

Case No: P/2020/0178 Internal Consultation Responses

Proposal: Installation Of Gabion Baskets

Location: Nant Mill Shaft Mounds, Either Side Of Nant Bridge, Nant Road, .

From: Jon Brewin:

Date: 20th May 2020

Policy Section: Tree

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

No arboricultural objections.

From: Emma Broad:

Date: 18th March 2020

Policy Section: Ecology

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

More information is required showing the exact position of the gabions in relation to the wall and footpath. It is unclear if vegetation removal is needed to enable their installation. A working method statement in-relation to the working near a watercourse is also needed but this could be subject to a condition.

Whilst the ecological risks are small, the use of gabions as a material is totally out of character, and they would detract from the aesthetic appeal of the area.

From Anna Irwin 12/5/2020

Policy Section: Conservation

The proposed plan indicates that the gabion baskets will be positioned immediately adjacent, if not in direct contact, with 2 listed buildings, the Grade II listed Wall to Rhosberse Lodge and Nant Bridge.

The application has not made any reference to the impact of the proposals on these structures. Clearly if there is any direct contact between the Listed structures and gabion baskets then a Listed Building Consent application with an accompanying Heritage Impact Assessment will be required. The drawings are not sufficiently clear to make this judgement.

Notwithstanding this, the proposals will clearly have a significant impact upon the setting of these structures due to their immediate proximity and therefore, at the very least an assessment of the impact upon setting, based upon Cadw guidance, 'Setting of Historic Assets in Wales', should be undertaken (I would recommend as part of a HIA). This has not been given the appropriate consideration within the application.

The estate wall, constructed in rusticated stonework, is described in the list description as an integral part of the mid 19th Century landscaping of Plas Power Park and as an excellent example of the Picturesque style. The bridge is linked stylistically to the wall with highly rusticated rock-faced masonry and described within the list description as 'an unusual bridge which forms part of the late 19th Century landscaping. The Picturesque style of the bridge probably chosen to enhance its romantic setting in the steeply wooded valley.'

The proposals for the gabion baskets within the immediate setting of both assets are clearly at odds with the original design intention which sought to naturalise the structures within their surroundings.

I am aware that there are certain health and safety concerns which the landowners are keen to address and they have raised this proposal with me previously but the importance of the historic assets cannot be overlooked. They must demonstrate that a range of options have been considered to address the concerns with respect for their sensitive surroundings and if no viable alternative can be found then proposals for mitigating visual harm will need to be set out.