A458 would also separate the cottage from the proposed development site.

**ID number:** 61 POWIS CASTLE ESTATE, BONE MILL  
BONE MILL

**Clwyd Powys HER PRN:** 37418 **NMR NPRN:**

**NGR:** SJ2215705851 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Industrial

**Form:** Documentary Evidence **Condition:** Destroyed

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	This small building was built by 1840, to the south of the sawmill building at the complex. It was used as a bonemill to crush bone to provide fertiliser for the Powis Castle estate. It was removed by the 1890s when the sawmill was modernised.		
<b>Rarity:</b>	Not common		
<b>Distance from development:</b>	70m to the west-southwest		
<b>Group Value:</b>	Part of the sawmill at Powis Castle Sawmill		
<b>Evidential Value:</b>	Historic mapping		
<b>Historical Value:</b>	Described in historical sources		
<b>Aesthetic Value:</b>	None		
<b>Communal Value:</b>	None		
<b>Setting:</b>	This small building was built by 1840, to the south of the sawmill building at the complex, on the opposite side of the leat which fed water to power the sawmill machinery. It was used as a bone mill to crush bone to provide fertiliser for the Powis Castle estate. It was removed by the 1890s when the sawmill was modernised.		
<b>Significance:</b>	Locally Important		
<b>Any Direct Impact?:</b>	No None		
<b>Any Indirect Impact?:</b>	No None		
<b>Level of Impact on Setting:</b>	None		
<b>Comment on Impact:</b>	This building was removed in the late 19th century.		

**ID number:** 62 POWIS CASTLE ESTATE SAWMILLS  
SAW MILL

**Clwyd Powys HER PRN:** 37419 **NMR NPRN:**

**NGR:** SJ2215105903 Grid reference taken at centre of site

**Period:** Post Medieval; Modern **Broadclass:** Industrial

**Form:** Complex **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	This sawmill complex was built in the first half of the 19th century by the Powis Castle estate. It was powered by water taken from a stream which passed under the adjacent Montgomeryshire Canal to the west. The sawmill building stood to the southeast of the complex and during the mid-19th century also had a bonemill working alongside it, producing fertiliser for the estate. The original timberyard was enclosed by a high stone wall and included service buildings such as the wagon shed and cement store. Two workers cottages stood to the north at Sawmills Cottages, behind which was a building housing a smithy and the estate's Head Forester's office. A large sawmill building has been built in the middle of the original timberyard in modern times, but the complex still functions as part of a working sawmill in 2016.		

**Rarity:** Not common

**Distance from development:** 80m to the west

**Group Value:** Part of the Powis Castle estate

**Evidential Value:** Working sawmill complex

**Historical Value:** Described in historical sources

**Aesthetic Value:** Includes several important, listed, 19th century industrial buildings

**Communal Value:** None

**Setting:** This sawmill was built in the first half of the 19th century as part of a complex developed by the Powis Castle estate. It was positioned adjacent to the main road into Welshpool from the south (now the A458), which passes to the east, and the Montgomeryshire Canal, which passes immediately to the west. A large sawmill building has been built in the middle of the original timber yard in modern times, but the complex still functions as part of a working sawmill.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** Yes  
Low  
Intervisibility

**Level of Impact on Setting:** Low

**Comment on Impact:** The high wall along the eastern side of the timberyard would block views towards the proposed development from within the sawmill complex. The development would not impact on key views of the complex, which would be gained looking west from the A458 or from within the complex. The busy A458 runs between the complex and the proposed development site.



**ID number:** 63 BELAN, LIMEKILN COTTAGES 2  
HOUSE

**Clwyd Powys HER PRN:** 42479 **NMR NPRN:**

**NGR:** SJ2167305246 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16744 **grade:** II

**Trysor Description:** This house is one of four, arranged as two semi-detached blocks, built after 1859 to replace four earlier cottages.

**Rarity:** Not rare

**Distance from development:** 850m to the southwest

**Group Value:** One of four in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as excellent examples of estate housing building in the picturesque vernacular style

**Communal Value:** None

**Setting:** This house is one of four, arranged as two semi-detached blocks, built after 1859 to replace four earlier cottages. It stands on a slope falling gently to the southeast, alongside a minor access road, with the Montgomeryshire Canal passing some 50 metres to the north.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees on slightly higher ground to the northeast would block views to the proposed development.

**ID number:** 64 BELAN, LIMEKILN COTTAGES 4  
HOUSE

**Clwyd Powys HER PRN:** 42480 **NMR NPRN:**

**NGR:** SJ2168505256 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16746 **grade:** II

**Trysor Description:** This house is one of four, arranged as two semi-detached blocks, built after 1859 to replace four earlier cottages.

**Rarity:** Not rare

**Distance from development:** 850m to the southwest

**Group Value:** One of four in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as excellent examples of estate housing building in the picturesque vernacular style

**Communal Value:** None

**Setting:** This house is one of four, arranged as two semi-detached blocks, built after 1859 to replace four earlier cottages. It stands on a slope falling gently to the southeast, alongside a minor access road, with the Montgomeryshire Canal passing some 50 metres to the north.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees on slightly higher ground to the northeast would block views to the proposed development.

**ID number:** 65 POWIS CASTLE, PARK HOUSES 2  
HOUSE

**Clwyd Powys HER PRN:** 42482 **NMR NPRN:**

**NGR:** SJ2177106527 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16778 **grade:** II

**Trysor Description:** Probably of 18th century date, possibly originally the site of a malthouse, No.2 Park Houses has served as the Estate Office and accommodation to the Powis Estate in more recent times. It is a striking red-brick building, attached to No.1 Park Houses at its northeastern end, the latter thought to possibly be of later date.

**Rarity:** Not rare

**Distance from development:** 770m to the northwest

**Group Value:** A residence within the Powis Castle Estate gardens

**Evidential Value:** Standing structure, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Impressive redbrick building of 18th century date

**Communal Value:** None

**Setting:** An estate cottage probably built during the 18th century at the heart of the Powis Castle estate. It remains in use. It faces southeast and has good views over the adjacent parkland.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees and the topography of the parkland would block any view of the proposed development.

**ID number:** 66 POWIS CASTLE GARDEN, BOTHY, WALL TO GARDEN AND  
OUTBUILDING  
OUTBUILDINGS

**Clwyd Powys HER PRN:** 42485 **NMR NPRN:**

**NGR:** SJ2172906513 Grid reference taken at centre of site

**Period:** Modern **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16791 **grade:** II

**Trysor Description:** The yard to the west or rear of The Bothy, a cottage on the Powis Castle estate, is defined by a high, red brick wall. Two outbuildings are built within the yard against this wall, one at the southern side of the yard and the other to the western side. The southern section of wall appears on the 1840 tithe map, with two smaller buildings built against its northern side. By the time of the 1886 1:2500 Ordnance Survey map the present yard and building arrangement was in place, the western wall and building having been added in the mid-19th century.

**Rarity:** Not rare

**Distance from development:** 780m to the northwest

**Group Value:** Features within the Powis Castle Estate gardens

**Evidential Value:** Standing structures, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed for association with The Bothy

**Communal Value:** None

**Setting:** Ancillary structures built around the yard to the west or rear of The Bothy, a cottage at the heart of the Powis Castle estate. They appear for the first time in their present form on the 1886 1:2500 scale OS map and remain in use.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** There would be no view of the proposed development from this location. The high wall would block views from within the yard and trees and the topography of the parkland would block views of the lower ground around the proposed development site.

**ID number:** 67 POWIS CASTLE, DAIRY SQUARE 2  
HOUSE

**Clwyd Powys HER PRN:** 42486 **NMR NPRN:**

**NGR:** SJ2176506543 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16793 **grade:** II

**Trysor Description:** An estate cottage, thought to have been built originally as a farmhouse and dairy complex during the 18th century, at the heart of the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 810m to the northwest

**Group Value:** A residence within the Powis Castle Estate gardens

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Impressive redbrick building of 18th century date

**Communal Value:** None

**Setting:** An estate cottage, built originally as a farmhouse and dairy complex during the 18th century, at the heart of the Powis Castle estate. It remains in use. It faces northeast and has limited views into adjacent wooded parcels.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** There would be no view of the proposed development from this location. Adjacent buildings to the southeast would block the view.

**ID number:** 68 POWIS CASTLE ESTATE SAWMILLS, TIMBER-YARD  
HOUSE  
COTTAGES 2

**Clwyd Powys HER PRN:** 42487 **NMR NPRN:**

**NGR:** SJ2217105929 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16801 **grade:** II

**Trysor Description:** This is the southernmost of a semi-detached pair of cottages, built during the period 1830-40 just to the north of the Powis Castle estate sawmills and timberyard, alongside the main road into Welshpool from the south (now the A458). The Montgomeryshire Canal passes close by to the west.

**Rarity:** Common

**Distance from development:** 70m to the northwest

**Group Value:** One of a pair of 19th century estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century, picturesque, estate cottage architecture

**Communal Value:** None

**Setting:** This is the southernmost of a semi-detached pair of cottages, built during the period 1830-40 just to the north of the Powis Castle estate sawmills and timber yard, alongside the main road into Welshpool from the south (now the A458). The Montgomeryshire Canal passes close by to the west. The cottage is still occupied.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** Yes  
Low  
Intervisibility

**Level of Impact on Setting:** Low

**Comment on Impact:** The proposed development would not impact on key views of the cottage, which is best viewed from the A458. The development would be on the opposite side of the A458. There would also be no impact on the relationship between the cottage and the sawmills to the south. The only impact is a Low, indirect, visual impact as the development would be visible from the front of the cottage, looking southeast, although the cottage itself faces east and the development would not appear in the main view from the house. The busy A458 would also separate the cottage from the proposed development site.

**ID number:** 69 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 2  
HOUSE

**Clwyd Powys HER PRN:** 42488 **NMR NPRN:**

**NGR:** SJ2198305118 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16807 **grade:** II

**Trysor Description:** A mid-19th century cottage, in a semi-detached pair, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 820m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.

**ID number:** 70 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 4  
HOUSE

**Clwyd Powys HER PRN:** 42489 **NMR NPRN:**

**NGR:** SJ2197105106 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16808 **grade:** II

**Trysor Description:** A mid-19th century cottage, in a semi-detached pair, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 840m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.



**ID number:** 71 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 5  
HOUSE

**Clwyd Powys HER PRN:** 42490 **NMR NPRN:**

**NGR:** SJ2196905101 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16809 **grade:** II

**Trysor Description:** A mid-19th century cottage, in a semi-detached pair, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 850m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.

**ID number:** 72 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 6  
HOUSE

**Clwyd Powys HER PRN:** 42491 **NMR NPRN:**

**NGR:** SJ2196505097 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16810 **grade:** II

**Trysor Description:** A mid-19th century cottage, in a semi-detached pair, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 850m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.

**ID number:** 73 POWIS CASTLE ESTATE, SARN-Y-BRYN-CALED COTTAGES 8  
HOUSE

**Clwyd Powys HER PRN:** 42492 **NMR NPRN:**

**NGR:** SJ2195705085 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Domestic

**Form:** Building **Condition:** Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16811 **grade:** II

**Trysor Description:** A mid-19th century cottage, in a semi-detached pair, built by the Powis Castle estate.

**Rarity:** Not rare

**Distance from development:** 880m to the south-southwest

**Group Value:** One in a group of estate cottages

**Evidential Value:** Standing building, in use

**Historical Value:** Described by Cadw for listing purposes

**Aesthetic Value:** Listed as a good example of 19th century estate cottage building

**Communal Value:** None

**Setting:** Alongside a the former Welshpool to Newtown turnpike road at Sarn y Bryn Caled to the south of Welshpool. Modern changes associated with the construction of the Welshpool bypass means that the section of road outside the houses has now been excluded from the trunk road system and only leads to the dead end of Lime Kilns Lane.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Trees to the north would block any view of the proposed development.

**ID number:** 74 SARN-Y-BRYN-CALED JUNCTION, PIT CIRCLE  
PIT CIRCLE

**Clwyd Powys HER PRN:** 43130 **NMR NPRN:**

**NGR:** SJ2209105016 Grid reference taken at centre of site

**Period:** Neolithic **Broadclass:** Religious Ritual and Funerary

**Form:** Buried feature **Condition:** Destroyed

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			

A small Neolithic or Early Bronze Age pit circle excavated in 1998-99 in advance of the construction of the Welshpool bypass. It consisted of seven pits and included charcoal and burnt bone in its fill.

**Rarity:** Not common

**Distance from development:** 910m to the south-southwest

**Group Value:** One in a group of prehistoric ritual sites identified at Sarn y Bryn Caled

**Evidential Value:** Excavated site

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This pit circle was situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**ID number:** 75 SARN-Y-BRYN-CALED JUNCTION, OVENS AND HEARTHES  
CORN DRYING KILN

**Clwyd Powys HER PRN:** 43134 **NMR NPRN:**

**NGR:** SJ22020504 Grid reference taken at centre of site

**Period:** Early Medieval **Broadclass:** Industrial

**Form:** Buried feature **Condition:** Destroyed

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A series of nine grain-drying kilns or ovens, dated to the 6th to 7th century AD by radiocarbon dating. These features were found and excavated in advance of the construction of the Welshpool bypass in 1998-99. The construction of a new roundabout on the road destroyed the site.		
<b>Rarity:</b>	Not common		
<b>Distance from development:</b>	880m to the south-southwest		
<b>Group Value:</b>	A group of 9 kilns or ovens		
<b>Evidential Value:</b>	Excavated site		
<b>Historical Value:</b>	Described in archaeological sources		
<b>Aesthetic Value:</b>	None		
<b>Communal Value:</b>	None		
<b>Setting:</b>	These features were situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.		
<b>Significance:</b>	Regionally Important		
<b>Any Direct Impact?:</b>	No None		
<b>Any Indirect Impact?:</b>	No None		
<b>Level of Impact on Setting:</b>	None		
<b>Comment on Impact:</b>	The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.		

**ID number: 76** GLANHAFREN, BRIDGE  
BRIDGE

**Clwyd Powys HER PRN:** 48614 **NMR NPRN:**

**NGR:** SJ2254705149 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Transport

**Form:** Structure **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	A minor stone footbridge. It carried a footpath over a minor watercourse. The footpath is shown on the parish tithe map of 1840.		

**Rarity:** Common

**Distance from development:**

**Group Value:** None

**Evidential Value:** Historic mapping; Standing structure

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:**

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** A minor feature which would not be intervisible with the proposed development.

**ID number:** 77 WHITE HOUSE CANAL DRAIN  
DRAIN

**Clwyd Powys HER PRN:** 64581 **NMR NPRN:**

**NGR:** SJ2252406166 Grid reference taken at point along linear site

**Period:** Post Medieval **Broadclass:** Water Supply and Drainage

**Form:** Structure **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A drain shown on the 1st edition Ordnance Survey map.		

**Rarity:** Not rare

**Distance from development:**

**Group Value:** Part of Montgomeryshire Canal system

**Evidential Value:** Existing drain system

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:**

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Not intervisible with proposed development. Minor feature.

**ID number:** 78 POWIS CASTLE ESTATE SAWMILLS MILESTONE  
MILESTONE

**Clwyd Powys HER PRN:** 64582 **NMR NPRN:**

**NGR:** SJ2222605988 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Transport

**Form:** Structure **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A milestone shown on the 1st edition Ordnance Survey map on the east side of the main Welshpool to Newtown road. It reads "NEWT 12½ POOL 1". The stone still exists but the top corner is broken off.		

**Rarity:** Not rare

**Distance from development:** 95m to the north-northwest

**Group Value:** One of a series of milestones on a former turnpike road

**Evidential Value:** Stone still stands, but may have been reset after road widening

**Historical Value:** None

**Aesthetic Value:** Example of a 19th century milestone

**Communal Value:** Marks distance on a public road

**Setting:** This stone stands alongside the A490 road, one mile to the south of Welshpool. It may not be in situ and may have been reset after a road widening scheme.

**Significance:** Locally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Not intervisible with proposed development.



**ID number:** 79      OLDFORD BUILDINGS  
BUILDING

**Clwyd Powys HER PRN:** 64635    **NMR NPRN:**

**NGR:** SJ2266406850 Grid reference taken at centre of site

**Period:** Post Medieval                      **Broadclass:** Monument (By Form)

**Form:** Documentary Evidence    **Condition:** Destroyed

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	A single building and garden plot are seen on the 1888 1st edition 1:2500 scale OS map at this location. A second building seems to have replaced the "garden" by the time of the 2nd edition of the map in 1902. Several buildings are shown at this location on the 1967 edition of the map. These had disappeared by the time of the 1984 edition of the map and the area has clearly been landscape and modified in modern times, as part of the Maesydre Recreation Ground, and no trace of the buildings survives in the landscape.		

**Rarity:** Common

**Distance from development:** 1km to the north-northeast

**Group Value:** None

**Evidential Value:** Historic mapping

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** The buildings no longer survive.

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The buildings no longer survive.

**ID number:** 80      OLDFORD BUILDINGS  
BUILDING

**Clwyd Powys HER PRN:** 64636    **NMR NPRN:**

**NGR:** SJ2254506593    Grid reference taken at centre of site

**Period:** Post Medieval                      **Broadclass:** Monument (By Form)

**Form:** Documentary Evidence    **Condition:** Destroyed

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	Three buildings show on the 1st edition Ordnance Survey map within an enclosure.		

**Rarity:** Common

**Distance from development:** 77m to the north-northeast

**Group Value:** None

**Evidential Value:** Historic mapping

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** The buildings no longer survive.

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The buildings no longer survive.

**ID number:** 81 COED Y DINAS ARGAE  
FLOOD DEFENCES

**Clwyd Powys HER PRN:** 80171 **NMR NPRN:**

**NGR:** SJ2232005250 Grid reference taken at point along linear site

**Period:** Post Medieval **Broadclass:** Water Supply and Drainage

**Form:** Earthwork **Condition:** Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	This 2km long earthwork flood defensive bank ran approximately northeast to southwest along the Severn floodplain to the southwest of Welshpool. It seems to have been intended to protect low-lying agricultural land from inundation when the river was in flood. Its southwestern end has been lost to the development of the Llyn Coed y Dinas Nature Reserve in modern times, but most of the bank is still visible in the landscape. It is shown on the 1840 parish tithe map.		

**Rarity:** Not rare

**Distance from development:** 467m to the southeast

**Group Value:** None

**Evidential Value:** Historic mapping; Earthwork bank

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This earthwork flood defensive bank ran approximately northeast to southwest along the Severn floodplain to the southwest of Welshpool. It seems to have been intended to protect low-lying agricultural land from inundation when the river was in flood.

**Significance:** Locally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** Yes  
Very Low  
Intervisibility

**Level of Impact on Setting:** None

**Comment on Impact:** The earthwork would be intervisible with the proposed development but the indirect, visual impact would be minimal. The surrounding landscape has already been significantly altered by developments such as the Coed y Dinas garden centre, Charlies stores and the Welshpool bypass.

**ID number:** 82 SARN-Y-BRYN-CALED JUNCTION, PITS (NEOLITHIC/EARLY  
PIT  
BRONZE AGE)

**Clwyd Powys HER PRN:** 85512 **NMR NPRN:**

**NGR:** SJ2207705001 Grid reference taken at centre of site

**Period:** Neolithic **Broadclass:** Unassigned

**Form:** Buried feature **Condition:** Destroyed

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	Three small pits found and excavated in advance of the construction of the Welshpool bypass. Their fill included pottery and flints of Neolithic or Early Bronze Age date. The construction of a new roundabout on the road destroyed the site.		
<b>Rarity:</b>	Not common		
<b>Distance from development:</b>	900m to the south-southwest		
<b>Group Value:</b>	Part of a group of prehistoric ritual sites identified at Sarn y Bryn Caled		
<b>Evidential Value:</b>	Excavated site		
<b>Historical Value:</b>	Described in archaeological sources		
<b>Aesthetic Value:</b>	None		
<b>Communal Value:</b>	None		
<b>Setting:</b>	These pits were situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.		
<b>Significance:</b>	Regionally Important		
<b>Any Direct Impact?:</b>	No None		
<b>Any Indirect Impact?:</b>	No None		
<b>Level of Impact on Setting:</b>	None		
<b>Comment on Impact:</b>	The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.		

**ID number:** 83 SARN-Y-BRYN-CALED JUNCTION, PITS (ROMANO-BRITISH)  
PIT

**Clwyd Powys HER PRN:** 85513 **NMR NPRN:**

**NGR:** SJ2206704999 Grid reference taken at centre of site

**Period:** Roman **Broadclass:** Unassigned

**Form:** Buried feature **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			Two small pits found and excavated in advance of the construction of the Welshpool bypass. Their fill included a nail, spindle whorl and metalworking slag of Roman date. The construction of a new roundabout on the road destroyed the site.

**Rarity:** Not common

**Distance from development:** 900m to the south-southwest

**Group Value:** None

**Evidential Value:** Excavated site

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** These pits were situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**ID number:** 84 SARN-Y-BRYN-CALED JUNCTION, PITS (UNDATED)  
PIT

**Clwyd Powys HER PRN:** 85514 **NMR NPRN:**

**NGR:** SJ2206704999 Grid reference taken at centre of site

**Period:** Unknown **Broadclass:** Unassigned

**Form:** Buried feature **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	Five small pits found and excavated in advance of the construction of the Welshpool bypass. Their date was not established. The construction of a new roundabout on the road destroyed the site.		

**Rarity:** Not common

**Distance from development:** 900m to the south-southwest

**Group Value:** None

**Evidential Value:** Excavated site

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** These pits were situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**Significance:** Locally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**ID number:** 85 SARN-Y-BRYN-CALED JUNCTION, RELICT SOIL HORIZON  
OCCUPATION SITE

**Clwyd Powys HER PRN:** 85515 **NMR NPRN:**

**NGR:** SJ2201305043 Grid reference taken at centre of site

**Period:** Prehistoric **Broadclass:** Unassigned

**Form:** Buried feature **Condition:** Not Known

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A soil horizon which included Neolithic, Bronze Age and Iron Age artefacts, including a Bronze Age flint knife. The construction of a new roundabout on the road destroyed the site.		

**Rarity:** Not common

**Distance from development:** 860m to the south-southwest

**Group Value:** Part of a group of prehistoric ritual sites identified at Sarn y Bryn Caled

**Evidential Value:** Excavated site

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This feature was situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**Significance:** Locally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**ID number:** 86 SARN-Y-BRYN-CALED JUNCTION, PITS (20TH CENTURY)  
PIT

**Clwyd Powys HER PRN:** 85516 **NMR NPRN:**

**NGR:** SJ2203605064 Grid reference taken at centre of site

**Period:** Modern **Broadclass:** Agriculture and Subsistence

**Form:** Buried feature **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor</b>			
<b>Description:</b>	Pits found during excavations in advance of building a new roundabout. The pits were modern and several contained sheep burials.		

**Rarity:** Not rare

**Distance from  
development:**

**Group Value:** None

**Evidential Value:** Excavated evidence

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:**

**Significance:** Minor Importance

**Any Direct  
Impact?:** No  
None

**Any Indirect  
Impact?:** No  
None

**Level of Impact  
on Setting:** None

**Comment on  
Impact:** A minor feature, namely modern sheep burial pits south of Welshpool.



**ID number:** 87 SARN-Y-BRYN-CALED JUNCTION, PITS (EARLY MEDIEVAL)  
PIT

**Clwyd Powys HER PRN:** 85517 **NMR NPRN:**

**NGR:** SJ2201405045 Grid reference taken at centre of site

**Period:** Early Medieval **Broadclass:** Unassigned

**Form:** Buried feature **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	Two small pits found and excavated in advance of the construction of the Welshpool bypass. A spindle whorl of Roman date was found within one of the pits. The construction of a new roundabout on the road destroyed the site.		

**Rarity:** Not rare

**Distance from development:** 880m to the south-southwest

**Group Value:** One of several pits containing Roman artefacts in the vicinity

**Evidential Value:** Excavated evidence

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This feature was situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**ID number:** 88 SARN-Y-BRYN-CALED JUNCTION, TRACKWAY/HOLLOW WAY  
TRACKWAY

**Clwyd Powys HER PRN:** 85518 **NMR NPRN:**

**NGR:** SJ2198805017 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Transport

**Form:** Buried feature **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	Evidence for an 18th century trackway here included parallel wheelruts and scattered 18th century pottery and animal bone. These features were found and excavated in advance of the construction of the Welshpool bypass. The construction of a new roundabout on the road destroyed the site.		

**Rarity:** Common

**Distance from development:** 920m to the south-southwest

**Group Value:** None

**Evidential Value:** Excavated evidence

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This feature was situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**Significance:** Locally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**ID number:** 89 SARN-Y-BRYN-CALED JUNCTION, TRACKWAY  
TRACKWAY

**Clwyd Powys HER PRN:** 85519 **NMR NPRN:**

**NGR:** SJ2198805017 Grid reference taken at point along linear site

**Period:** Modern **Broadclass:** Transport

**Form:** Buried feature **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A recent hardcore trackway overlying an 18th century track. The construction of a new roundabout on the road destroyed the site.		
<b>Rarity:</b>	Common		
<b>Distance from development:</b>	920m to the south-southwest		
<b>Group Value:</b>	None		
<b>Evidential Value:</b>	Excavated evidence		
<b>Historical Value:</b>	Described in archaeological sources		
<b>Aesthetic Value:</b>	None		
<b>Communal Value:</b>	None		
<b>Setting:</b>	This feature was situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.		
<b>Significance:</b>	Minor Importance		
<b>Any Direct Impact?:</b>	No None		
<b>Any Indirect Impact?:</b>	No None		
<b>Level of Impact on Setting:</b>	None		
<b>Comment on Impact:</b>	The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.		

**ID number:** 90 SARN-Y-BRYN-CALED JUNCTION, POSTHOLES  
FENCE

**Clwyd Powys HER PRN:** 85524 **NMR NPRN:**

**NGR:** SJ2199105024 Grid reference taken at centre of site

**Period:** Modern **Broadclass:** Monument (By Form)

**Form:** Buried feature **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	Postholes for a fence of relatively modern date alongside a former trackway.		

**Rarity:** Common

**Distance from development:**

**Group Value:** None

**Evidential Value:** Excavated evidence

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:**

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**ID number:** 91 SARN-Y-BRYN-CALED JUNCTION, WINDBREAKS  
WINDBREAK

**Clwyd Powys HER PRN:** 85525 **NMR NPRN:**

**NGR:** SJ2201405045 Grid reference taken at centre of site

**Period:** Early Medieval **Broadclass:** Monument (By Form)

**Form:** Buried feature **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	A number of postholes and a slot possibly representing parts of timber structures or windbreaks associated with two of the ovens which were dated to the 6th to 7th century AD by radiocarbon dating. These features were found and excavated in advance of the construction of the Welshpool bypass in 1998-99. The construction of a new roundabout on the road destroyed the site.		

**Rarity:** Not common

**Distance from development:**

**Group Value:** Associated with a group of 9 kilns or ovens

**Evidential Value:** Excavated site

**Historical Value:** Described in archaeological sources

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** These features were situated on level ground to the west of the Severn floodplain. The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** The site was destroyed by the construction of a new road and roundabout for the Welshpool bypass c.1999.

**ID number:** 92 WHITE HOUSE, CANAL WHARF  
CANAL WHARF  
**Clwyd Powys HER PRN:** 85912 **NMR NPRN:** 80521  
**NGR:** SJ2230206097 Grid reference taken at centre of site  
**Period:** Post Medieval **Broadclass:** Transport  
**Form:** Documentary Evidence **Condition:** Damaged  
**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	This canal wharf is show on the 1st edition Ordnance Survey map, and was part of the Montgomeryshire Canal.		

**Rarity:** Not rare

**Distance from development:** 215m to the north-northeast

**Group Value:** Part of the Montgomeryshire Canal system

**Evidential Value:** Open area

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This is a flat area adjacent to the eastern side of the Montgomeryshire Canal and south of White House which was used as a wharf in the 19th century. A track ran to the south-southwest towards the saw mills of Powis Castle, which may have exported timber by barge via this wharf. The area is now grassed over and alongside a section of canal which has been turned into nature reserve, with a new section of canal added in modern times to the west to avoid using the former canal basin alongside the wharf.

**Significance:** Locally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Mature trees around the former wharf area would block views of the proposed development.

**ID number:** 93 SARN-Y-BRYN-CALED, SPINDLE WHORL  
FINDSPOT

**Clwyd Powys HER PRN:** 120765 **NMR NPRN:**

**NGR:** SJ21800505 Grid reference taken at centre of site

**Period:** Prehistoric **Broadclass:** Object

**Form:** Find **Condition:** Moved

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			
	A stone spindle whorl found in 2002 in a field. It has incised lines radiating from the central hole.		

**Rarity:** Not rare

**Distance from development:**

**Group Value:** None

**Evidential Value:** Find made on surface of field

**Historical Value:** None

**Aesthetic Value:** A decorated spindle whorl of unknown date

**Communal Value:** None

**Setting:**

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** This object was found out of context and has not been dated. It is of minor importance.

**ID number:** 94 WELSHPOOL, MAESYDRE, ROMNEY HUT I  
ROMNEY HUT

**Clwyd Powys HER PRN:** 123738 **NMR NPRN:**

**NGR:** SJ2266906698 Grid reference taken at centre of site

**Period:** Modern **Broadclass:** Commercial

**Form:** Building **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			One of two Romney huts re-erected at this site after the Second World War.

**Rarity:** Not common

**Distance from development:** 910m to the north-northeast

**Group Value:** One of two Romney Huts built for commercial purposes

**Evidential Value:** Standing structure

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This hut was put in place in the later 20th century as part of a commercial development and is not associated with any military establishment at this location. It is used for commercial purposes.

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Not intervisible with the proposed development.



**ID number:** 95 WELSHPOOL, MAESYDRE, ROMNEY HUT II  
ROMNEY HUT

**Clwyd Powys HER PRN:** 123739 **NMR NPRN:**

**NGR:** SJ2269806674 Grid reference taken at centre of site

**Period:** Modern **Broadclass:** Commercial

**Form:** Building **Condition:** Intact

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>			One of two Romney huts re-erected at this site after the Second World War.

**Rarity:** Not common

**Distance from development:** 910m to the north-northeast

**Group Value:** One of two Romney Huts built for commercial purposes

**Evidential Value:** Standing structure

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** This hut was put in place in the later 20th century as part of a commercial development and is not associated with any military establishment at this location. It is used for commercial purposes.

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** Not intervisible with the proposed development.

**ID number:** 96 POWIS CASTLE, BUILDING III  
BUILDING

**Clwyd Powys HER PRN:** 126060 **NMR NPRN:**

**NGR:** SJ2174506400 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Monument (By Form)

**Form:** Building **Condition:** Not Known

**Site Status:**

**Trysor** **SAM number:** **LB number:** **grade:**  
**Description:** Building shown on 19th century Ordnance Survey mapping.

**Rarity:** Not rare

**Distance from  
development:**

**Group Value:** Former building in the gardens of Powis Castle

**Evidential Value:** Historic mapping

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:**

**Significance:** Minor Importance

**Any Direct  
Impact?:** No  
None

**Any Indirect  
Impact?:** No  
None

**Level of Impact  
on Setting:** None

**Comment on  
Impact:** This building was removed during the 20th century

**ID number:** 97 POWIS CASTLE, BUILDING IV  
BUILDING

**Clwyd Powys HER PRN:** 126061 **NMR NPRN:**

**NGR:** SJ2178006390 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Monument (By Form)

**Form:** Building **Condition:** Not Known

**Site Status:**

**Trysor Description:** **SAM number:** **LB number:** **grade:**  
Building shown on 19th century Ordnance Survey mapping.

**Rarity:** Not rare

**Distance from development:**

**Group Value:** Former building in the gardens of Powis Castle

**Evidential Value:** Historic mapping

**Historical Value:** None

**Aesthetic Value:** None

**Communal Value:** None

**Setting:**

**Significance:** Minor Importance

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** This building was removed during the 20th century

**ID number:** 98 COED-Y-DINAS, ENGINE HOUSE  
ENGINE HOUSE

**Clwyd Powys HER PRN:** 128648 **NMR NPRN:**

**NGR:** SJ2237605582 Grid reference taken at centre of site

**Period:** Post Medieval **Broadclass:** Industrial

**Form:** building **Condition:** Near Intact

**Site Status:** Listed Building

**SAM number:** **LB number:** 16756 **grade:** II

**Trysor Description:** A brick engine house built in between the projecting gables of the main range of buildings of the model farm at Coed y Dinas.

**Rarity:** Not common

**Distance from development:** 340 metres to the southeast.

**Group Value:** Part of the 19th century model farm built on the home farm to the Powis Castle Estate

**Evidential Value:** Standing building

**Historical Value:** Described in archaeological report

**Aesthetic Value:** An attractive early to mid-19th century engine house building

**Communal Value:** Now part of a shopping complex through sympathetic redevelopment including some interpretation

**Setting:** The engine house lies between two projecting gables on the northeastern side of the main range of the model farm at Coed y Dinas. It is built of red brick and closely matches the style of the rest of the farm buildings but maybe later.

**Significance:** Nationally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:**

**ID number:** 99 COED-Y-DINAS, WOMEN'S LAND ARMY HOSTEL  
HOSTEL

**Clwyd Powys HER PRN:** 132187 **NMR NPRN:**

**NGR:** SJ2225905573 Grid reference taken at centre of site

**Period:** Modern **Broadclass:** Domestic

**Form:** Complex **Condition:** Damaged

**Site Status:**

	<b>SAM number:</b>	<b>LB number:</b>	<b>grade:</b>
<b>Trysor Description:</b>	A Land Army hostel was built to the western side of the farmhouse and buildings of Coed y Dinas Farm during the Second World War. It consisted of two long buildings at right angles to each other in a T-shape. Today, a single barrack block still stands on a east-west axis. The second building ran north to south at the eastern end of this barracks. All that remains of the second building is a redbrick block with a tall brick chimney at its northern end. The remainder of the building has been removed.		

**Rarity:** Not common

**Distance from development:** 320m to the south

**Group Value:** None

**Evidential Value:** Some standing buildings remain

**Historical Value:** Some historical accounts survive

**Aesthetic Value:** None

**Communal Value:** None

**Setting:** A Land Army hostel was built to the western side of the farmhouse and buildings of Coed y Dinas Farm during the Second World War.

**Significance:** Regionally Important

**Any Direct Impact?:** No  
None

**Any Indirect Impact?:** No  
None

**Level of Impact on Setting:** None

**Comment on Impact:** A mature hedge blocks views northwards towards the proposed development. A large, modern car park for a garden centre lies to the immediate north of this hedge.

## **Appendix C: Photographs**



*Plate 1: A view across the western side of the development area looking northeast from the pavement alongside the A458, the main road into Welshpool from the south.*



*Plate 2: A view across the development area looking southwest from the field to the east. The main road into Welshpool from the south, the A458, is beyond the hedgeline in the mid ground of the photograph. The former Powis Castle estate sawmill complex is on the far side of the road.*





*Plate 3: The development area is located in the field (on the right) to the east of the main road, A458, into Welshpool, beyond the cows seen here. The field is about 2 metres below the level of the road. Part of the former Powis Castle estate sawmill lies to the west of the road behind its own boundary wall.*



*Plate 4: Looking southeast from just inside the gateway in the field adjoining the development site. The buildings in the distance are part of the modern industrial units to the north of the former farm complex at Coed y Dinas. The Listed Buildings at Coed y Dinas are hidden from view behind the modern buildings and the trees to their right.*





*Plate 5: A similar photograph to Plate 4, looking southeast at the modern buildings at Coed y Dinas*



*Plate 6: Looking from the roadside east southeast across the development site. The modern sheds at Coed y Dinas are visible to the right of centre, but the listed buildings are again not visible behind the trees to the right.*





*Plate 7: Looking northeast across the field to the north of the development area. The Whitehouse round barrow (ID number 11) can be seen as a low mound to the right of the person, just picked out in shadow against the sunlit background.*



*Plate 8: Looking southwest across Whitehouse round barrow (ID number 11) towards the area of the development site in the adjoining field. Part of the former Powis Castle estate sawmill is visible as well as a stack of silage bales kept in the corner of the field. The proposed building would appear alongside the sawmill from this angle, not as an isolated structure in the landscape.*





Plate 9: The photograph is taken at the entrance to the Coed y Dinas shopping complex in the former farm buildings. The western cartshed, now a hair salon, on the right of the photograph, is at the northern edge of the Listed Buildings with modern industrial scale sheds to its north and trees and vegetation to its west.



Plate 10: The main range of converted farm buildings at Coed y Dinas, looking south. To the north of these stand the converted cartsheds ranges and beyond that the large modern buildings. To the northwest are a band of trees and shrubs which screen views in the direction of the development site.



*Plate 11: A view down the original access drive from the entrance to the car parking for Coed y Dinas shopping complex. The several phases of the house on the right are screened from the development area by the band of trees to the left.*



*Plate 12: A view from the south side of the A458, looking north at the garage with the estate sawmill complex beyond. The garage and the modernisation of the road have already modified the setting of the historic sawmills complex.*





*Plate 13: A little further north along the A458 with the Estate sawmill complex more visible. The main sawmill is the large building at right angles to the road, with more recent buildings to its left.*



*Plate 14: The estate sawmill complex from the pavement on the south side of the A458. The high stone wall blocks views into the complex, the original intention presumably to isolate the timberyard from the road. The original sawmill building is visible along with the smaller structure beyond.*



*Plate 15: The two estate cottages at the northern end of the sawmill complex, with the former Blacksmith's Workshop building to the rear. The cottages face across the A458 with a thick hedge in front of them.*



*Plate 16: The two estate cottages with the timberyard complex beyond, the view includes the more modern buildings which now dominate the centre of the yard and have further modified the setting of the historic complex.*





*Plate 17: The estate cottages and trees block the view to Powis Castle and its associated garden features from the development site. This view is taken from the field to the north, close to the Whitehouse round barrow (ID number 11) looking towards Powis Castle. The chimneys of the castle can just be made out through the upper canopies of the trees at the centre of the image. This demonstrates how well screened the Powis castle is from this direction. There is no evidence to suggest that the proposed development would impact on Powis Castle or its historic gardens.*