

Cae Mor Farm, Llwynmawr, Llangollen, Powys Historic Environment Desk-Based Assessment



Report by: Trysor

For: Roger Parry and Partners

June 2016



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Trysor Project No. 2016/518

For: Roger Parry and Partners

June 2016

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Cover photograph: Looking southwest towards the farmhouse and barn, ID number 4, at Cae Mor

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

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

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

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

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1. Summary

- 1.1 This historic environment assessment has been undertaken by Trysor to examine likely impacts on the historic environment from a free range egg unit at Cae Mor, Llwynmawr, Llangollen, LL20 7BE.
- 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 kilometre in radius, focused on SJ2284035770, 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 no Scheduled Monuments within a 1km radius of the development.
- 1.6 There are five Listed Buildings within a 1km radius of the development. One of these, Cae Mor farmhouse and barn (ID number 4) would have a Low, indirect, visual impact with no impact on setting.
- 1.7 There are no Registered Parks and Gardens within the 1km radius of the development.
- 1.8 There is no physical, documentary, cartographic or aerial photographic evidence to suggest that the proposed development site has potential for buried archaeology.
- 1.9 It is thought that the hedgerow along the northern edge of the field where the development is proposed should be strengthened by spot planting trees where gaps exist at present. This would help decrease the visibility of the proposed building in general views from the landscape to the north. New planting to increase the density of this hedgerow is already proposed in the project Design and Access Statement.

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 a free range egg unit on land to the south of Cae Mor, Llwynmawr, Llangollen, LL20 7BE, planning application reference P/2015/0810, see Figure 1.
- 3.2 The planning application was refused in October 2015 for the reason that *".....insufficient information has been submitted to justify the exceptional need for such a large scale isolated building at this particular location, which will be located on an exposed area of sloping land, which is within a Special Landscape Area which is described as scenic and tranquil. To allow the development will cause long term detrimental visual harm to the character area, contrary to Policies EC3 and EC5 of the Wrexham Unitary Development Plan."*
- 3.3 The applicant is considering an appeal against this decision and is commissioning further work to look at particular issues.

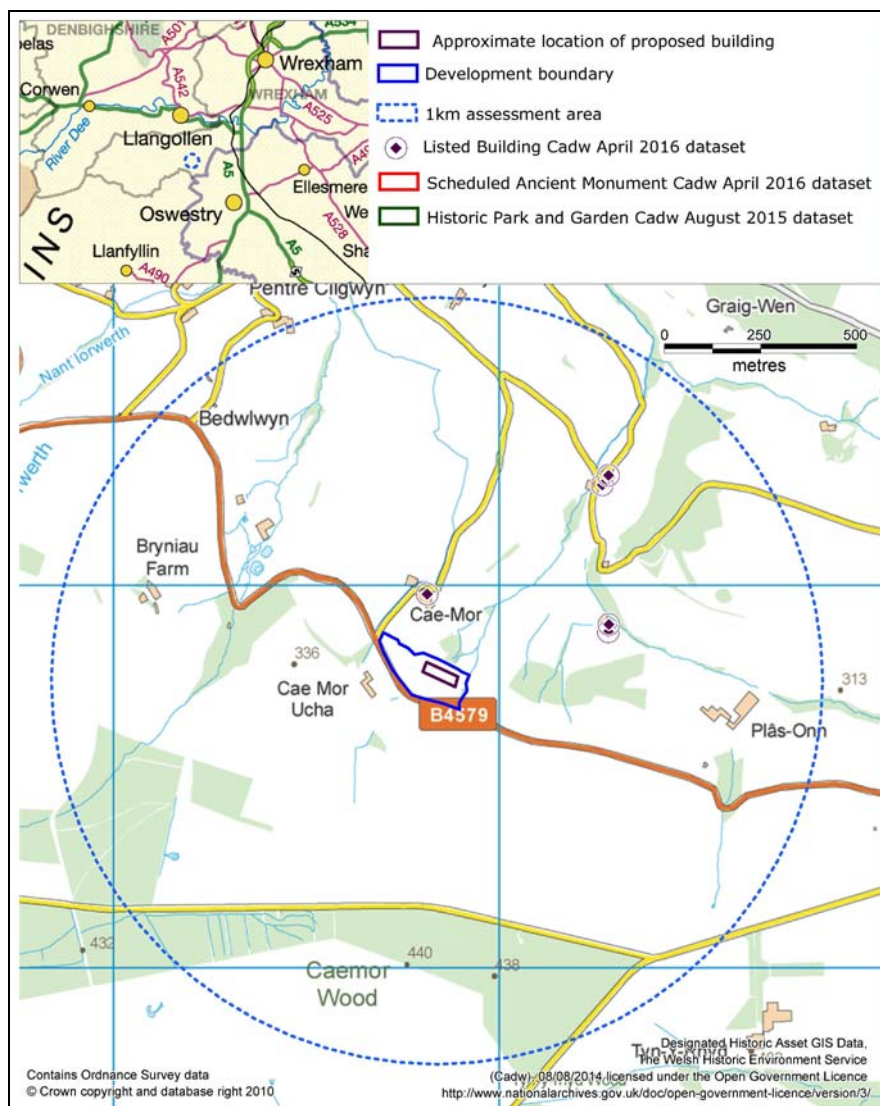


Figure 1: Location of the proposed development, showing the 1km radius assessment area.

4. The development

- 4.1 It is proposed that a free range egg unit and associated ancillary infrastructure is located within a single pasture field at SJ2284035770 to the south of Cae Mor, Llwynmawr, Llangollen, LL20 7BE, see Figure 1.
- 4.2 Five separate locations, A, B, C, D and E, have been looked at by the applicant for the development, see Figure 2. All locations have been briefly assessed as to their suitability with regard to the historic environment and they are discussed below.

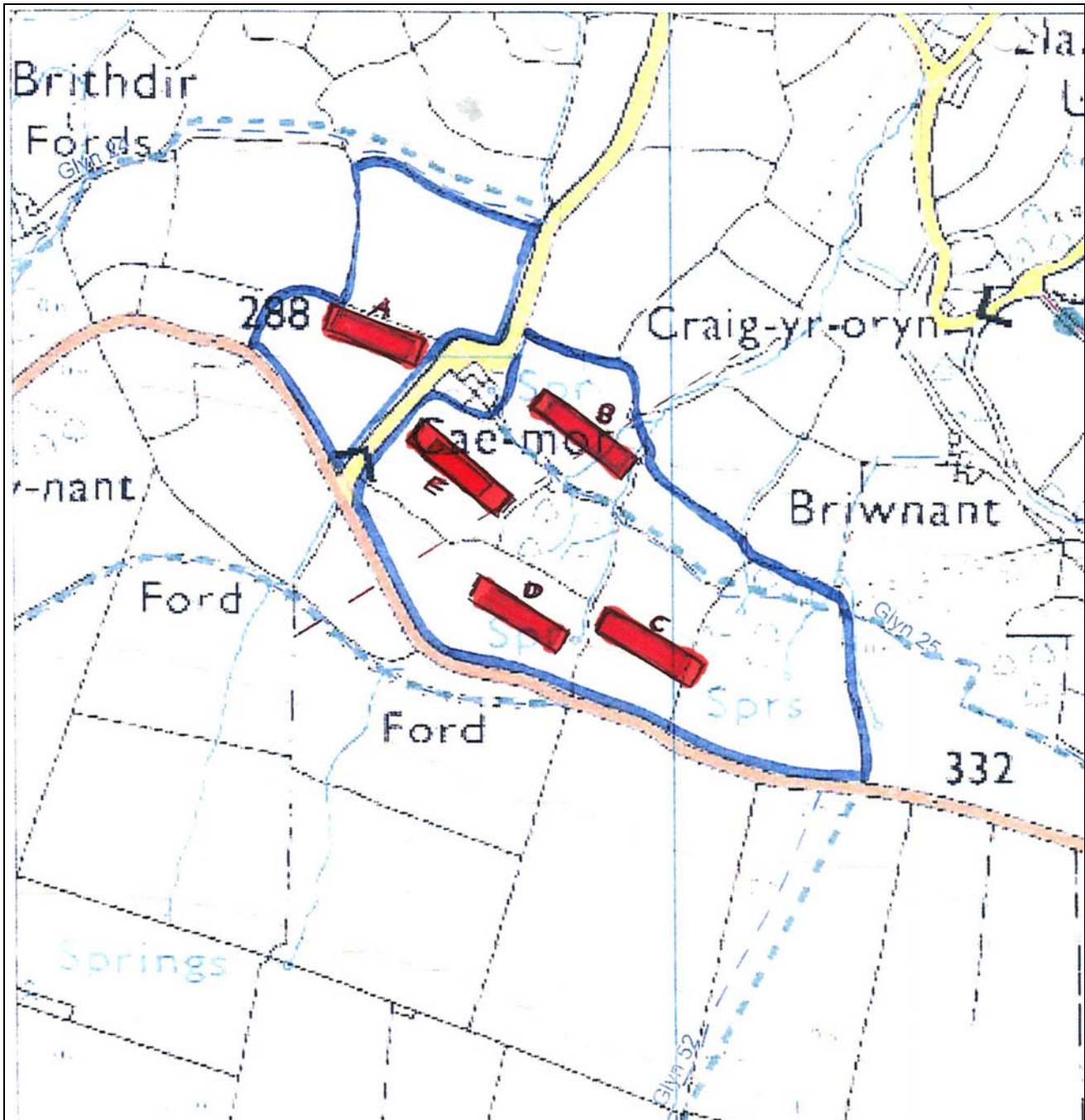


Figure 2: Map of the five possible locations explored by the applicant and discussed further in Section 4.2

- 4.2.1 Location A (SJ2277236012). This location would be situated in a field to the northwest of the listed farmhouse and barn at Cae Mor and be divided from them by a minor road. The proximity of the new shed to the listed buildings would mean that the eastern end would be in a key view of them from the road immediately downslope to the north, altering the setting of the buildings and making this an unsuitable location.
- 4.2.2 Location B (SJ2289335947). This location would be situated in a field immediately to the east of the listed farmhouse and barn, some 70 metres away from them. A shed in this location would not impact on key views of the listed buildings, but its proximity would have some impact on their setting. A new entrance would have to be created into the field immediately to the northeast of the listed buildings at a point where a public footpath enters the field.
- 4.2.3 Location C (SJ2297235728). There are no objections to this location in terms of the impacts on key views of the listed buildings at Cae Mor, or on their settings. The location is not well screened by hedgerows, however, and the shed would be quite visible from the other side of the valley. It is also 300 metres away from the listed buildings at Cae Mor and would appear to be a new, isolated building in the landscape.
- 4.2.4 Location D (SJ2284035770). It is situated in a pasture field approximately 190 metres to the south-southeast of the listed buildings at Cae Mor. The site is detached from the listed buildings, with another pasture field situated between the farmhouse and the proposed shed location. This moves the new shed away from the historic buildings, but in long range views would appear to be in closer proximity to the modern farm buildings of neighbouring Cae Mor Uchaf. The shed would, therefore, not appear as an isolated feature in the landscape in long range views. The site is also screened by mature hedges on all sides, reducing the visibility of the proposed shed, which would stand in the lower, northeastern corner and be terraced into the slope. The screening effect of mature trees along the northern side of the field would ensure that the shed would not impact on key views of the listed buildings at Cae Mor or on their setting, see Plates in Appendix C.
- 4.2.5 Location E (SJ2278835884). This location is situated in the field immediately to the south or rear of the listed buildings at Cae Mor. It would not be appropriate in terms of its proximity to the house and barn, its comparative scale, and on the grounds that it would therefore impact on key views of the listed buildings and their setting, see Plates 2 and 6 in Appendix C.
- 4.2.6 As Location D is the preferred location from an historic environment perspective, this assessment focuses on possible impacts arising from siting the new building at this location, called the development site within this report.

5. Methodology

- 5.1 The desk-based assessment considered known historic assets within a 1 km radius circle centred on SJ2284035770, 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 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 kilometre assessment.
- 5.3 Historic mapping was consulted. The maps used included the early 19th century Ordnance Survey Original Surveyors Drawings, as well as late 19th and 20th century 1:2500 scale Ordnance Survey mapping. The tithe map could not be located at the National Library of Wales, although the apportionment was available. The client had an early 20th century map showing the land holding and field names.
- 5.4 A site visit was made by Trysor to the development site, and the surrounding area, on June 13th, 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.
- 5.5 Aerial photographs on Google Earth, dating to 2006, 2008 and 2009, were used to inform the assessment. LiDAR data 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 kilometre dataset was assessed for Period, Rarity, Documentation, Group Value¹, as well as Evidential Value, Historical Value, Aesthetic Value, Communal Value². 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 situated within a pasture field on a north-northeast facing slope on the southern side of the Dyffryn Ceiriog valley, at an altitude of about 300 metres above sea level. The field has been a part of Cae Mor farmstead since at least the mid-19th century and is defined on three sides by mature, grown-out hedgerows, which include many mature trees. The boundary hedging has been kept lower along a section of the B4579 road, which passes immediately to the south of the field.
- 6.2 The underlying strata at the proposed development site consist of mudstone of the Ty-draw Slates Formation. These were formed of sediments laid down in a deep sea environment some 428 to 444 million years ago during the Silurian Period. The bedrock is overlain by glacial boulder clays deposited at the end of the last Ice Age, over 10,000 years ago.

7. Archaeological Overview

- 7.1 There are no records of artefacts or archaeological sites associated with any archaeological period pre-dating the Post Medieval period (pre-1536) in the Historic Environment Record or the National Monuments Record, within a 1km radius of the proposed development site.

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

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

7.1.1 The nearest recorded historic assets of archaeological interest are a number of Bronze Age funerary cairns situated on high ground to the northeast, on high ground between Starlings Castle and Pencraig, over 1.5km to the northeast. Such burials sites are not uncommon in the uplands of the region, but no examples have been identified closer to Cae Mor. The proposed development would not impact on the known examples in the wider landscape.

7.2 Post Medieval Historic Assets (AD1485 – AD1900).

There are relatively few historic assets found within a 1km radius of Cae Mor. Those which have been recorded include a number of post-medieval farmhouses and dwellings and a small number of minor structures and industrial features of the same period.

7.2.1 The most significant non-domestic historic asset in the area is probably the long disused slate quarry near Craig yr Oryn (ID number 1). This quarry is shown as a working quarry on the 1830 Ordnance Survey Original Surveyors Drawings. The quarry appears to have fallen out of use for some time but was reopened and expanded by the Llangollen Slate and Slab Company at the end of the 19th century. The quarry, traces of some former buildings (e.g. ID number 9) and the associated spoil tips are now hidden in thick woodland.

7.2.2 Most of the historic assets recorded in the HER for the assessment area are farmhouses and dwellings, several of which are listed buildings. These include the dwelling and attached barn at Cae Mor itself (ID number 4). Despite not being accurately dated, the house is considered to be of sub-medieval origin, probably pre-dating the barn, which has a 1715 datestone. Nearby Briwnant farmhouse (ID number 2) is also of early post medieval origin, said to date originally to AD1640. Its barn (ID number 3) is of a similar or slightly later date. The farmhouse at Llangwryd (ID number 6) also dates to the 17th century, with its listed farm building range (ID number 5) dating to the 19th century.

8. Historical overview

8.1 The recent history of Cae Mor Farm can be traced through historic mapping and other sources. It is not known when the holding was established. The post-medieval dates for Cae Mor, and several other dwellings in the vicinity, may indicate that the landscape around Cae Mor was not enclosed and settled until early post-medieval times. However, genealogical evidence relating to Cae Mor suggests that the ancestors of Edward Maurice, an early 17th century inhabitant of the farm, were associated with Cae Mor as far back as the early or middle 16th century. Ieufab ab David of Glyn Fechan and Cae Mor is included in the genealogies, preceding Edward Maurice by seven generations and therefore likely to have been born during the first half of the 16th century.

8.2 The original form of the name is not known, nor its significance. Cae Mor may derive from *Cae Mawr* and simply indicate that a large parcel of land was initially enclosed from the parish commons at some point in late medieval or early post-medieval times. It is noteworthy that the holding lies within the hamlet of Hafodgynfor, one of several hamlets which made up the ecclesiastical parish of Llangollen. The ‘*for*’ element in the name Hafodgynfor may be significant and it is possible that it derives from that of an area or stream in the neighbourhood which also contributes then to the ‘*mor*’ element in Cae Mor.

8.3 Whatever its origins, during the early 17th century, Cae Mor was certainly one of the most significant holdings of the district. There is documentary evidence that one Maurice Edwards lived at Cae Mor between 1673 and his death in 1709 (Chirk Castle Accounts AD1666-1753, p.137). His son Edward Maurice was associated with Cae Mor thereafter. A letter survives which was written by him in 1725 to Myddleton of Chirk Castle requesting that his son Richard Edwards of Cae Mor was not chosen to serve as Chief Constable of the county (NLW, Chirk Castle Estate Records, E(4612)). At that time Edward Maurice resided at Hafodgynfor, a house further west at Glyn Ceiriog. The will of one Griffith Morris of *Cae More* also survives, dating to 1726 (NLW, St. Asaph Probate Records 1521-1858, 9933041202419). It is possible that Griffith Morris was a kinsman, perhaps a brother, to Edward Maurice, the latter having merely adopted the Anglicised spelling of his name when corresponding.

8.3.1 It is evident that this was an influential and well connected family, kinsmen to the poet Huw Morus (Eos Ceiriog, 1622-1709) whose father, Morus ap John of Hafodgynfor, was an ancestor of Edward Maurice, Cae Mor. The pedigree of Edward Maurice is recorded for some 13 generations back from the early 18th century;

“John Jones of Parc Eyton, whose only daughter and heiress, Martha, married Edward Maurice of Cae Mor ab Maurice living 1709, ab Edward of Cae Mor ab Maurice of Havod Gynfor, in the parish of Llansantffraid Glyn Ceiriog, ab John ab Howel ab Adda Gwyn ab Ieuaf ab David of Glyn Fechan and Cae Mor, ab Adda ab Howel of Lllys Trevor, second son of Ieuaf ab Adda ab Awr of Trevor.” (Archaeologia Cambrensis, 1877, p.24)

8.4 The high status of Cae Mor in the past is evidenced by the quality of the now converted barn of AD1715, which stands attached to the western side of the house. It has been presumed that the farmhouse, described as being “sub-medieval” (16th or early 17th century) by Cadw in the listing description for the building, predates the barn. No internal inspection was undertaken by Cadw when Cae Mor house and barn were jointly listed in 2003, however, and the relationship between the two buildings is not fully understood. The recent renovation of the house and conversion of the barn has included external works, such as re-pointing,

which now makes analysis of the external details of the buildings difficult. Whether the barn or the house was built first cannot be said with certainty.

- 8.5 It is not impossible that there was an earlier house at Cae Mor, perhaps on a different site to the present house. The schedule of the parish tithe map of 1839 names two adjacent fields to the north as Cae Hen Dy (*The Field of the Old House*) and Cae Mor Hen (*Old Cae Mor*). On an estate map of 1922, these fields are numbered as parcels 1519 and 1526 respectively (see Figure 4). The present house is stone built and of likely post-medieval origin. In view of the apparent association between the ancestors of Edward Maurice and Cae Mor in the early to mid-16th century, it is possible that they either resided in an earlier homestead at Cae Mor or that they were responsible for the original construction of the present stone farmhouse. Further internal examination of the farmhouse could shed further light on the origins of the building.

8.6 Map evidence

8.6.1 The Ordnance Survey's Original Surveyors Drawings (Oswestry sheet), surveyed in 1830, was the first detailed map series of the whole country, see Figure 3. It did not map field boundaries but usually differentiates between enclosed land, unenclosed land and woodland. This map shows Cae Mor as *Cae mawr*, and seems to show only a single building on the approximate site of the barn (ID number 4). The accuracy of this depiction cannot be verified. It is worth noting that the current road which passes to the west of the barn and runs to the south-southwest follows a slightly different line to the roadway shown on the 1830 map, when the road ran to the southwest from the barn to join what is now the B4579 road. No details are shown of the field system on the holding on this map.

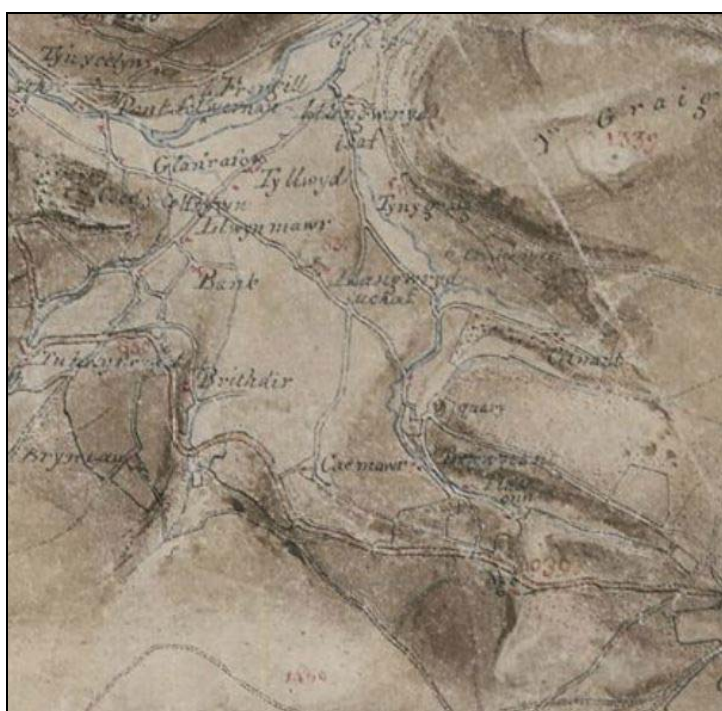


Figure 3: An excerpt of the 1830 Ordnance Survey Original Surveyors Drawings. Cae Mor is named as Caemawr on this map.

8.6.2 When the Ordnance Survey published their 1 inch to 1 mile scale First Series map (Sheet 74) for the area in 1838, based on the 1830 survey, a same picture is presented with regard to the name and position of the farm buildings. This map does not show details of the field system, but it does show the road leading to the modern B4579 following the same line as at present.

8.6.3 The first detailed map of the field system of the area would be the tithe map for Llangollen parish, dating to 1839. The copy of this map held by the National Library of Wales had been mislaid at the time it was requested for study to inform this report and could not be viewed. It has not been added to the Tithe Maps of Wales website, managed by Cynefin, at the time of writing.

8.6.4 The accompanying tithe schedule, drawn up in 1840, was available for study at the National Library of Wales and also appears on the Cynefin website at the time of writing. This schedule lists the names of fields within the parish. It records that *Cae Mor* was a 66 acre holding, occupied by one Morris Jones and owned by the Reverend John Daniel.

8.6.5 The Jones family appear to have been tenants at Cae Mor until the end of the 19th century. In 1890, one Thomas Jones of Caemor was a member of the Board of Guardians, which administered the Poor law in the district (reported on page 2 of the Llangollen Advertiser, 17th October, 1890). Thomas Jones was also reported as being elected to the Glyntraian School Board in 1892 (page 3 of the Llangollen Advertiser, 15th April, 1890). Thomas Jones had evidently retired or died within a few years of these reports, and the Lewis family had taken up the tenancy of the farm. The Welsh language newspaper *Baner ac Amserau Cymru* reported on 27th May, 1896 that an infant son of Mr R. Lewis, Caemor had passed away.

8.6.6 The unavailability of the tithe map is partly compensated by the fact that a sale map of the farm drawn in 1922 is held by the present owner (see Figure 4). This schedule of this map records *Caemor* as a 153 acre holding, significantly larger than it was in 1839. The property was sold at that time by the Rev. W. Morris Roberts to Mrs M. Lewis.

8.6.7 The proposed chicken shed would stand in the field marked on the 1922 sale map as parcel number 1515a, the name of which was recorded as being *Part of Moel Farchwel*. This field had clearly been enclosed and turned into productive farmland by the late 19th century. It has been shown in its present form on Ordnance Survey maps since the First Edition 1:2500 scale maps of the mid-1870s.

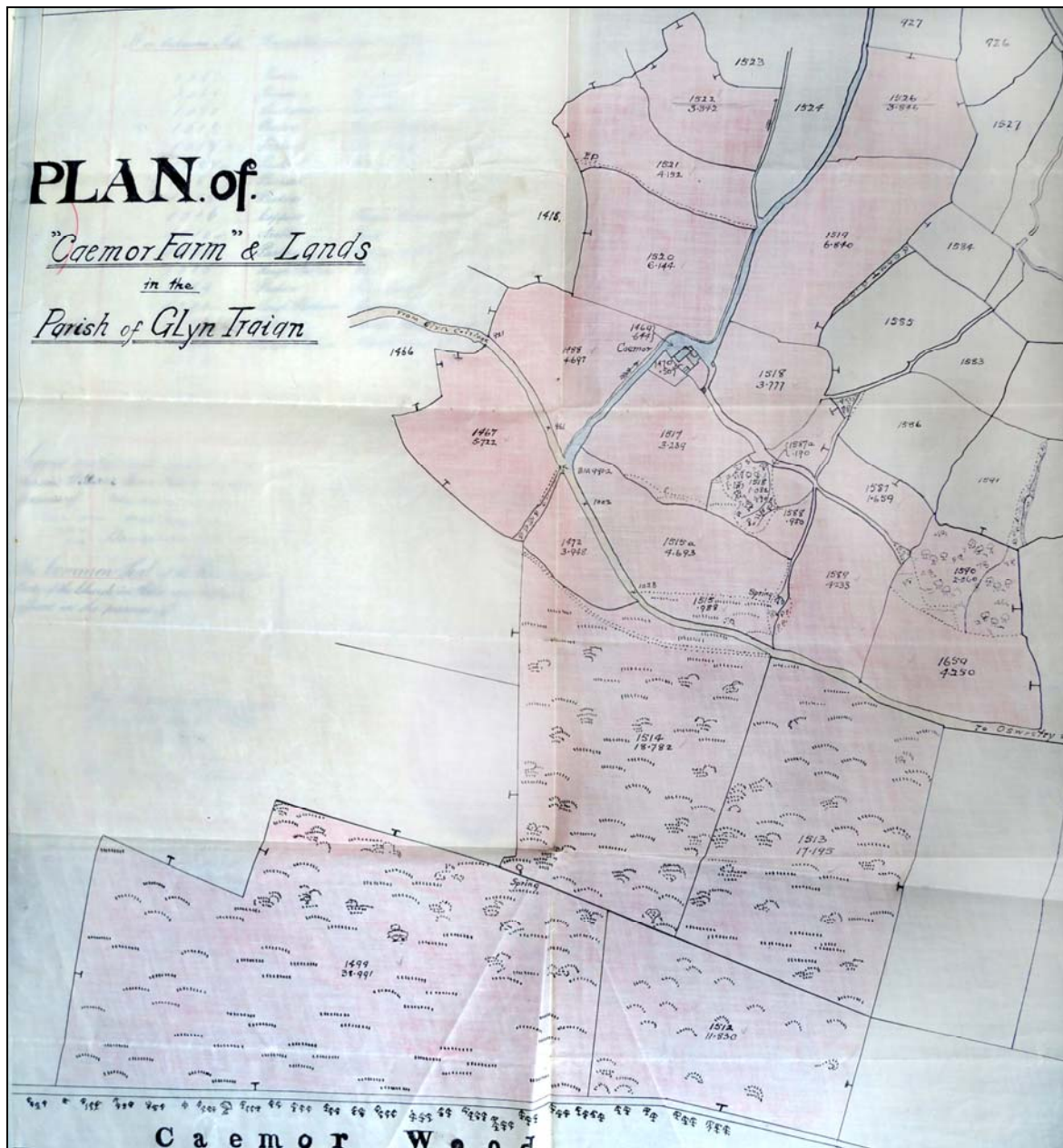


Figure 4: Caemor Farm as depicted on the 1922 plan of the holding in the possession of the present owner. Parcels 1519 and 1526 in the northeastern portion of the holding are Cae Hen Dy and Cae Mor Hen.

Table 1: Field placenames as given by the Cae Mor sale schedule of 1922, accompanying map reproduced as Figure 4 (fields also identifiable in the 1840 parish tithe schedule are in bold text):

1467	Cae Voty
1468	Cae gwydd
1470	Cae Mor
1472	Erw pen'rallt
1499	Mynydd mawr
1512	Mynydd mawr
1513	Mynydd mawr
1514	Mynydd mawr
1515	Erwi
1515a	Erwi
1516	Llwyn bach
1517	Cae Arwaeth
1518	Cae tu ucha'r Gadlas
1519	Cae hen dy
1520	Cae tan y domen
1521	Maes
1522	Erw pen yr allt
1526	Cae Mor hen
1587	Llwyn bach
1587a	Llwyn bach
1588	Llwyn bach
1589	Cae canol
1590	Bronydd
1659	Llwyn pella

9. Data Collation

9.1 The HER enquiry for the 1km radius assessment area yielded 13 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 1km radius assessment area contained 10 records for historic assets.

9.2.1 Three records were excluded as they were not intervisible with the development area, and there could be no direct or indirect impact, see Figure 5.

9.2.2 No new records were created in the project database by Trysor.

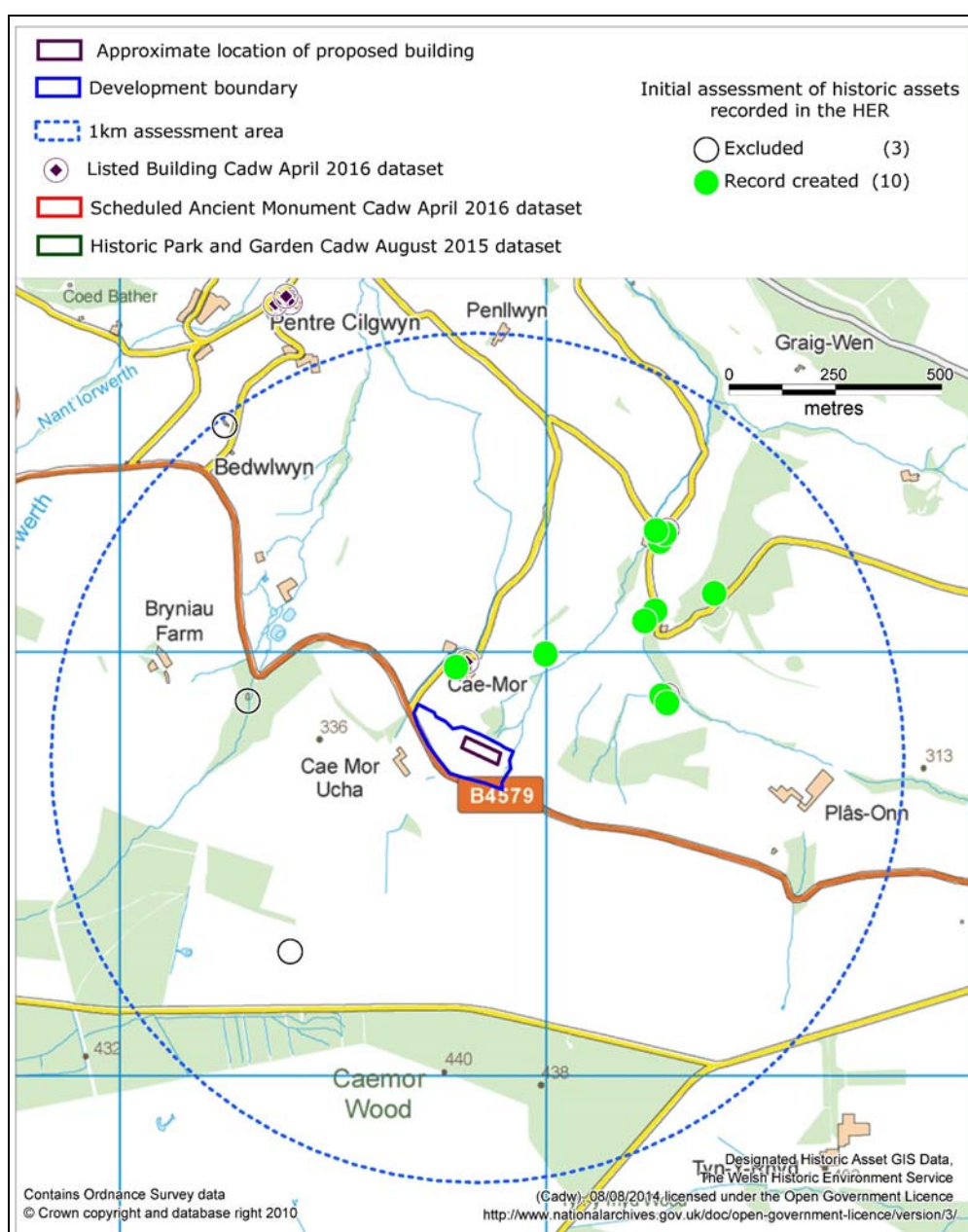


Figure 5: Records excluded from further assessment as not intervisible with the development site

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 10 records there were no Scheduled Monuments and five Listed Buildings.

Table 2: Assessed significance of historic assets

ID Number	Historic Asset Name	Historic Asset Type	Significance	Historic Asset Status
2	BRIWNANT FARM, HOUSE	HOUSE	Nationally Important	Listed Building
3	BRIWNANT FARM, BARN	BARN	Nationally Important	Listed Building
4	CAE-MOR FARMHOUSE AND ADJOINING FARM BUILDING	HOUSE	Nationally Important	Listed Building
5	LLANGWRYD UCHAF, COW-HOUSE WITH ATTACHED CART-SHED AND STABLES	COW HOUSE	Nationally Important	Listed Building
6	LLANGWRYD UCHAF, HOUSE AND ADJOINING FARM BUILDING	HOUSE	Nationally Important	Listed Building
1	CRAIG YR ORYN QUARRY	QUARRY	Locally Important	
10	NANT GWRYD, HOUSE	HOUSE	Locally Important	
7	CRAIG-YR-ORYN, BUILDING I	BUILDING	Minor Importance	
8	CRAIG-YR-ORYN, BUILDING II	BUILDING	Minor Importance	
9	NANT GWRYD-UCHAF QUARRY, BUILDINGS	QUARRY BUILDING	Minor Importance	

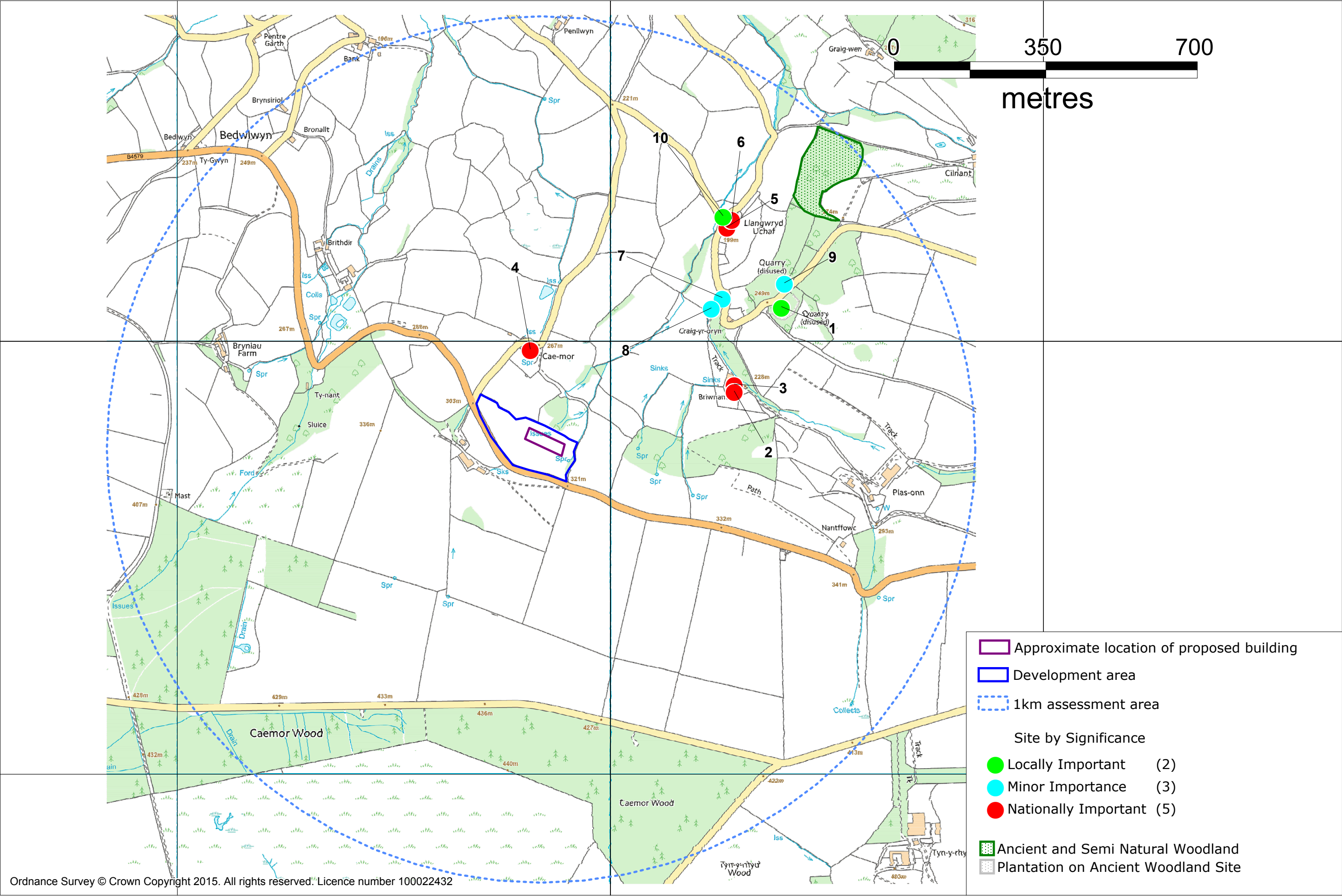


Figure 6: The 1km assessment area showing significance of historic assets recorded, labelled with Project ID number

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 3 below and illustrated in Figure 7.

Table 3: Impact on historic assets within the 1km assessment area

ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
4	CAE-MOR FARMHOUSE AND ADJOINING FARM BUILDING	HOUSE	None	Low	None
1	CRAIG YR ORYN QUARRY	QUARRY	None	None	None
2	BRIWNANT FARM, HOUSE	HOUSE	None	None	None
3	BRIWNANT FARM, BARN	BARN	None	None	None
5	LLANGWRYD UCHAF, COW-HOUSE WITH ATTACHED CART-SHED AND STABLES	COW HOUSE	None	None	None
6	LLANGWRYD UCHAF, HOUSE AND ADJOINING FARM BUILDING	HOUSE	None	None	None
7	CRAIG-YR-ORYN, BUILDING I	BUILDING	None	None	None
8	CRAIG-YR-ORYN, BUILDING II	BUILDING	None	None	None
9	NANT GWRYD-UCHAF QUARRY, BUILDINGS	QUARRY BUILDING	None	None	None
10	NANT GWRYD, HOUSE	HOUSE	None	None	None

11.2 As Table 3 shows, no recorded historic assets within the 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 Nine historic assets would be unaffected.

11.2.2 One other historic asset, Cae Mor Farmhouse and Barn (ID number 4) would experience a Low, indirect, visual impact but the setting of the historic asset would not be affected.

11.3 There are no Scheduled Monuments within 1km of the development area.

11.4 There are five Listed Buildings within the 1km assessment area. See Table 4, Appendix B and Figures 6 & 7. There would be a Low indirect, visual impact but no impact on setting of Cae Mor (ID number 4). There would be no impact on the other four Listed Buildings.

Table 4; Listed Buildings within 1km of the development

ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
4	CAE-MOR FARMHOUSE AND ADJOINING FARM BUILDING	HOUSE	None	Low	None
2	BRIWNANT FARM, HOUSE	HOUSE	None	None	None
3	BRIWNANT FARM, BARN	BARN	None	None	None
5	LLANGWRYD UCHAF, COW-HOUSE WITH ATTACHED CART-SHED AND STABLES	COW HOUSE	None	None	None
6	LLANGWRYD UCHAF, HOUSE AND ADJOINING FARM BUILDING	HOUSE	None	None	None

11.5 There are no Registered Parks and Gardens within the 1km assessment area.

11.6 There are no World Heritage sites within the 1km assessment area.

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

Table 5; Previously recorded historic assets within a 1km radius of the proposed development

ID Number	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
1	CRAIG YR ORYN QUARRY	QUARRY	None	None	None
7	CRAIG-YR-ORYN, BUILDING I	BUILDING	None	None	None
8	CRAIG-YR-ORYN, BUILDING II	BUILDING	None	None	None
9	NANT GWRYD-UCHAF QUARRY, BUILDINGS	QUARRY BUILDING	None	None	None
10	NANT GWRYD, HOUSE	HOUSE	None	None	None

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

Table 6; Previously recorded historic assets within a 1km radius of the proposed development

ID Number	Site Name	Site Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact on Setting
1	CRAIG YR ORYN QUARRY	QUARRY	None	None	None
7	CRAIG-YR-ORYN, BUILDING I	BUILDING	None	None	None
8	CRAIG-YR-ORYN, BUILDING II	BUILDING	None	None	None
9	NANT GWRYD-UCHAF QUARRY, BUILDINGS	QUARRY BUILDING	None	None	None
10	NANT GWRYD, HOUSE	HOUSE	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 Ceiriog Valley LANDMAP Historic Landscape Aspect Area (WRXHMH039), see Figure 8, which is described as;

"The lower slopes and floor of the sinuous Ceiriog valley running west from Offa's Dyke south west of Chirk. This is a landscape of mixed, hedged and fenced fields with narrow often wooded stream valleys feeding the main river. Field sizes are mixed but the narrow valley floor tends to sport smaller less regular divisions with the larger squarer and presumably later fields occupying on the upper slopes. The areas largest settlement is Glyn Ceiriog, with smaller hamlets at Pontfadog, Llwynmawr, Tergeiriog and Llanarmon Dyffryn Ceiriog. Of these only the last is of any great age, possibly with its origins in the early medieval period. The others are all the result of 18th and 19th expansion at road junctions, river crossings and along the former Glyn Valley Tramway. Glyn Ceiriog itself appears to have moved away from its (potentially) earlier church, although even this building now dates only from the late 18th / early 19th century. The valley contains scattered post med....."

11.11.1 The overall evaluation of this aspect area is High.

11.11.2 The only other LANDMAP Historic Landscape Aspect Area within 1km of the development area is called Caemor (WRXHMH040), although Cae Mor farmstead does not stand within it.

"Late 18th- and 19th-century enclosed upland with straight-sided boundaries on rounded upland ridge to the south of the Ceiriog valley, with areas of smaller and more anciently enclosed fields on lower ground on the valley sides. Mixed field boundary types include ancient and more recent hedges, post-medieval drystone walls and modern post-and-wire fences. Small areas of modern conifer plantation. The area contains clusters of early prehistoric burial monuments together with features and structures relating to post-medieval agricultural activity."

11.11.3 The overall evaluation of this aspect area is Moderate.

- 11.12 The development area, and the whole of the 1km assessment area, would stand in the extensive Dyffryn Ceiriog upper slopes LANDMAP Cultural Landscape Aspect Area (WRXHMC030), see Figure 9 and Appendix E, which is described as;

"An area that is predominantly upland and agricultural. Equitation and motor-bike scrambling are popular leisure activities, yet the area retains its Welsh, and Welsh-language character. Llanarmon village is the nearest to a nucleation."

11.12.1 The overall evaluation of this aspect area is High.

- 11.13 There are no Conservation Areas within the 1km study area.
- 11.14 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.
- 11.15 No palaeoenvironmental potential was identified, the development site lies in a well-drained, sloping field.
- 11.16 The boundary banks on the holding are post-medieval in date and include hedged and fenced boundaries on low earthwork banks or lynchets.
- 11.17 There are no field names of archaeological significance at the development site.

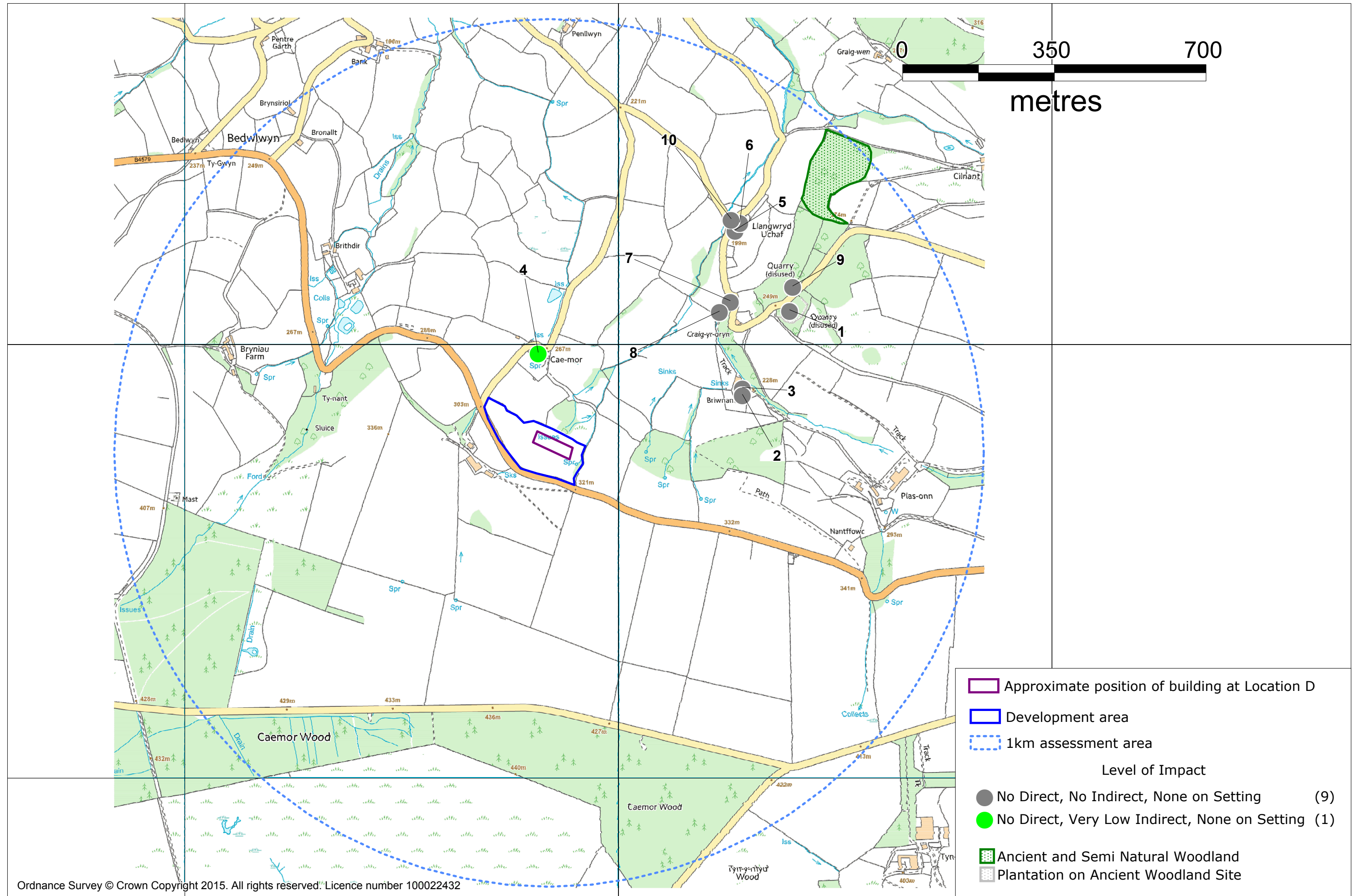


Figure 7: The 1km assessment area showing the level of impact on historic assets recorded, labelled with Project ID number

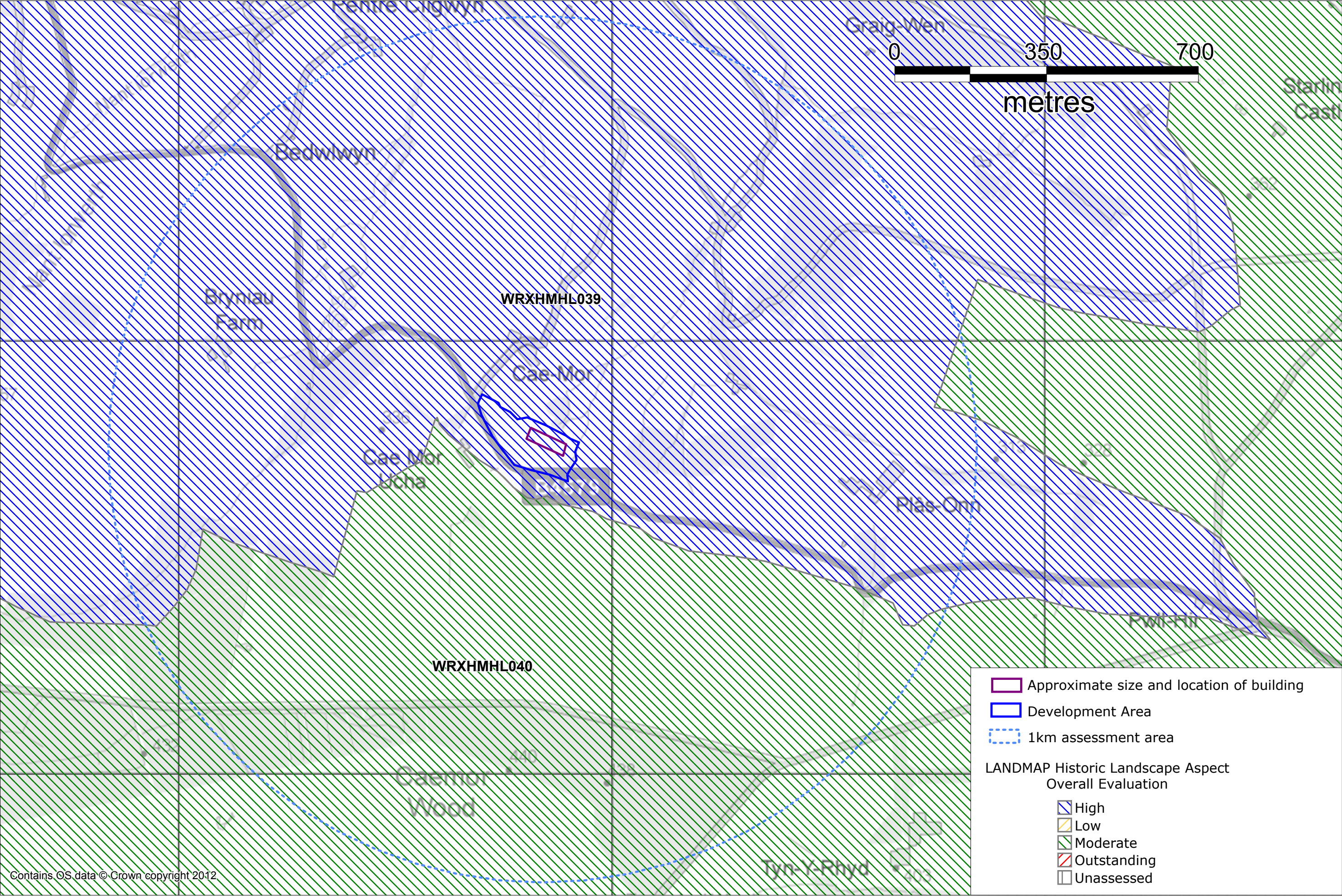


Figure 8: The 1km assessment area showing the LANDMAP Historic Landscape aspect, labelled with LANDMAP Aspect Area Numbers



Figure 9: The 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 historic assets.
- 12.2 No 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.
- 12.3 The overall evaluation of the LANDMAP Historic Landscape Aspect Area is Moderate. 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 have substantial agricultural buildings and the modern holding of Cae Mor Uchaf stands further upslope from the proposed development site. This demonstrates that this is not a static or unchanged historic landscape, but one which has changed gradually during the modern period.
- 12.4 Of five locations suggested for the proposed development, the present option (Location D in Figure 2) would have the lowest impact on the historic landscape and the listed buildings at Cae Mor farm.
- 12.5 There is no physical, documentary, cartographic or aerial photographic evidence to suggest that the proposed development site has potential for buried archaeology.
- 12.6 It is thought that the hedgerow along the northern edge of the field where the development is proposed should be strengthened by spot planting trees where gaps exist at present. This would help decrease the visibility of the proposed building in general views from the landscape to the north. New planting to increase the density of this hedgerow is already proposed in the project Design and Access Statement.

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, 1830, 2" to 1 mile Original Surveyors drawing, Oswestry Sheet

Ordnance Survey, 1838, 1" to 1 Mile Sheet 74

Ordnance Survey, 1874, 1:2500, 1st edition

Ordnance Survey, 1899, 1:2500 2nd edition

Ordnance Survey, 1912, 1:2500

Ordnance Survey, 1975, 1:2500

Cae Mor Farm & Lands in the Parish of Glyn Traian, 1922, Sales Map and Schedule (in owner's possession).

14.2 Web-based materials

Historic England, 2015, *The Setting of Historic assets Historic Environment Good Practice Advice in Planning Note 3*

14.3 Published sources

Lloyd, J.Y.W., 1877, History of the Lordship of Maelor Gymraeg or Bromfield, the Lordship of Yale or Iâl and Chirkland, in *Archaeologia Cambrensis, Fourth Series No.XXIX*, p.24

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

Historic England, 2008, *Conservation Principles, Policies and Guidance*

Myddelton, W.M., 1931, Chirk Castle Accounts AD1666-1753, p.137

14.4 Unpublished sources

NLW, Chirk Castle Estate Records, E(4612)

Will of Griffith Morris, Caemor, 1726, St. Asaph Probate Records 1521-1858, National Library of Wales, 9933041202419

Trysor, 2016, Specification For A Desk Based Assessment For Proposed Free Range Egg Unit At Cae Mor Farm, Glyn Ceiriog, Llangollen, LI20 7be Planning Application: Wrexham P/2015/0810

14.5 Data Sources

Clwyd Powys Archaeological Trust, Historic Environment Record, data received 08/06/2016

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 19th and 20th 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 1830 Ordnance Surveyors Original Surveyors Drawings, of which an adequate digital copy is available through the British Museum website.
- 14.2.2 The parish tithe map of 1839 was not available for inspection at the National Library of Wales as it had apparently been lost. It does not appear on the Cynefin website "The Tithe Maps of Wales" at present, although the accompanying tithe schedule does appear on the website.
- 14.2.3 The current owner of Cae Mor was able to provide a useful sales map of 1922 which is in his possession, with an accompanying schedule of field names, which showed the property in detail.
- 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 but included very few records, most of which were Listed Buildings for which RCAHMW and Cadw records provided more detail and photographs.
- 15.4 Google Earth aerial images of the assessment area were also used online. These date to 2006 and 2009 and provide good coverage for the whole assessment area.
- 15.5 LiDAR imagery available from the Natural Resources Wales was of good quality for this area, but showed no information of interest to this assessment.

Jenny Hall & Paul Sambrook
Trysor,
June, 2016

Appendix A: Specification

**SPECIFICATION FOR A
DESK BASED ASSESSMENT
FOR PROPOSED FREE RANGE EGG UNIT AT
CAE MOR FARM, GLYN CEIRIOG, LLANGOLLAN, LL20 7BE
PLANNING APPLICATION: WREXHAM P/2015/0810**

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 a free range egg unit on land to the southwest of Cae Mor Farm, Glyn Ceiriog, Llangollan, LL20 7BE, for an appeal against a refusal for planning application reference P/2015/0810.

1.2 The planning application was refused by Wrexham County Borough Council on 7th March 2016. The applicants wish to appeal against this decision.

2. The proposed development

2.1 It was proposed that a new free range bird egg laying unit was built in a single pasture field at SJ2284035750, to the south of Cae Mor Farm. The building would be approximately 76 metres by 19.8 metres wide and could house 16,000 birds. A new access track onto the B4570 would be created.

3. Planning context of the proposed development

3.1 A planning application was submitted for the egg production unit to Wrexham County Borough Council, reference number, P/2015/0810.

3.2 The planning application was refused, the reason cited as

“Notwithstanding the agricultural purpose of the proposed building, insufficient information has been submitted to justify the exceptional need for such a large scale isolated building at this particular location, which will be on an exposed area of sloping land, which is within a Special Landscape Area which is described to be scenic and tranquil. To allow the development will cause long term detrimental visual harm to the character area, contrary to Policies EC3 and EC5 of the Wrexham Unitary Development Plan.”
Wrexham County Borough Council Decision Notice 07/03/2016

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.

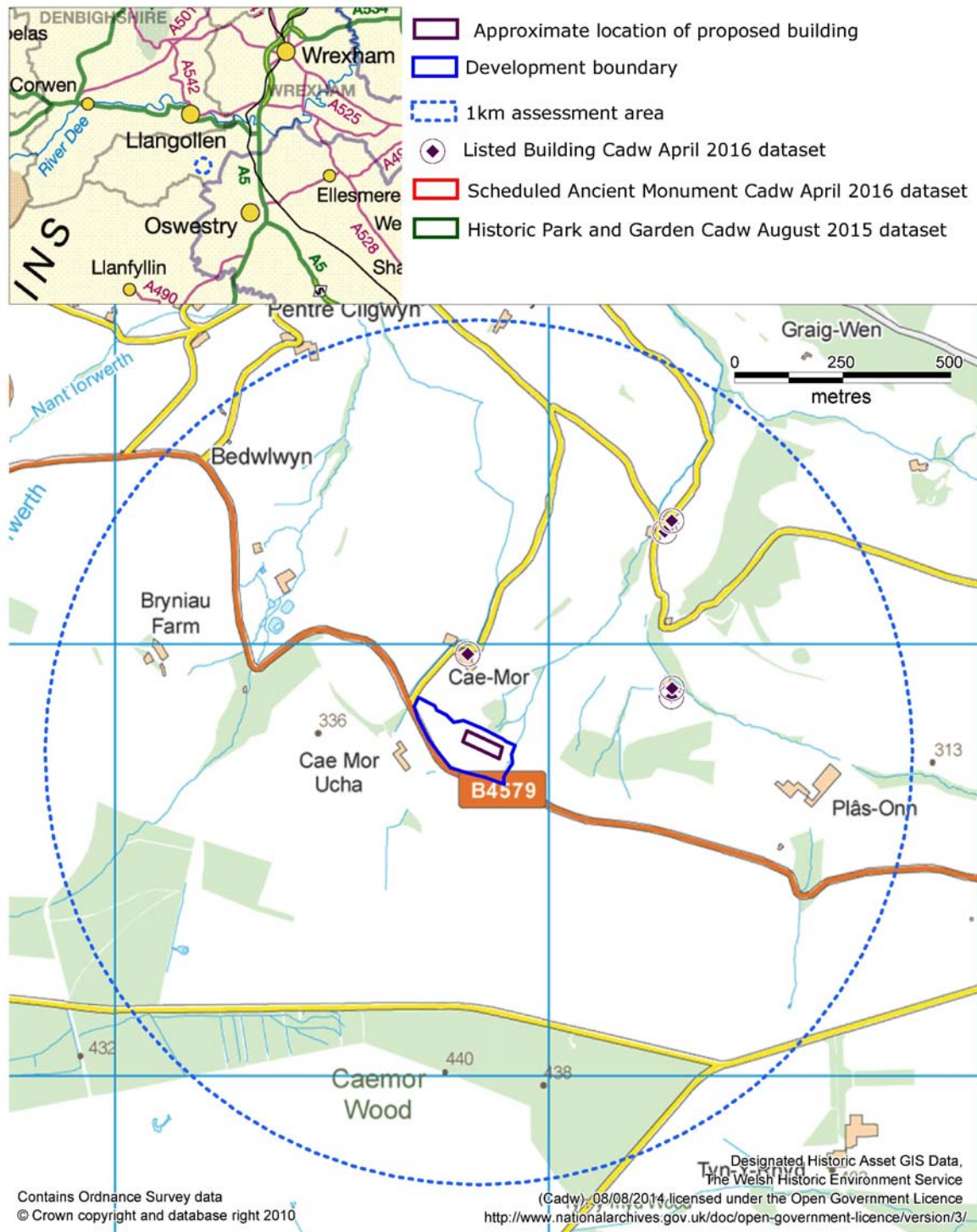


Figure 1: The development area and the proposed 1km assessment area.

5. Scope of Work

5.1 The assessment will initially consider known historic assets within a 1km radius circle centred on SJ228403570 (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
- 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 be 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 paper 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

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. 2016/518

14. Sources

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 (2nd) edition including revision to the assessment process (ASIDOHL2).*

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*

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 kilometre

ID number: 1 CRAIG YR ORYN QUARRY
QUARRY

Clwyd Powys HER PRN: 17034 **NMR NPRN:**

NGR: SJ2339536080 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Industrial

Form: Earthwork **Condition:** Damaged

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A slate quarry which is shown as a working quarry on the 1830 Ordnance Survey Original Surveyors Drawings. The area is now wooded.		
Rarity:	Common		
Distance from development:	610m to the northeast		
Group Value:	None		
Evidential Value:	Disused quarry, now in a wooded area.		
Historical Value:	Associated with the Llangollen Slab and Slate Works		
Aesthetic Value:	None		
Communal Value:	None		
Setting:	The location of this now disused quarry was determined by geological factors. The site is now wooded.		
Significance:	Locally Important		
Any Direct Impact?:	No None		
Any Indirect Impact?:	No None		
Level of Impact on Setting:	None		
Comment on Impact:	The quarry is within a wooded area and would not be impacted upon by the proposed development.		

ID number: 2 BRIWNANT FARM, HOUSE
HOUSE

Clwyd Powys HER PRN: 41205 **NMR NPRN:** 26830

NGR: SJ2328635885 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Domestic

Form: Building **Condition:** Intact

Site Status: Listed Building

SAM number: **LB number:** 15656 **grade:** II

Trysor Description: A mid-17th century lobby entry farmhouse. Said to date to 1640 originally. The building remains in use as a dwelling. It has been modernised, with a southern wing added since the time of the 1912 1:2500 Ordnance Survey map.

Rarity: Not rare

Distance from development: 440m to the east-northeast

Group Value: The house in a former farmstead group.

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: A mid-17th century house

Communal Value: None

Setting: This 17th century house was once the farmhouse of Briwnant and it stand to the south of an -L-shaped outbuilding which may be contemporary. A 20th century agricultural shed stands a little further to the north. The group is found within a minor stream valley which is a tributary of the Afon Ceiriog.

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 is unlikely to be visible from this location and would not have any impact on views of the house or its setting in terms of its relationship with its associated outbuildings.

ID number: 3 BRIWNANT FARM, BARN
BARN

Clwyd Powys HER PRN: 41206 **NMR NPRN:** 310241

NGR: SJ2327335902 Grid reference taken at centre of site

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

Form: Building **Condition:** Intact

Site Status: Listed Building

SAM number: **LB number:** 15657 **grade:** II

Trysor Description: This barn is of 17th or early 18th century date and stands to the northern side of the farmhouse at Briwnant. It includes a cowhouse and a threshing barn and many original features survive, including Queen post roof trusses, a central threshing passage and slate flooring.

Rarity: Not rare

Distance from development: 440m to the east-northeast

Group Value: The former barn in a former farmstead group.

Evidential Value: Standing building, in use

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: A probable 17th - 18th century barn

Communal Value: None

Setting: This is the barn of Briwnant farm and it stands to the north of the farmhouse. A 20th century agricultural shed stands a little further to the north. The group is found within a minor stream valley which is a tributary of the Afon Ceiriog.

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 is unlikely to be visible from this location and would not have any impact on views of the barn or its setting in terms of its relationship with its associated farmhouse.

ID number: 4 CAE-MOR FARMHOUSE AND ADJOINING FARM BUILDING
HOUSE

Clwyd Powys HER PRN: 42891 **NMR NPRN:** 26909

NGR: SJ2279035970 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Domestic

Form: Building **Condition:** Intact

Site Status: Listed Building

SAM number: **LB number:** 80884 **grade:** II

Trysor Description: Cae Mor farmhouse and its impressive barn stand on a northeast facing slope overlooking the Ceiriog valley. The barn is dated 1715 and the house is thought to be earlier. In modern times the house and barn have been sympathetically modernised, with the barn also being converted for domestic use.

Rarity: Not rare

Distance from development: 180m to the south

Group Value: Dwelling and barn within the former farmstead complex of Cae Mor

Evidential Value: Standing buildings, now modernised

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: Retains elements of early post medieval architecture

Communal Value: None

Setting: Cae Mor stands on a northeast facing slope, overlooking lower ground where several minor tributary stream valleys run northwards to join the Afon Ceiriog. The village of Pontfadog, on the banks of the Afon Ceiriog, is partially visible to the north. The farmstead is situated in a relatively high position, at 270m above sea level. The farm lies within the area which was enclosed and farmed before the 19th century, with higher ground just to the south clearly enclosed at a late date, probably during the 19th century.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: Yes
Low
Partial intervisibility

Level of Impact on Setting: None

Comment on Impact: The proposed development would not impact on key views of the farmhouse and barn, gained from the north. There would be a Very Low, indirect, visual impact as the proposed building would be partially visible from the rear of the property, the view being partly screened by mature trees on the field boundary of the development site. This boundary could be strengthened with further tree planting to increase the level of screening.

ID number: 5 LLANGWRYD UCHAF, COW-HOUSE WITH ATTACHED
COW HOUSE
CART-SHED AND STABLES

Clwyd Powys HER PRN: 42892 **NMR NPRN:** 310242

NGR: SJ2326936264 Grid reference taken at centre of site

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

Form: Building **Condition:** Damaged

Site Status: Listed Building

SAM number: **LB number:** 80886 **grade:** II

Trysor
Description: This early 19th century farm range stands immediately to the south of the former farmhouse of Llangwryd, including a cow house, cartshed and stable, still stand.

Rarity: Not rare

Distance from development: 630m to the northeast

Group Value: An outbuilding of Llangwryd farm

Evidential Value: Standing building

Historical Value: Described by Cadw for listing purposes

Aesthetic Value: None

Communal Value: None

Setting: This outbuilding stands to the southern side of the former farmhouse at Llangwryd Uchaf. It stands to the eastern side of a minor stream valley, a tributary of the Afon Ceiriog, which falls away to the north-northwest. The building also stands near a fork where two minor roads meet. It faces west towards the dwelling of Nantgwryd.

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 south-southwest would block views of the development in summer and effectively screen it during winter. There would be no impact on the roadside setting of this outbuilding or its relationship with its associated farmhouse.

ID number: 6 LLANGWRYD UCHAF, HOUSE AND ADJOINING FARM
HOUSE
BUILDING

Clwyd Powys HER PRN: 42898 **NMR NPRN:** 27416

NGR: SJ2328036282 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Domestic

Form: Building **Condition:** Intact

Site Status: Listed Building

SAM number: **LB number:** 80892 **grade:** II

Trysor
Description: A 17th century farmhouse.

Rarity: Not rare

**Distance from
development:** 640m to the northeast

Group Value: The original farmhouse of Llangwryd farm

Evidential Value: Standing building, still in use as a dwelling

Historical Value: Described by Cadw for listing purposes.

Aesthetic Value: Retains some 17th century features

Communal Value: None

Setting: This house stands to the eastern side of a minor stream valley, a tributary of the Afon Ceiriog, which falls away to the north-northwest. The house also stands near a fork where two minor roads meet. It faces west towards the dwelling of Nantgwryd. It is flanked by outbuildings, those to the north are now ruinous and those to the south, including a cow house, cartshed and stable, still stand.

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 south-southwest would block views of the development in summer and effectively screen it during winter. There would be no impact on the roadside setting of the house or its relationship with its associated buildings.

ID number: 7 CRAIG-YR-ORYN, BUILDING I
BUILDING

Clwyd Powys HER PRN: 126216 **NMR NPRN:**

NGR: SJ2325836101 Grid reference taken at centre of site

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

Form: Ruin **Condition:** Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A minor structure, possibly a building or a fold, is shown on late 19th century Ordnance Survey maps but appears to be unroofed. It is still shown on modern Ordnance Survey maps.		
Rarity:	Common		
Distance from development:	510m to the northeast		
Group Value:	None		
Evidential Value:	Historic mapping		
Historical Value:	None		
Aesthetic Value:	None		
Communal Value:	None		
Setting:	This small structure stood in a field to the west of a minor rural road near Craig yr Oryn. It is located at the junction of the road with an access track to Briwnant farm. The structure no longer stands and the area is now wooded.		
Significance:	Minor Importance		
Any Direct Impact?:	No None		
Any Indirect Impact?:	No None		
Level of Impact on Setting:	None		
Comment on Impact:	This structure is surrounded by trees and would not experience any impact from the proposed development.		

ID number: 8 CRAIG-YR-ORYN, BUILDING II
BUILDING

Clwyd Powys HER PRN: 126217 **NMR NPRN:**

NGR: SJ2323336077 Grid reference taken at centre of site

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

Form: Documenta **Condition:** Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A minor structure, possibly a cottage, is shown on late 19th century Ordnance Survey maps but appears to be unroofed by the end of the 19th century and ruined by the early 20th century as it is not shown on the 1912 edition of the 1:2500 Ordnance Survey map series.		
Rarity:	Common		
Distance from development:	480m to the northeast		
Group Value:	None		
Evidential Value:	Historic mapping		
Historical Value:	None		
Aesthetic Value:	None		
Communal Value:	None		
Setting:	This small structure stood in a field to the east of the access track to Briwnant farm. The structure no longer stands and the area is now wooded.		
Significance:	Minor Importance		
Any Direct Impact?:	No None		
Any Indirect Impact?:	No None		
Level of Impact on Setting:	None		
Comment on Impact:	This structure has long disappeared and its site is surrounded by trees and would not experience any impact from the proposed development.		

ID number: 9 NANT GWRYD-UCHAF QUARRY, BUILDINGS
QUARRY BUILDING

Clwyd Powys HER PRN: 126218 **NMR NPRN:**

NGR: SJ2340236135 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Industrial

Form: Building **Condition:** Unknown

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A quarry building noted on the 1873 and 1899 Ordnance Survey maps. By the time of the 1901 edition of the 1:2500 scale Ordnance Survey map, a spoil tip had obscured the site of this building and a new building had appeared slightly further to the north. The area is now wooded.		

Rarity: Common

Distance from development: 640m to the northeast

Group Value: Associated with a quarry

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: This building stood to the west of the quarry with which it was associated, separated by a minor country road. The site of the now buried building lies in a wooded parcel.

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 demolished in the late 19th century and the site buried by a quarry spoil tip.

ID number: 10 NANT GWRYD, HOUSE
HOUSE

Clwyd Powys HER PRN: 1001631 **NMR NPRN:** 27561

NGR: SJ23263629 Grid reference taken at centre of site

Period: Post Medieval **Broadclass:** Domestic

Form: Building **Condition:** Intact

Site Status:

	SAM number:	LB number:	grade:
Trysor Description:	A post-medieval farmhouse, stone-built, which was a roofless ruin by the early 21st century but which has been largely rebuilt and modernised by 2009, with an extension added to its north-northeastern gable end.		

Rarity: Common

Distance from development: 640m to the northeast

Group Value: Formerly part of Nantgwryd farmstead

Evidential Value: Standing building, largely rebuilt

Historical Value: Nantgwryd was the focus and name of one of the historic hamlets of Llangollen parish

Aesthetic Value: None

Communal Value: None

Setting: This house stands in a minor stream valley, a tributary of the Afon Ceiriog, which falls away to the north-northwest. The house also stands at a fork where two minor roads meet. It faces east towards the larger dwelling of Nantgwryd Farm and its associated outbuilding, on the opposite side of the road.

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Mature trees to the south-southwest would block views of the development in summer and effectively screen it during winter. There would be no impact on the roadside setting of the house or its relationship with the adjacent buildings to the east.

Appendix C: Photographs



Plate 1: A key view of the farmhouse and barn at Cae Mor (ID number 4), looking west southwest from a minor road below the property. The house is to the left, the gable end of the barn to the right.



Plate 2: A view looking southwestwards towards the house from the same minor road. The proposed shed at Location D would not be visible in this view, as it would stand behind the trees at the extreme left margin of the photograph. A shed built at Location E (see Figure 2), would be clearly visible in the field behind the house to the left hand side of the photograph and would have a significant effect on views of the listed building and their setting.



Plate 3: The listed barn at Cae Mor viewed looking south. The trees in the background would screen views of the proposed shed.



Plate 4: A general view of Cae Mor from the south. A shed built at Location E would stand in the middle of the field in the centre of the photograph and significantly impact on the setting of the listed farmhouse and barn. Location D would be to the east of this view and behind the hedge.



Plate 5: The site of the proposed shed, Location D, is in the lower, northeastern corner of this field. The building would be terraced into the slope, allowing it to sit into the slope. The mature trees along the field boundaries would screen the building from view from lower ground along the valley below.



Plate 6: A view from the rear of Cae Mor farmhouse towards the proposed development site at Location D. The shed would stand behind the trees to the left of the photograph and would have a Low, indirect, visual impact. It would not impact on views of the listed buildings from the south. A shed in Location E would stand in the field in the centre of this photograph and present a much more significant visual impact and impact on setting.



Plate 7: A longer range view of Cae Mor from a minor road on lower ground to the north. It is a partial and fleeting view from a gateway alongside a minor road to Llwynmawr. The proposed shed would be screened behind the trees above and left of the listed buildings at Cae Mor. The modern sheds of Cae Mor Uchaf can be seen above and right of Cae Mor, and are similarly screened by smaller trees in a hedgerow.



Plate 8: A long range view of Cae Mor from a minor road to the east-northeast. This is a fleeting view. This view is zoomed-in, Plate 9 shows the view as seen. The listed farmhouse and barn at Cae Mor are to the centre-right of the image, with Cae Mor Uchaf to the upper centre-left. The entire field where Location D is situated is highlighted, left of centre. It would appear to be in close proximity to Cae Mor Uchaf and therefore not as an isolated development in the landscape.



Plate 9: A long range view of Cae Mor from a minor road to the east-northeast. This is a fleeting view. A zoomed in view is shown in Plate 8.

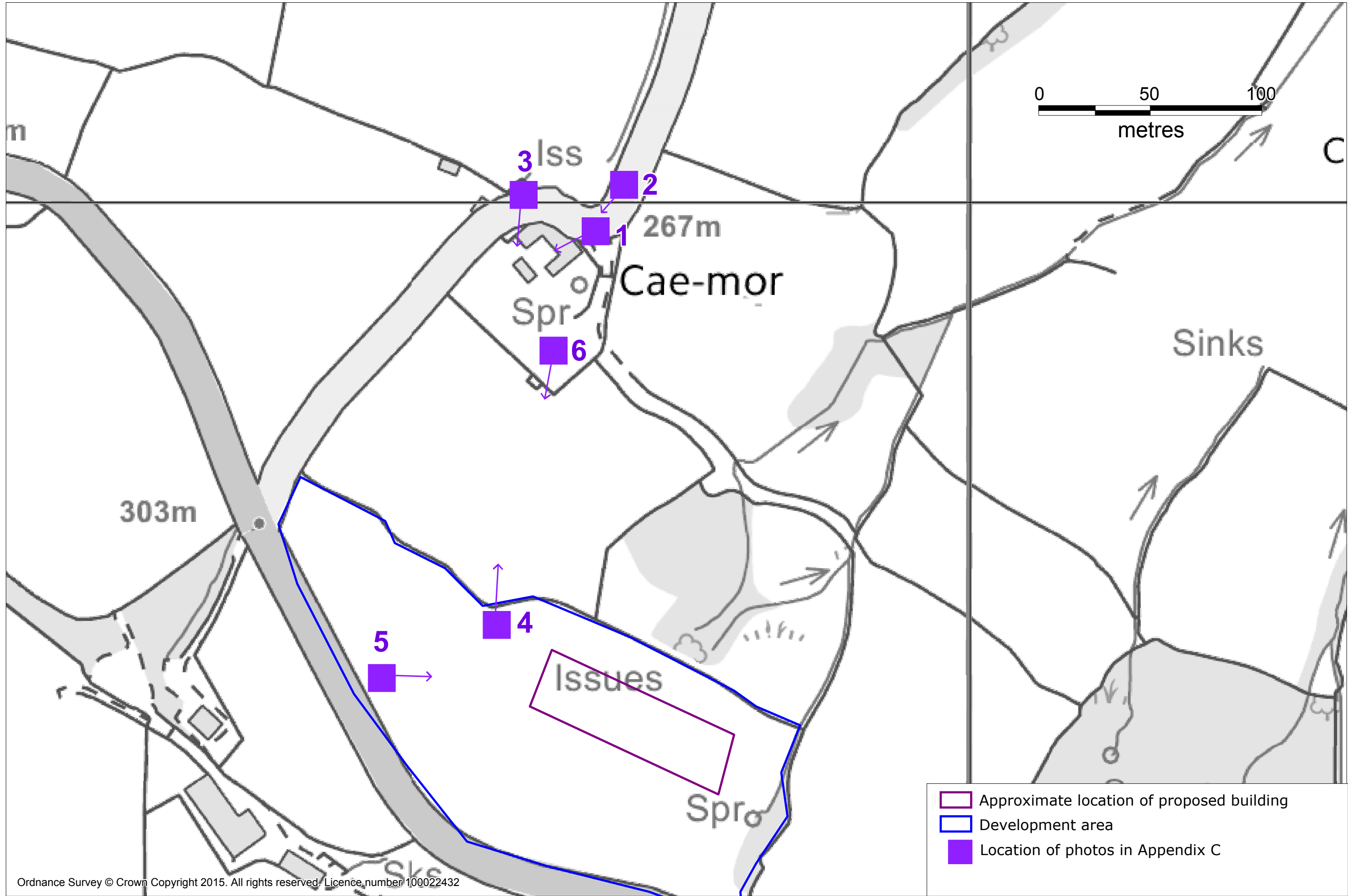


Figure 10: Location of photographs in Plates 1 to 6 in Appendix A.

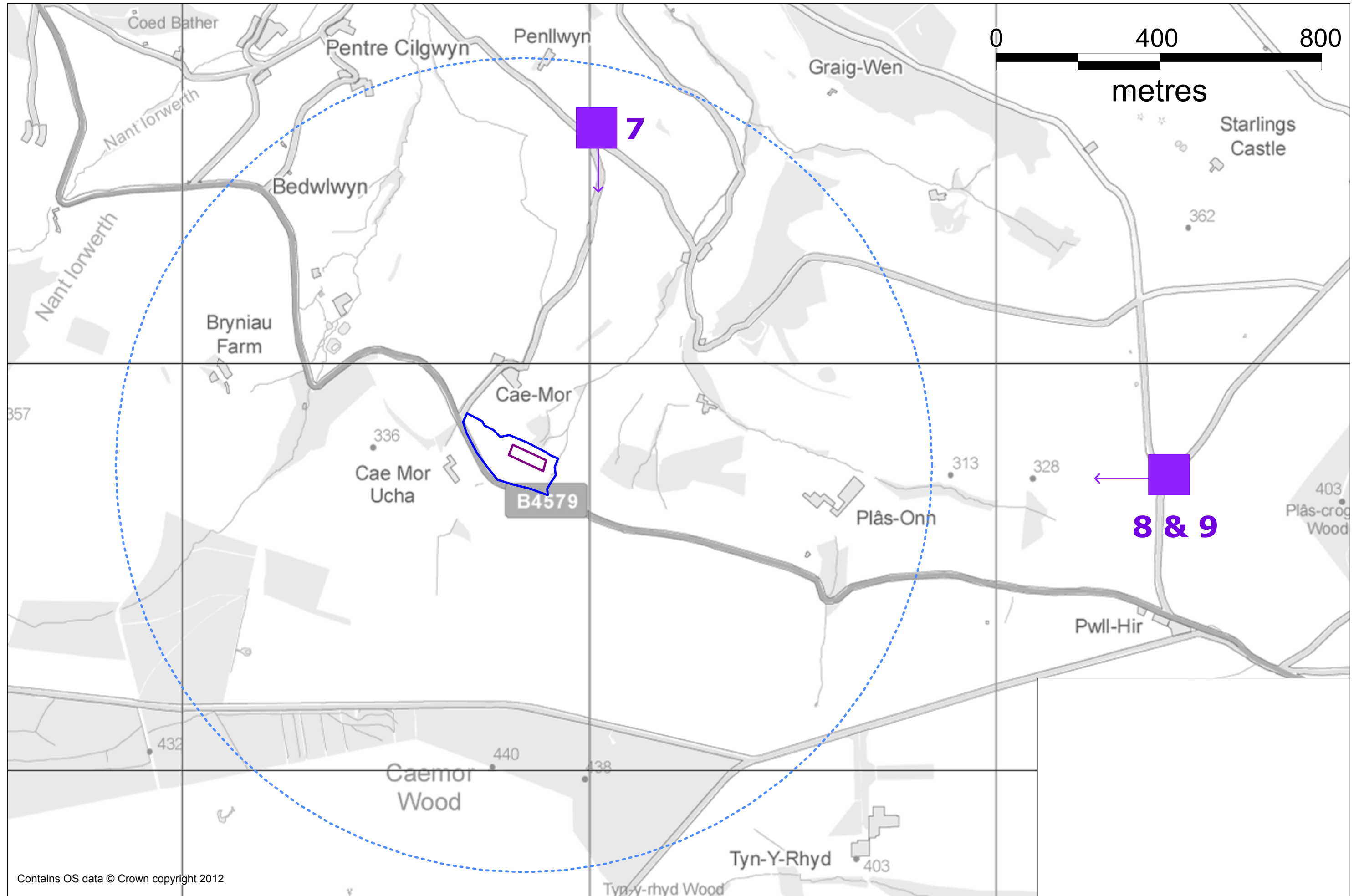


Figure 11: Location of Plates 7 to 9 in Appendix C.