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# Heritage Impact Assessment

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**Land to the East of Pool Quay  
Pool Quay  
Welshpool  
Powys  
SY21 9JS**

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Erection of slurry store and all  
associated works

A M Jones

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Roger Parry & Partners LLP

[www.rogerparry.net](http://www.rogerparry.net)

[planning@rogerparry.net](mailto:planning@rogerparry.net)

Tel: 01691 655334

**Author:** Philippa Maddocks

**Reviewed by:** Gwyn Humphreys BSc (Hons)  
AssocRTPI and Richard Corbett BSc (Hons) MRICS  
FAAV

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**Roger  
Parry**  
& Partners

## 1. Introduction & Background

1.1 This Heritage Impact Assessment (HIA) is submitted in support of a full planning application for the construction of a slurry store on the Land to the East of Pool Quay, Welshpool, Powys, SY21 9JS. The slurry store is required to ensure the applicant meets The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 introduced by NRW and the Welsh Government. The intention is that the proposed slurry store will provide additionally storage to facilitate the timely, environmentally positive application and storage of organic biofertiliser.

1.2 The site of the proposed roof covering is located approximately 100 metres to the east of the Grade II listed dwellings at Lock Cottage (CADW ID: 16771), Top Lock (CADW ID: 16772) and Ivy House with outbuildings (CADW ID: 16774) . These were all first designated as listed buildings on 29<sup>th</sup> February 1996.

1.3 CADW's full listed building report can be viewed online here:

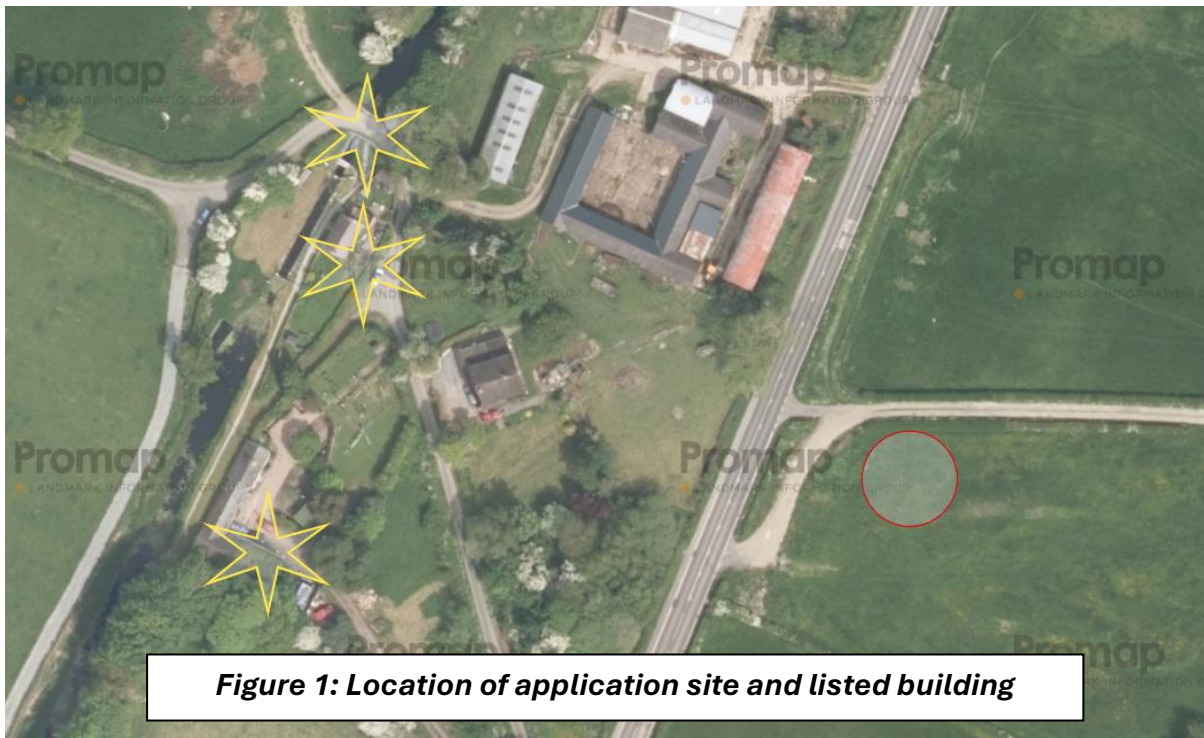
1.3.1- [Listed Buildings - Full Report - HeritageBill Cadw Assets - Reports \(cadwpublic-api.azurewebsites.net\)](https://cadwpublic-api.azurewebsites.net)

1.3.2- [Listed Buildings - Full Report - HeritageBill Cadw Assets - Reports \(cadwpublic-api.azurewebsites.net\)](https://cadwpublic-api.azurewebsites.net)

1.3.3- [Listed Buildings - Full Report - HeritageBill Cadw Assets - Reports \(cadwpublic-api.azurewebsites.net\)](https://cadwpublic-api.azurewebsites.net)

1.4 This HIA has been prepared to assess the impact of the proposal upon the setting of the nearby listed building, and CADW's published guidance *Setting of Historic Assets in Wales* and *Heritage Impact Assessment in Wales* has been taken into account during the design process and during the preparation of this document.

1.5 The location of the application site (outlined in red) in relation to the Grade II listed building (denoted by the star) is shown below in Figure 1.



## 2. What is 'Setting'?

2.1 *Setting of Historic Assets in Wales* (2017) advises that the setting of a historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. It further advises that its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset. Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset.

2.2 The guidance goes on to confirm that setting may include a range of factors, including:

- functional and physical relationships with other structures/historic assets and how these have changed over time
- topographic features that influenced its location
- physical character of the surrounding landscape or townscape, including any formal design or land use
- the original layout of the historic asset and how this has changed
- potential buried or archaeological elements surrounding the historic asset
- views to, from and across the historic asset or place

- formal or planned vistas
- the prominence of the historic asset in views throughout the surrounding area
- views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes
- historical, artistic, literary, place name, cultural or scenic associations might all contribute to the significance of a historic asset
- other sensory elements — noise or smell associated with the historic asset
- tranquillity, remoteness, ‘wildness’.

2.3 The setting of a listed buildings are important, in that it assists in understanding, appreciating and experiencing the listed building. There is no boundary to the setting of a heritage asset, and often it extends beyond the known curtilage. This is no different in this case, whereby the prominence of the farmhouse from all viewpoints, and any proposal within that viewpoint will need to be sensitively designed and located in order to preserve the setting of the building and its significance.

### 3. Assessment

3.1 Part 4 of *Setting of Historic Assets in Wales* identifies four stages to be considered when assessing the impact of a proposed change or development within the setting of historic assets:

1. Identify the historic asset(s) which may be affected;
2. Define and analyse the setting(s) to understand how they contribute to the significance of the historic asset(s);
3. Evaluate the potential impact(s) of a proposed change on that significance; and
4. If necessary, consider measures to mitigate and/or improve the impact(s) of a proposed change on that significance.

3.2 These four steps will be addressed in-turn below.

#### Identify the Historic Assets which may be affected

3.3 The only historic asset to be potentially impacted by the proposal is the Grade II listed building at Lock Cottage, Top Lock and Ivy House with outbuildings . Indeed, given the siting, scale, design of the proposed slurry store, together with the surrounding land topography and physical screening features, there is no potential for any other historic assets to be affected by the development.

3.4 As noted, the application site is located some 100 metres to the south-east of the listed building. Furthermore, there is a existing storage shed sited by the application site and the listed building.

### Define & Analyse the setting

- 3.5 Public views of the listed building are almost entirely blocked by modern agricultural development at the site.
- 3.6 It is considered in light of the above, that the proposed site of the slurry store contributes little towards the setting of the listed building.

### Evaluate potential impact of development

- 3.7 There would be no direct views available of the proposed slurry store from the listed building, and vice-versa. All views of the proposal from the listed building would be blocked by the existing vegetation and large-scale modern agricultural building lying between the listed building and the application site.
- 3.8 The scale of the proposed slurry store is considered minimal, and its height and design would be the same as the adjacent agricultural buildings on-site.
- 3.9 Owing to the wider site's clear agricultural history and past, and the surrounding modern built development, the proposal would not dominate the setting of the listed building, nor would it detract from our ability to understand and appreciate it. Indeed, the development as proposed would not alter the listed building's functional or physical relationship with its surroundings, including the attached range.
- 3.10 Whilst the proposal would add to the extent of modern built development within the listed building's environs, cumulatively, there would be no adverse impact upon the building's setting. The proposal represents a minor addition to a modern farm yard, which by virtue of its modest scale and appearance to match that of adjacent buildings, would not cause any appreciable or harmful impact upon the setting of the heritage asset.

### Mitigating the Impact

- 3.11 Whilst it is considered that no specific mitigation measures would be necessary, the proposed slurry store would be finished with materials to match those of the surrounding buildings, to help ensure the store fully assimilates into the wider farmyard complex; further reducing its prominence and visibility from the listed building.

## 4. Conclusion

- 4.1 Owing to the lack of direct visibility between the application site and the listed buildings surrounding the lock at Pool Quay, together with the modest scale of the

proposed slurry store and its appropriate design in-keeping with surrounding area, it is concluded that there would be no adverse or harmful impact upon the setting of the listed building in this instance; particularly upon the most significant parts of the building's modern-day setting.