

**Settings Assessment – Stage 1:
Talwrn Bach, Llanfyllin, Powys, SY22 5LQ**

November 2025



Report No. 2439

By

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Prepared for
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Summary

Pre-planning consultation has been carried out for the proposed construction of a 7MWp solar farm at Talwrn Bach, Llanfyllin, Powys, SY22 5LQ. An initial 3km search area around the site identified two conservation areas, two listed RHPGs, five scheduled monuments and 55 listed buildings with the potential to be impacted by the proposals.

This report (Stage 1) will identify which of these assets, if any, will need to progress to Stages 2 to 4 following the guidelines set out in the 'Setting of Historic Assets in Wales' (Cadw 2017).

The scoping was conducted using ZTV modelling and site visit which identified eight designated assets as having the potential to be impacted by the proposals:

- *Bryngwyn PGW(Po)41(POW)*
- *Bryngwyn Wood Camp MG029*
- *Bodynfoel and Tanrhiw Farmhouses, LB7627;*
- *Pentre, LB7662;*
- *Barn & Cartshed Range at Green Hall, LB8612;*
- *Ty-Côch Talwrn, LB8682;*
- *Bryngwyn Hall, LB8710; and,*
- *Stables and Coach House at Bryngwyn Hall, LB8711.*

Crynodeb Annechnegol

Cyn-ymgyngoriad cynllunio wedi'i gynnal ar gyfer y bwriad i adeiladu fferm solar 7MWp yn Nhâlwrn Bach, Llanfyllin, Powys, SY22 5LQ. Nodwyd ardal chwilio cychwynnol o 3km o amgylch y safle, gan gynnwys dau ardal cadwraeth, dau Barc a Gardd Hanesyddol Cofrestredig (RHPG), pum heneb gofrestrdig a 55 o adeiladau rhestredig â'r potensial i gael eu heffeithio gan y cynigion.

Bydd yr adroddiad hwn (Cam 1) yn nodi pa un o'r asedau hyn, os o gwbl, fydd angen symud ymlaen i Gamau 2 i 4 yn unol â'r canllawiau a nodir yn 'Setting of Historic Assets in Wales' (Cadw 2017).

Cynhaliwyd y cwmpasu gan ddefnyddio modelu ZTV a ymweliad safle, a nododd wyth ased dynodedig â'r potensial i gael eu heffeithio gan y cynigion:

- *Bryngwyn PGW(Po)41(POW)*
- *Bryngwyn Wood Camp MG029*
- *Ffermdai Bodynfoel a Tanrhiw, LB7627*
- *Pentre, LB7662*
- *Ysgubor a Rhes Cartshied yn Green Hall, LB8612*
- *Ty-Côch Talwrn, LB8682*
- *Neuadd Bryngwyn, LB8710*
- *Stablau a Thŷ Cerbydau yn Neuadd Bryngwyn, LB8711.*

1. Introduction

1.1. Background

1.1.1. Pre-planning consultation with Powys Planning Services has been carried out for the proposed construction of a 7MWp solar farm at Talwrn Bach, Llanfyllin, Powys, SY22 5LQ. The site is centred on National Grid Reference (NGR) SJ 17648 18931 (Figure 1-2).

1.1.2. The consultation noted the presence of several heritage assets in the vicinity of the proposed development area that have the potential to be impacted. These include the Grade II* Registered Park and Gardens of Bryngwyn (PGW (Po) 41 (POW)), and the Grade II Bodynfoel Hall (PGW (Po) 42 (POW)), as well as Scheduled Monuments and Listed Buildings. The consultation stated that:

“Care would be needed to provide certainty that the setting of the RHPGs would not be adversely affected by the proposal. Caselaw has shown that an adverse impact upon their setting can be a reason for refusal”

1.1.3. Following the consultation response, Archaeology Wales (AW) were commissioned by the client to carry out the Stage 1 Setting Assessment to inform the planning application.

1.2. Site location

1.2.1. The proposed development area comprises three separate parcels of greenfield agricultural land covering approximately 12.1 hectares. It is located around 2km south-west of Llanfechain, Powys, in the Afon Cain valley, at Talwrn Bach, Llanfyllin, Powys, SY22 5LQ, NGR SJ 17648 18931 (Figures 1-2).

1.2.2. Two of the fields form a triangular-shaped area between the B4393, forming the western boundary, a former railway embankment to the south-east, and a farm track to the north. They are divided by a roughly north-northwest to south-southeast aligned hedgerow, with the southern field being the smaller

of the two. The site sits at around 100m above Ordnance Datum (aOD). The lowest part of the site is the north-west corner, and there is a gradual slope upwards to south and east. The third field is to the south-east of the railway embankment. It is roughly rectangular, with a V-shaped indent in the south-west boundary. It rises slightly from its north-west boundary before dropping down again to the south-east.

- 1.2.3. The surrounding landscape is predominantly rural, characterised by open fields, hedgerows, and dispersed farmsteads. Access to the site is be obtained directly from the B493 road, which runs along the western boundary of the proposed development area.

1.3. Consultation

- 1.3.1. As well as the consultation with Powys Planning Services (17th August 2025), consultation has been undertaken with Cadw and Heneb.
- 1.3.2. Cadw (27th October 2025) stipulated that a search area around the proposed development area of 3km should be applied for designated assets, in accordance with the Annex to *The Setting of Historic Assets in Wales* (Cadw, 2017).
- 1.3.3. Heneb Clwyd Powys (28 October 2025) confirmed agreement with Cadw on a 3km search area for designated assets and advised that the same area should also be applied to the associated Desk-Based Assessment.

2. Methodology

2.1. Assessment process

- 2.1.1. The assessment of asset setting follows the guidance set out in *Setting of Historic Assets in Wales* (Cadw 2017). A full Setting Assessment is a four-stage process, of which this report is Stage 1:

- Stage 1: Identify the historic assets that might be affected by a proposed change or development.
- Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.
- Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
- Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

2.2. Standards

2.2.1. Archaeology Wales work to the Standards and Guidance published by the Chartered Institute for Archaeologists (CifA). The Institute has not published a Standard and Guidance for Setting Assessment, and the overriding guidance for such work in Wales is set out in *Setting of Historic Assets in Wales* issued by Cadw (2017), but some of the underlying work would be covered by the *Standard and Guidance for Historic Environment Desk-based Assessments* (CifA 2020), and this has been followed where applicable in the context of this work.

2.3. Sources consulted

- 2.3.1. The assessment involved consultation of the Cadw inventory of designated historic assets for a study area covering a 3km buffer around the proposal area.
- 2.3.2. The principal sources of archaeological and historical information comprised:
- Available historic mapping (Ordnance Survey and tithe).
 - NRW LiDAR coverage of the site and its environs, at available 1m DSM resolution;

- Aerial photographs held by the Central Register of Aerial Photography for Wales, Cardiff (CRAPW).

2.3.3. Both the regional Historic Environment Record (HER), which holds information on known archaeological sites, monuments and finds, as well as previous archaeological investigations and the National Monuments Record of Wales (NMRW) databases were consulted for information on non-designated sites.

2.3.4. However, after consultation with Heneb – Gwynedd Archaeological Planning non-designated sites were not included within the assessment.

2.4. Legislation

Historic Environment (Wales) Act

2.4.1. The Historic Environment (Wales) Act 2023 has recently come into effect (November 2024) which provides consolidated legislation for the effective protection and management of Wales' historic environment. The Acts that formerly provided the legislative framework for the management and protection of the Welsh historic environment — principally the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 — no longer apply in Wales.

2.4.2. The act does not specifically affect the planning process or the way in which archaeology and heritage matters are addressed within it.

2.5. National Planning Policy

Future Wales: The National Plan 2040

2.5.1. The Welsh Government's Future Wales: The National Plan 2040 states in the foreword from the Minister for Housing and Local Government that it forms a 'framework for planning the change and development our country will need over the next two decades'.

2.5.2. In terms of the Welsh Government's objectives, Number 6 of 'Future Wales

Outcomes' on Page 55 states that:

'Development plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills- development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses.'

Planning Policy Wales

2.5.3. National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Planning Policy Wales Edition 12 (February 2024), Section 6.1 of Chapter 6, Distinctive and Natural Places.

2.5.4. Paragraph 6.1.2 identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as 'historic assets'. Paragraph 6.1.6 outlines the Welsh Government's objectives for the historic environment. These seek to:

'... conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy' and 'safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.'

2.5.5. Paragraph 6.1.7 states that:

'It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any

change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.'

2.5.6. With regard to decision making, it is stated that:

'Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.'

2.5.7. In respect of listed buildings, para. 6.1.10 states that:

'... there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' ... For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses ... The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use.'

Technical Advice Note 24 (TAN 24)

2.5.8. Additional heritage guidance in Wales is set out in Technical Advice Note 24: The Historic Environment. TAN 24 provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications.

2.5.9. TAN 24 defines an 'historic asset' as:

'An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.'

2.5.10. Effects through changes within the settings of historic assets are covered in TAN 24 at Paragraphs 1.23 to 1.29. Paragraph 1.25 defines the setting of an historic asset as comprising:

'... the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.'

2.5.11. Paragraph 1.26 stipulates that:

'It is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of Scheduled Monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings.'

2.5.12. Paragraph 1.29 goes on to state that:

'The local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.'

2.6. Local Planning Policy

Powys Local Development Plan 2011-2026 (adopted April 2018)

- 2.6.1. Local planning policy is contained in the LDP, adopted in April 2018. No policies directly impact on the proposed development area.
- 2.6.2. *Policy SP7 Safeguarding of Strategic Resources and Assets aims to safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation.*
- 2.6.3. The following assets were identified as strategic resources
- i. Registered Historic Landscapes.
 - ii. Registered Historic Parks and Gardens.
 - iii. Scheduled Ancient Monuments and other archaeological remains.
 - iv. Listed Buildings and their curtilages.
 - v. Conservation Areas.

AND the setting of designations i.-v.

Current planning proposals

- 2.6.4. The proposals comprise the development of a solar farm with the capability of delivering up to 7MWp of renewable energy. The proposed development is expected to consist of the installation of ground mounted solar PV panels placed on metal arrays arranged in rows. The panels will have an approximate height of 2.4m.

3. Stage 1 Assessment

3.1. Identify the historic assets

3.1.1. An initial 3km search area around the site identified two conservation areas, two listed RHPGs, five scheduled monuments and 55 listed buildings. A ZTV was produced to assess the likelihood of these assets being impacted by the proposed development. This was used to inform which assets to visit during the site visit.

Table 1. Conservation Areas within 3km

Asset ID	Scoping observations	Potential impacts
Bwlch-y-Cibau	The village sits in a slight hollow to the south of Bryngwyn Hall. The ZTV indicated there may be broken views of the proposed development in the north and west of the CA, but the site visit confirmed that views are entirely blocked by the hill on which Bryngwyn is located and woodland immediately north of the CA.	No
Llanfechain	Located on the low-lying area of the Afon Cain valley. The ZTV indicated there would be no visibility of the proposed development. This was confirmed by the site visit, with a low hill to the north-east of the development area blocking views in that direction.	No

Table 2. RHPGs within 3km

Asset ID	Scoping observations	Potential impacts
Bryngwyn PGW(Po)41(POW)	The park is located on a small hill of the south of the proposed development area. The Hall is located on the top of the hill and the parkland falls away in all directions, meaning the north-facing slopes are towards the development area. The ZTV indicated that roughly a quarter of the park would have views of the development, with larger areas visible from the higher slopes. However, the site visit ascertained that a much smaller portion of the park would be affected, as woodland along the north-west edge of the park screened visibility.	Yes

<p>Bodynfoel PGW(Po)42(POW)</p>	<p>The park is located to the north of the proposed development area, in a small stream valley between the eastern slopes of Domen-gastell Hill and Jericho Hill. The majority of the park is screened from views of the proposed development area by the lower slopes of Domen-gastell Hill. A small part of the southern park is on the south-facing slope, with the ZTV indicating visibility of the development area. It also suggests some visibility from higher parts of the park in the north-east. There is no public access to the park area. During the site visit, assessment of the views from the surrounding roads indicated hedgerows and trees along the river would effectively screen visibility. No part of the park could be identified from the proposed development area.</p>	<p>No</p>
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Table 3. Scheduled monuments within 3km

Asset ID	Scoping observations	Potential impacts
<p>MG029 Bryngwyn Wood Camp</p>	<p>An Iron Age hillfort located on a prominent ridge to the south-east of the proposed development area. The ZTV indicated patchy visibility of the proposed development area. The ridge is clearly visible from nearly all of the proposed development area. The hill is densely wooded with mainly deciduous trees. Although the trees had dropped their leaves, views of the site from the hill were patchily screened.</p>	<p>Yes</p>
<p>MG210 Bwlch-y-Cibau Enclosure</p>	<p>Probable Iron Age enclosure located on slightly higher land to the west of the village. The ZTV suggested some very small areas of potential visibility, but the site visit identified that views are effectively screened by intervening topography and vegetation.</p>	<p>No</p>
<p>MG005 Domen Castell Mound</p>	<p>A medieval motte and earthworks located to the south-west of Llanfechain. The ZTV indicated no visual impacts from the proposed development area, and this was confirmed by the site visit, with the low hill to the north-east of the development area blocking views in that direction.</p>	<p>No</p>
<p>MG077 Bwlch-y-Cibau Dyke.</p>	<p>A medieval linear earthwork located on the southern slope of a small ridge, 1.7km to the south of the development area. The ZTV indicates there</p>	<p>No</p>

	will be no visual impact from the proposed development, with views blocked by Bryngwyn Hill. It was not visited on the site visit, as views south from the site confirmed the ZTV assessment.	
MG228 Derwlwyn Coppice Hillfort	A probable Iron Age hillfort located 2.7km to the north-west of the proposed development area. Views of the proposed development are blocked by the hills to the north of the Afon Cain.	No

Table 4. Listed Buildings within 3km

Asset ID	Scoping observations	Potential impacts
7625 Church of St Garmon	Within Llanfechain CA	No
7626 Glanbrogan Hall and Brogan-fach	Located 800m to the east of the proposed development, on the valley floor of The Brogan. The ZTV indicates that there would be no visual impacts from the development proposals due to the local topography. Confirmed by site visit.	No
7627 Bodynfoel and Tanrhiw Farmhouses	Located on a south-facing hillslope, 2.4km to the north of the proposed development area. The ZTV indicated there may be some visibility of the site, and the site visit established that there are clear views of the farmhouse from the higher parts of the two western fields.	Yes
7643 Cefnlllyfnog Farmhouse	Located 1.7km ESE of the proposed development area, on the lower south-eastern slopes of Glan-Frogan Hill. Views towards the development area are blocked by Glan-Frogan Hill.	No
7644 Wyddigoed	Located 2km to the east of the proposed development area, on the south-facing lower slopes of Long Hill. Views towards the development area are blocked by Glan-Frogan Hill.	No
7662 Pentre	Located 750m to the north of the proposed development area, on a slight plateau on the south-facing slopes of the northern ridge of the Afon Cain valley. The building is located to look over the valley and was visible from most of the site except the south-east facing slope in the eastern field.	Yes
8609 Y Dolydd	Located 2.4km to the west of the proposed development area, on a slight rise south of the	No

Asset ID	Scoping observations	Potential impacts
	Afon Cain valley floor. The ZTV demonstrates that views are blocked by the local topography and vegetation.	
8610 Pentre Farm	Located 1.7km to the west of the proposed development area, on the Afon Cain valley floor. The ZTV demonstrates that views are blocked by the local topography and vegetation.	No
8611 Green Hall	Located 1.1km to the west of the proposed development area, just above the Afon Cain valley floor. The ZTV suggested some visibility of the proposed development and the site visit confirmed views of the farm complex from the north-east corner of the site. However, the building's location in the west of the farm complex means that views from site would probably only be of the roof, with no visual impacts at ground level.	No
8612 Barn & Cartshed Range at Green Hall	Located immediately to the east of 8611. The building is taller than modern farm buildings to its east, meaning its second storey could be seen from the north-east corner of the site.	Yes
8676 Wern Cottage	Located 1km north-east of the proposed development area, on the Afon Cain valley floor. Views towards the development area are blocked by the low rise to the north of the development area.	No
8682 Ty-Côch Talwrn	Located 200m to the north of the proposed development area, at the base of the rise that blocks farther views to the north. The site visit confirmed that there are views of the upper half of the building from most of the two western fields. Views from the asset at ground level are likely to be restricted by hedgerows.	Yes
8693 Plas-yn-dinas Public House	Within Llanfechain CA	No
8699 Christ Church Parish Church	Within Bwlch-y-Cibau CA	No
8700 Sundial in the Churchyard to Christ Church Parish Church	Within Bwlch-y-Cibau CA	No

Asset ID	Scoping observations	Potential impacts
8710 Bryngwyn Hall	Located 500m to the south of the proposed development area, at the highest point of Bryngwyn RHPG. The ZTV indicates some potential visual impacts on the building, although likely significantly obscured by a building to the north-west (LB8711) and the park woodland. The site visit confirmed that there were views of the roof of the building from the eastern field, but these were partially blocked by surrounding trees.	Yes
8711 Stables & Coach House at Bryngwyn Hall	Located immediately to the north-west of 8710, the ZTV indicated greater visual impacts to this building. There are uninterrupted views of a small northern part of the eastern field from the north-west side of the building, but the majority of the site was screened by trees within the RHPG.	Yes
15959 Lych-Gate to Christ Church	Within Bwlch-y-Cibau CA	No
15960 Drinking Fountain	Within Bwlch-y-Cibau CA	No
15961 Bryn-Derwen Lodge	Located c. 700m SSW of the proposed development area at the base of Brynderwyn hill. The ZTV indicated there may be occasional views of the proposed development, but the site visit established these were blocked by local topography and vegetation.	No
15962 Bryn-Derwen Hall	Located c. 700m to the south-west of the proposed development area, on the upper south-east facing slope of Brynderwyn hill. The building's topographic location and surrounding trees mean there would be no visual impact from the proposed development.	No
15963 Ysgubor Coed-Oer-Le	Located 1.3km to the south-west of the proposed development area, in the Brogan valley. There are no views of the site in this direction due to Brynderwen hill.	No
15964 Ty Rop	Located 1.6km to the south of the proposed development area on a slight rise south of Colwyn Brook. There are no views of the site in this direction due to Bryngwyn Hill.	No
15981 Nant-y-Meichiaid Farmhouse	Located 2.6km to the south-west of the proposed development area, on the east-facing lower slope of Allt y Gader. There are no views of the site in this	No

Asset ID	Scoping observations	Potential impacts
	direction due to Brynderwen hill.	
15982 Ty Tan-y-Derwen	Located 1.7km to the south-west of the proposed development area, on the north slope of the Nant-y-meichiaid. There are no views of the site in this direction due to Brynderwen hill.	No
15988 Lower Peniarth	Located 2.6km to the south-west of the proposed development area in the Colwyn Brook valley. There are no views of the proposed development area due to the local topography, including the ridge to the north side of the valley.	No
15992 Mile Post	Located 3km south of the proposed development in the Afon Efyrynwy valley. There are no views in this direction due to the ridge between the two valleys, including Bryngwyn Hill.	No
15993 Stable Building at Ystumcolwyn Farm	Located 2.7km to the south of the proposed development in the Afon Efyrynwy valley. There are no views in this direction due to the ridge between the two valleys, including Bryngwyn Hill.	No
15994 Brewhouse Range at Ystumcolwyn Farm	As 15993.	No
15995 Wheel House including Barn at Ystumcolwyn Farm	As 15993.	No
82418 Barn at Pentre	Located immediately to the north-west of LB7662. It sits slightly back on the plateau and behind LB7662. The ZTV suggests there may be some visual impacts from the development, but the site visit determined that intervisibility would likely only be of the roof.	No
82419 Bodynfoel Hall	Located in the north of Bodynfoel RHPG. Impacts are as RHPG.	No
82420 Bryncynfelin Farmhouse	Located 2.4km to the east of the proposed development area, on the east-facing slope of a low rise on the southern ridge of The Brogan valley. Views towards the development area are blocked by the rise on which it sits.	No
82421 Cain Villa	Within Llanfechain CA	No
82422	Located 1.2km to the north-east of the proposed	No

Asset ID	Scoping observations	Potential impacts
Domen Gastell Farmhouse	development area, on the eastern side of a low rise along the Afon Cain valley floor. Views towards the development area are blocked by the low rise to the north of the development area.	
82423 Llanfechain Bridge	Within Llanfechain CA	No
82424 Llys Farmhouse	Located on an east-facing slope 1.9km to the north of the proposed development area, to the north-west of Bodynfoel RHPG. The site visit confirmed there is no visibility of the asset from the site due to local topography.	No
82425 Llys Old Farmhouse and Outbuildings Range	As 82424.	No
82426 Llys-ucha	Located 1.8km to the north of the proposed development area. Any views of the site are blocked by the eastern slopes of Domen-gastell Hill and Jericho Hill.	No
82427 Maes-y-llan	Situated in Llanfechain, to the south-east of the CA. Impacts are as CA.	No
82428 Old Barn at Hendre, Bodynfoel	Located in the north of Bodynfoel RHPG. Impacts are as RHPG.	No
82429 Old Rectory	Located on the north-west outskirts of Llanfechain. Impacts are as CA.	No
82430 Old Talbot Inn	Within Llanfechain CA	No
82431 Plas Cain	Within Llanfechain CA	No
82432 Pont Parry	Located 2.7km to the north-east of the proposed development area, in the Afon Cain valley floor. There will be no visual impacts from the proposed development due to the local topography.	No
82433 St Garmon's Church Lychgate	Within Llanfechain CA	No
82434 Sundial in St Garmon's	Within Llanfechain CA	No

Asset ID	Scoping observations	Potential impacts
Churchyard		
82435 Talwrn Bach	Located 150m to the west of the south-eastern point of the proposed development area. The ZTV suggests that there may be visual impacts, but the site visit found that a small area of mature woodland between the building and the B4393 would effectively screen the proposed development from view.	No
82436 The Mount	Located immediately south of Domen Castell Mound.	No
82438 Ty-coch	Situated in Llanfechain, to the south-east of the CA. Impacts are as CA.	No
82440 Ty-newydd	Situated in Llanfechain, to the south-east of the CA. Impacts are as CA.	No
82441 Tyn-y-rhos Farmhouse	Located 950m ENE of the proposed development, on the valley floor of The Brogan. There are no views of the development area to the local topography.	No
83068 Cruck-framed far- building at Ystum Colwyn	As 15993.	No
84992 Former County Intermediate School	Located in Llanfyllin, c. 2.8km to the west to the development area. Views are blocked by the hills on the north side of the Afon Cain.	No
84993 Walls, railings and gates to Former County Intermediate School	As 84992.	No

4. Conclusion

- 4.1.1. Following pre-planning consultation, a Stage 1 Setting Assessment has been carried out for the proposed construction of a 7MWp solar farm at Talwrn Bach, Llanfyllin, Powys, SY22 5LQ.
- 4.1.2. The scoping was conducted using ZTV modelling and site visit to determine

which of the designated assets within 3km of the proposed development area may be impacted by the proposed development. The Stage 1 assessment has identified eight designated assets as having the potential to be impacted by the proposals:

- Bryngwyn PGW(Po)41(POW)
- Bryngwyn Wood Camp MG029
- Bodynfoel and Tanrhiw Farmhouses, LB7627;
- Pentre, LB7662;
- Barn & Cartshed Range at Green Hall, LB8612;
- Ty-Côch Talwrn, LB8682;
- Bryngwyn Hall, LB8710; and,
- Stables and Coach House at Bryngwyn Hall, LB8711.

5. Sources

Cadw, 2017. Setting of Historic Assets in Wales.

Chartered Institute for Archaeologists, 2020. *Standards and Guidance for Historic Environment Desk-based Assessments*.

Powys Local Development Plan 2011 – 2026 Written Statement Adopted April 2018

Figures

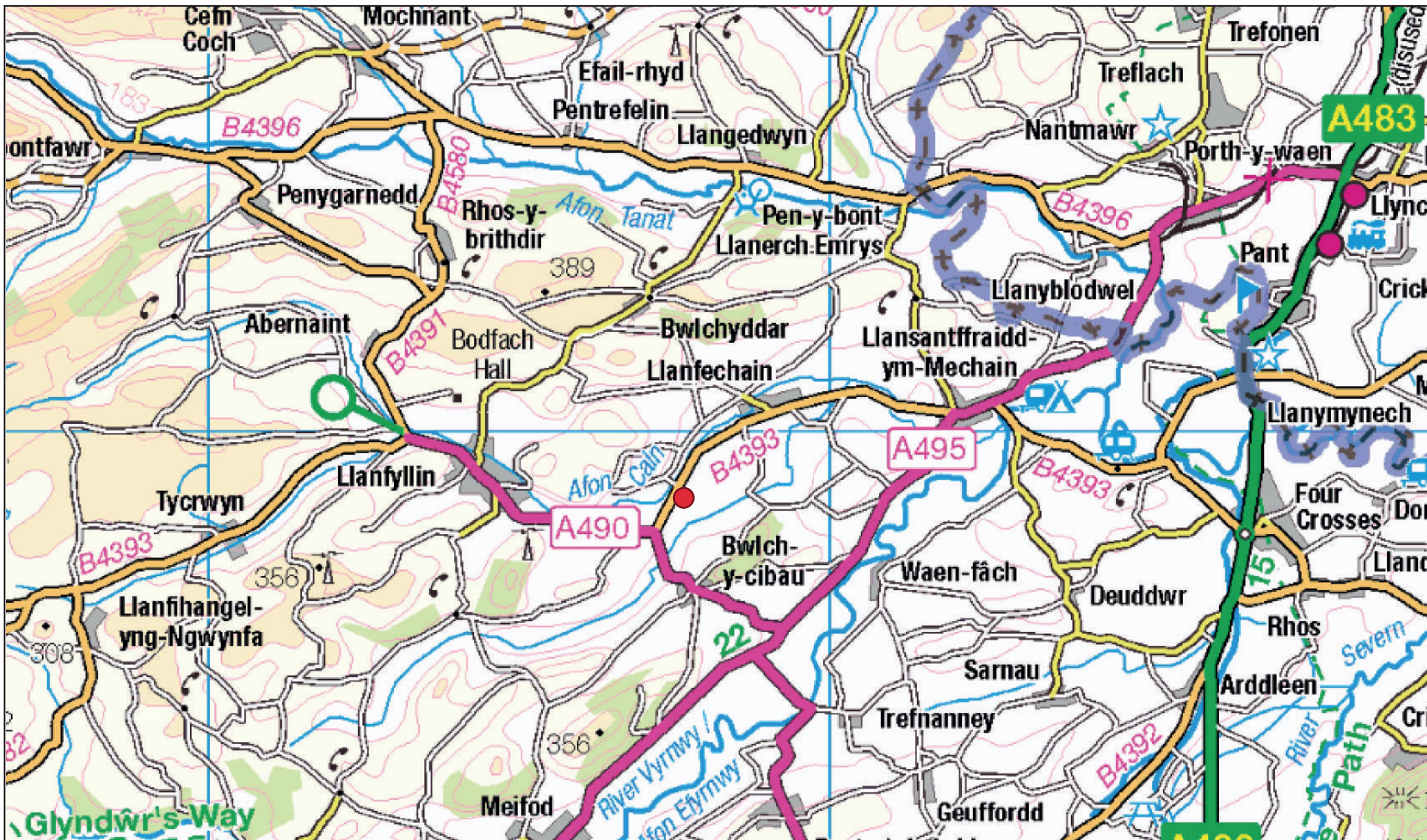


Figure 1. Site location

● Location of site



0 1 2 km



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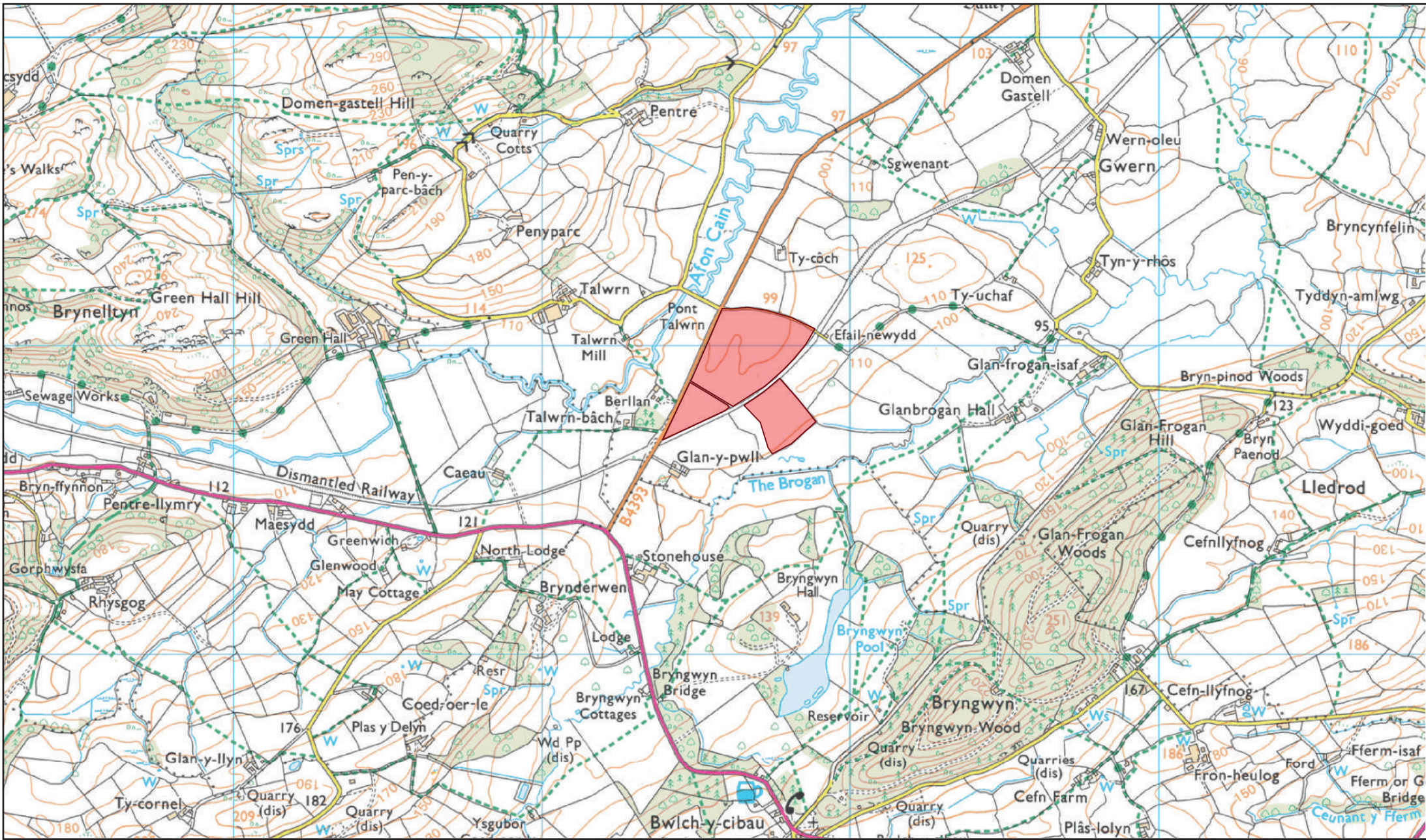



Figure 2. Proposed development area.

 Proposed development area



0 250 500 m



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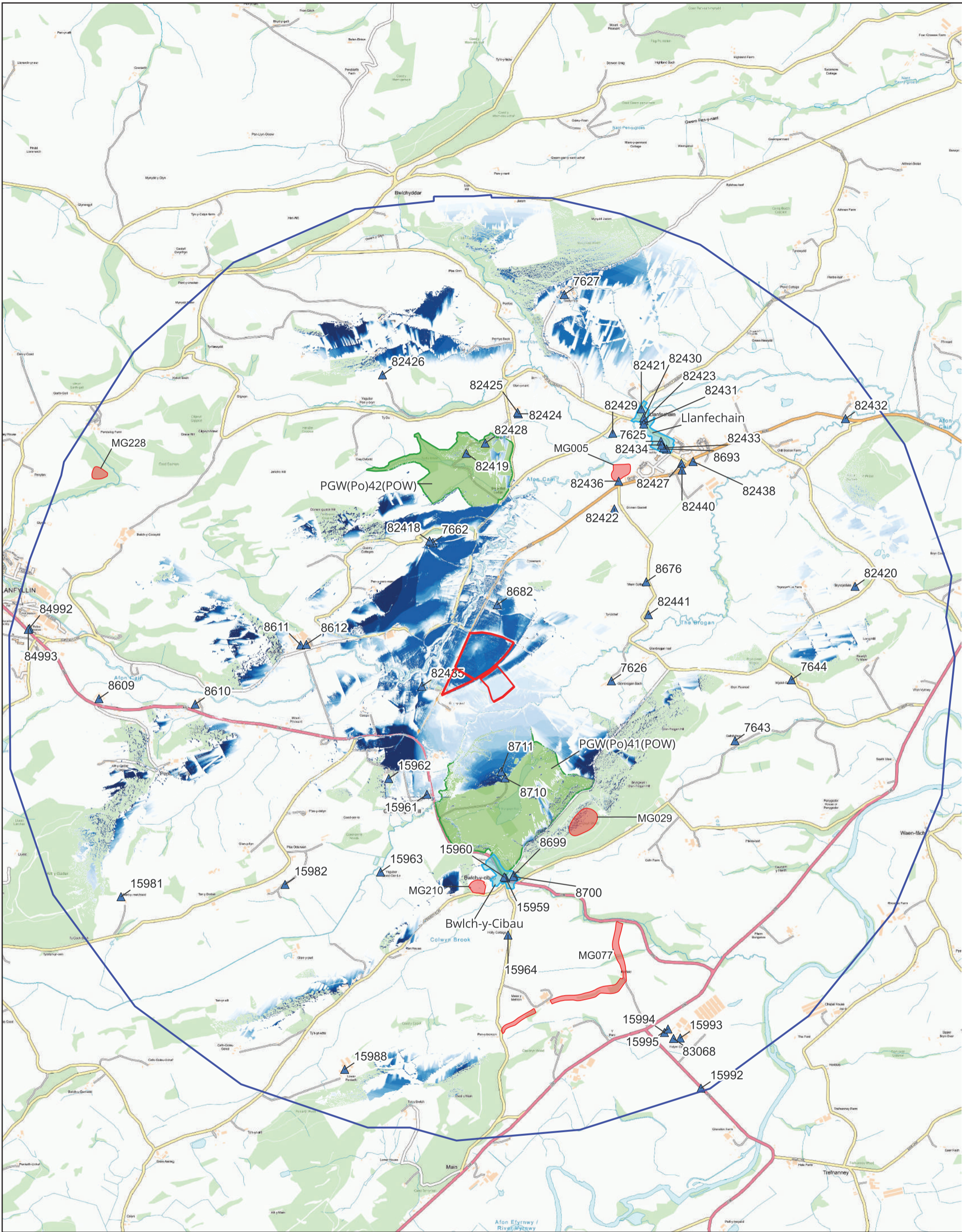
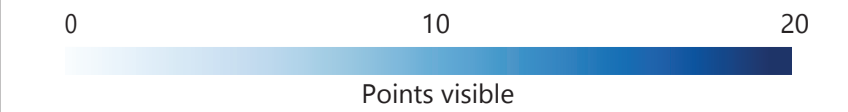


Figure 3. ZTV analysis for the proposed development works showing the potential visibility

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- Development Area
- 3km Study Area
- ▲ Listed Building
- Scheduled Monument
- Conservation Area
- Registered Historic Park





Plates



Plate 1. View north from within Bryngwyn Registered Park



*Plate 2. View from the southern edge of the western development area looking towards
MG029*



Plate 3. View to the north-east from the development area towards LB82438



Plate 4. View to the north-west from within the development area towards Green Hall buildings

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