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Land South-East of Pont y Marchogion, Llandegai Road, Gwynedd (Incline Fields)

May 2025 V1.2



Heritage Impact Statement
Project Code: A0202.3
Report no. 0524





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Heritage Impact Statement

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1.0 NON-TECHNICAL SUMMARY

Williams Homes (hereafter ‘the Applicant’) has commissioned Aeon Archaeology to provide a Heritage Impact Statement (hereafter ‘the Statement’) to support and inform a planning application to be submitted to Gwynedd Council (hereafter ‘the LPA’) to erect up to 48 dwelling houses with accompanying works for access, car parking and amenity space on land south-east of Pont y Marchogion, Llandegai Road, Gwynedd – informally known as Incline Fields (hereafter ‘the Site’).

The purpose of the Statement is to assess the implications of the proposed development for the following nine designated historic assets:

World Heritage Site	Slate Landscape of North Wales [Component 1 - Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn]
Registered Historic Landscape	Ogwen Valley
Scheduled Monument	Penrhyn Slate Quarry Railroad
Registered Historic Park & Garden	Penrhyn Castle
Listed Building	Penrhyn Castle
Listed Building	Walls and Attached Structures to Terraced Flower Garden [of Penrhyn Castle]
Listed Building	Penrhyn Park Boundary Wall
Listed Building	Incline Cottage
Listed Building	Pont Marchogion

The eastern and southern limits of the Site coincide with a part of the Slate Landscape of North Wales World Heritage Site (hereafter ‘WHS’) [Component 1 - Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn] and the Site lies wholly within the Ogwen Valley Registered Historic Landscape. The Site also contains a length of the Penrhyn Slate Quarry Railroad Scheduled Monument. The Sites eastern boundary shares an adjacency with the Penrhyn Castle Registered Historic Park and Garden and the Penrhyn Park Boundary Wall Listed Building. The curtilage of Incline Cottage shares an adjacency with Site and the Cottage itself lies, at its nearest point, is a few metres from the Site’s boundary. The Listed Buildings of Penrhyn Castle, Walls and Attached Structures to Terraced Flower Garden [of Penrhyn Castle] and Pont Marchogion have a combination of historic association with, proximity to and potential invisibility with the Site.

With the exception of the Listed Building Incline Cottage the proposed development would have no negative impacts on any designated historic asset. By means of changing its setting, the proposed development would have a negative impact on the setting and on the significance of Incline Cottage.

The design of the proposed development has sought to avoid impacts to the historic environment. In this instance, however, the characteristics of the proposed development mean that a negative impact for

one designated historic asset cannot be avoided. The impact, however, is ameliorated as much as possible by inherent mitigation embedded within the design.

2.0 INTRODUCTION

2.1 Circumstances of the Assessment

Aeon Archaeology was commissioned by the Applicant to carry out Heritage Impact Statement pertinent to a proposed residential development at the Site.

The Statement has been configured in order that it may accompany a forthcoming planning application and contribute to validation and, ultimately, determination of a planning application.

2.2 Site Location

The Site is located to the east of Llandegai Road, Gwynedd, on the approach to Bangor and is to the south-east of Pont Marchigion. The Site is centred at **NGR SH 59267 71883** (figures 01 and 02).

2.3 Site Status

Within *the Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026* the Site is identified as a housing allocation site (without planning permission) Land Opp Crematorium, Bangor, ref T4 (<https://cyngorgwynedd.maps.arcgis.com/apps/webappviewer/index.html?id=433486dc14824d5c80a7f06e2dd57150>)

3.0 METHODS AND TECHNIQUES

3.1 Heritage Impact Statement - Definition, Aims and Objectives

The assessment process leading to the production of a Heritage Impact Statement is essentially a desk-based exercise, supplemented by the results of a visit to the Site and its landscape in order to inform the assessment stages defined in the Cadw document *Heritage Impact Assessment in Wales* (2017).

- Explaining the objective
- Understanding the significance of the historic assets
- Identifying the proposed changes
- Assessing the impacts of the proposals
- Getting the best solution

The above process undergirds the entire approach to the Statement – but is augmented by specific approaches to the assessing potential impacts to the settings (of all the relevant designated heritage assets), significances (of all designated historic assets), special interest (Listed Buildings) and Outstanding Universal Value (WHS). In addition, there are also particular approaches to the assessment of impact from proposed development on those areas identified in the Register of Landscapes of Historic Interests in Wales and also on World Heritage properties.

3.2 The Setting of Designated Historic Assets

The effect of development on the significance of the setting of historic assets is a material consideration in determining a planning application as noted in the Cadw document *Managing Setting of Historic Assets in Wales* (2017)

Setting is defined as the surroundings in which a historic asset is experienced, and all historic assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore, all the historic assets identified during this assessment have settings and it is right and proper for this assessment to identify the key attributes of the historic assets and their settings and the potential impact upon the settings occasioned by the proposed. In order to identify these key attributes, it is necessary to consider the physical surroundings of the assets, relationships with other historic assets, including the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the historic assets.

Development can affect the settings of historic assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment.

The value of a historic asset can be harmed or lost through alteration within or destruction of its setting. The extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is

acknowledged that a setting may make a positive or negative contribution to the value of a historic asset, it may affect the ability to appreciate that value or it may be neutral.

Setting does not have a fixed boundary and cannot be defined, in perpetuity, as a spatially bounded area or as lying within a set distance of a historic asset. Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a historic asset will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. There is no overwhelming reason to establish the need for a level of physical and visual connection between a historic asset and its setting in order for any land to be deemed to be within the setting. To adopt an artificially narrow approach to the issue of setting would be a misjudgment and it is appropriate to ensure that an assessment does not treat visual connections between any land and a historic asset as essential and determinative for the purposes of considerations of setting.

The methodological approach adopted for the setting assessment follows the suggested staged approach in the Cadw document *Setting of Historic Assets in Wales* -

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.

The above represents a prescribed approach, advanced by means of a pre-set process. It should be borne in mind by decision-takers that a setting assessment is not merely a risk metric determined by spatial proximity or other fixed criteria but according to the environment of specific locations and circumstances.

With respect to the assessment of setting a professional consideration has been adopted under the axiom that for there to be an impact on the significance of a historic asset there must be something more than merely a change within the setting (it is unreasonable for the LPA and/or Cadw to expect there to be no change to the environment through time).

It is to be acknowledged that in order for the settings of and significances of historic assets to be impacted upon negatively or positively, there must be tangible detriment or benefit arising from change, not merely change itself. It is inherent in deliberating setting issues that a judgement must be exercised as to the likely visual and perceptible impacts on the settings and significances of historic assets, their appreciation and understanding, not simply an acknowledgment of physical and visual change resulting from landscape change and/or a change to/quantitative increase/decrease in built form

3.3 Registered Historic Landscapes

The Site is within the broad historic landscape character area of Arfon and also within the Ogwen Valley Registered Historic Landscape – specifically the character area of Port Penrhyn.

Cadw has devised a process to assess impact of proposed development on Registered Historic Landscapes. As detailed in the document *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (2007 edition).

3.4 World Heritage Site

The Site has an adjacency with and is within the setting of the Slate Landscape of North Wales WHS [Component 1 - Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn]. UNESCO has published a detailed and explicit impact assessment process for assessing the implications of proposed development on World Heritage properties (UNESCO 2022).

PPW notes that the planning system in Wales recognises the need to protect the Outstanding Universal Value of World Heritage Sites and that the potential impacts of proposed developments on a WHS and its setting are a material consideration in the determination of any planning application

In order to address this material consideration, the Statement will incorporate the UNESCO assessment process as appropriate. Specifically, the following five-step process will be adopted:

- Step 1: Identify the baseline conditions
- Step 2: The proposed action and alternatives
- Step 3: Identifying and predicting impacts
- Step 4: Evaluating Impacts
- Step 5: Mitigation and enhancement

In addition, the LPA document *The Slate Landscape of Northwest Wales World Heritage Site Supplementary Planning Guidance* (Gwynedd Council 2021b) outlines the important features of the WHS which are required to be considered when preparing planning applications. These include a narrative description of Key Views:

“Views within the [Penrhyn] quarry convey the immense size of the relict workings. Views from the southern part of the relict quarry take in the settlements associated with it, including Penrhyn Castle, as well as the Menai Straits and Liverpool Bay. The ‘moving view’ for travellers making their way north on the historic Telford post road (the A5) shows how the giant tips of slate rubble have encroached on the pre-existing farmland of Nant Ffrancon, and for those on the Chester-Holyhead railway and the A55, the Neo-Norman keep of Penrhyn Castle dominates the landscape around the northern, coastal end. Views towards the quarry from the Castle are for the most part restricted by the trees in the parkland; however, notably the quarry is visible from the ‘slate bedroom’, a room with public access, in the castle.”

3.5 Information Sources

The following sources of information were consulted to inform the assessment process

- UNESCO (<https://unesco.org.uk/our-sites/world-heritage-sites>)
- Llechi Cymru – Welsh Slate (<https://www.llechi.cymru/home>)
- Archwilo (<https://archwilio.org.uk/wp/>)
- Cadw (<https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>)
- The Royal Commission on the Ancient and Historical Monuments of Wales (hereafter RCAHMW) (<https://rcahmw.gov.uk/>)
- Google Earth historical satellite imagery (<https://earth.google.com/web/>)
- Gwynedd Archives (<https://www.gwynedd.llyw.cymru/en/archives>)
- University of Bangor Archives and Special Collections (<https://www.bangor.ac.uk/archives-and-special-collections>)
- Dept. of Cartographics, Welsh Government (for historic aerial photographs)
- LANDMAP (<https://naturalresources.wales/the-welsh-landscape-baseline>)
- The National Library of Wales (<https://www.library.wales/>)
- Various other relevant books, journals and publications identified during the course of the assessment process.
- Data in the possession of the Applicant

Where accessible, secondary sources have been examined, including topographical dictionaries, antiquarian tours (e.g. A Topographical Dictionary of Wales, by Samuel Lewis, 1849. <https://www.british-history.ac.uk/topographical-dict/wales>) trade directories, relevant antiquarian prints and photographs from national and regional archives.

On-line indices to relevant journals, including county history and archaeology society journals and national society journals such as *Archaeologia Cambrensis* have been checked and a review of published works has been undertaken.

A suite of historic Ordnance Survey mapping at 1:10,560, 1:10,000 and 1:2,500 has been secured.

The data collection has been augmented by a Site visit and walk-over survey of the local environment with a view to verifying the results of the desk-based assessment tasks.

The Site walkover was carried out on 7 May 2025. The weather conditions were bright with good visibility. Photographs of the Site and its immediate surroundings were taken using a digital camera set to maximum resolution and a representative sample of the photographs is provided in a series of illustrative plates below.

3.6 Acknowledgments

Aeon Archaeology would like to thank Ms. P. Lofts for commissioning the Assessment and providing invaluable assistance during its preparation. Mr. J. Bradshaw of Axis provided invaluable assistance with respect to planning matters. The staff of Ainsley Gammon Architects and Landstudio are thanked for access to information and drawn and written material pertinent to the assessment process.

4.0 STATUTORY AND PLANNING POLICY FRAMEWORK

4.1 Legislation

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource. The *UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage*, 1972 and the *Valletta Convention on Protection of Archaeology*, formally known as the *Convention for the Protection of the Archaeological Heritage of Europe*. This was originally ratified in 1969 but was revised in Valletta in 1992. The UK ratified the Convention in 2017, and it remains in force.

At the national level, the principal legislation governing the protection and enhancement of historic assets within the built environment is the *Planning (Conservation Areas and Listed Buildings) Act 1990*. In Wales the applicable legislative framework is provided by the *Historic Environment (Wales) Act 2023* which consolidates enactments contained in or made under –

- (a) the *Historic Buildings and Ancient Monuments Act 1953* (c. 49);
- (b) Parts 1 and 3 of the *Ancient Monuments and Archaeological Areas Act 1979* (c. 46);
- (c) Parts 14 and 15 of the *Town and Country Planning Act 1990* (c. 8);
- (d) the *Planning (Listed Buildings and Conservation Areas) Act 1990* (c. 9);
- (e) Part 5 of the *Planning and Compulsory Purchase Act 2004* (c. 5);
- (f) the *Historic Environment (Wales) Act 2016* (anaw 4).

The 2023 Act amends the *Planning (Listed Buildings and Conservation Areas) Act 1990* in a number of ways but does not alter the fundamental aspects of the 1990 Act. The 1990 and 2023 Acts set out the legislative framework within which development affecting Listed Buildings must be considered.

The general duties upon the decision-taker established by the 1990 Act are as follows:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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” (s66(1)).

Case law has confirmed that Parliament’s intention in enacting sections 66(1) and section 72(1) was that decision-takers should give “considerable importance and weight” to the desirability of preserving the special interest and setting of listed buildings. In pertinent circumstances, “preserve” means to “to do no harm”. The presumption is that it is desirable that proposed development should not give rise to harm to the special interest of a Listed Building or its setting. This duty must be actively taken into account when considering planning applications where harm may be occasioned.

4.2 National Planning Policy

Consideration for all historic assets within the planning system, is provided for in *Planning Policy Wales* (hereafter PPW).

Various principles and policies related to historic assets are set out in the PPW, Chapter 6 (edition 12 dated Feb. 2024) which guide local planning authorities and other decision takers with respect to the wider historic environment. The policy includes specific measures for designed historic assets.

Para 6.1.6 of PPW is relevant and extracts highlighting the Welsh Government's specific objectives are reproduced below:

The Welsh Government's specific objectives for the historic environment seek to:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

For Listed Buildings PPW para. 6.1.10 states "There should be a general presumption in favour of the preservation or enhancement 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 building, its setting or any features of special architectural or historic interest which it possesses." There are no Listed Buildings within the Site but there are Listed Buildings in the vicinity of the Site including Incline Cottage, part the curtilage boundary of which also forms part of the eastern boundary to the Site. By any measure the Site is within the setting of Incline Cottage and so the provisions of para. 6.1.10 are engaged.

The Site is not wholly or partly within a Historic Park and/or Garden but para 6.1.18 of PPW advises planning authorities to "...value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the Register of Historic Parks and Gardens in Wales" and para. 6.1.19 notes that "The effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications". The Site's eastern boundary is coincident with the western boundary to the Grade II* Penrhyn Castle Registered Historic Park & Garden (Cadw ref. PGW(Gd)40(GWY) and the Site is within the setting of this designated historic asset. The provisions of para 6.1.18 are engaged.

The Site lies within the broad historic landscape character area of Arfon and also within the Ogwen Valley Registered Historic Landscape – specifically the character area of Port Penrhyn. Para 6.1.20 of PPW notes that "The Welsh Government seeks to protect areas on the register of historic landscapes in Wales." Para 6.1.21 states that "Planning authorities should protect those assets included on the register of historic landscapes in Wales" and that "The register should be taken into account in decision making

when considering the implications of developments which ... meet the criteria for Environmental Impact Assessment (hereafter EIA)...or,...if on call in, in the opinion of the Welsh Ministers, the development is of a sufficient scale to have more than a local impact on the historic landscape.” Should it be determined by the LPA that engagement of para. 6.1.21 is desirable then the LPA, in the first instance, should decide how much weight to give to the information in the Register when determining a planning application. It is considered that the proposed development, by means of location and scale, would not be in conflict with the spirit and intent of the Register and that an assessment of the impact of the proposed development on the Ogwen Valley Registered Historic Landscape would find it to be insufficient to sustain an objection to the development.

PPW para. 6.1.22 states that “The impacts of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone and its essential setting, is a material consideration in the determination of any planning application.” The Site is not within a World Heritage Site, but the Site’s eastern boundary is coincident with the western boundary of the WHS - The Slate Landscape of Northwest Wales (Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn) and is within its buffer zone and essential setting. There is no apparent mapped extent to the buffer zone to the essential setting but the Gwynedd Council document *The Slate Landscape of Northwest Wales World Heritage Site Supplementary Planning Guidance* (2021b) identifies the buffer as the wider protected area of the Snowdonia national Park and the Landscapes of Outstanding Historic Interest in Wales. The SPG continues to note that the essential setting of this Component Part is made up of “the Ogwen and Cegin valleys” in which the Site sits.

PPW para. 6.1.23 states that “The planning system recognises the need to conserve archaeological remains. The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a scheduled monument or not”. Part of the Scheduled Monument Penrhyn Slate Quarry Railroad (Cadw ref. CN415) extends along a strip adjacent to and within the Site’s eastern boundary. Para. 6.1.23 is therefore engaged.

Para. 6.1.24 of PPW states that “Where nationally important archaeological remains [including Scheduled Monuments] and their settings are likely to be affected by proposed development...[by means of a] demonstrably and unacceptably damaging effect upon its setting exceptional circumstances will need to apply to permit the award of planning permission in the light of an adverse impact”. Para. 6.1.24 is therefore engaged.

PPW is supported by a number of Technical Advice Notes. *TAN 24 The Historic Environment* is designed to be read in conjunction with PPW. The relevant advice covers World Heritage Sites, Scheduled Monuments, Registered Historic Parks and Gardens, Registered Landscapes of Historic Interest and Listed Buildings.

4.3 Local Planning Policy

The current local planning policy is defined in the *Anglesey and Gwynedd Joint Local Development Plan 2011-2026*, adopted 2017.

The Plan includes a number of policies relative to historic assets.

“Policy PS 20: Preserving and where Appropriate Enhancing Heritage [sic] Assets

In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage [sic] assets.

Proposals that will preserve and where appropriate enhance the following heritage [sic] assets, their setting and significant views into and out of the building/area will be granted:

1. Scheduled Ancient [sic] Monuments and other areas of archaeological importance (in line with Policy AT 4).
2. Listed Buildings and their curtilages.
3. Conservation Areas (in line with Policy AT 1).
4. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites (in line with Policy AT 1).
5. Candidate World Heritage Sites¹.
6. Registered Historic Landscapes, Parks and Gardens (in line with Policy AT 1).
7. Buildings of architectural/ historic/ cultural merit that are not designated or protected (in line with Policy AT 3).”

“Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

Proposals within or affecting the setting and/ or significant views into and out of Conservation Areas, World Heritage Sites² and Registered Historic Landscapes, Parks and Gardens shown on the Constraints Map must, where appropriate, have regard to:

1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies.
2. World Heritage Site Management Plans.
3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales.

Proposals should be supported by a Heritage Impact Assessment, where appropriate.”

¹ At the time of adoption of the Local Development Plan the Slate Landscape of Northwest Wales WHS was a candidate Site. It was inscribed onto the World Heritage List in 2021, and it is considered that limb 5 of policy CS 20 remains relevant] and that limb 4 may also be extended to Slate Landscape of North Wales WHS [Component 1 - Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn]

² ICOMOS noted in its document *1633-2371-Supplementary Information* (<https://whc.unesco.org/en/list/1633/documents/>) that with respect to the Slate Landscape of Northwest Wales WHS, defining single key [significant] views risks undervaluing the landscape scale of the nominated property and being counterproductive to the protection of its Outstanding Universal Value by implying that other points have lesser value or significance. For this reason, ICOMOS promoted management the OUV by the clear narrative descriptions of the setting, illustrated by examples of key views into and out of each of the Component Parts.

5.0 TOPOGRAPHIC BASELINE

The Site extends to c. 2.5ha and is laid to grass. Its sole access point is gated gap in the boundary hedgerow providing affordance to a metalled vehicle trackway leading across the Site towards Incline Cottage which lies beyond the eastern boundary of the Site.

The Site is irregular in shape, but its long axis is on a broadly on a north south bearing. Its northern boundary is defined by woodland, which drops down to the Afon Cegin. It is bounded to the west by a hedgerow, separating it from the A5 Llandegai Road. To the east it is bonded by the stone-built estate wall to Penrhyn Park. The Site generally slopes upwards from the west to east and also rises for a short distance from the north to the south. To the south the Site tapers to a width of no more than a few meters.

Within the Site there is a water trough thought to have been used to contain water for livestock. However, it is also considered possible that it is a re-used artefact from the Penrhyn Slate Quarry Railroad (Aeon Archaeology 2019, 28).



Slate Trough at SH 59253 71871 (2m x 0.6m x 0.5m). Gwynedd Historic Environment Record ref. PRN 90641.

The landscape setting includes Bangor Cemetery and Crematorium to the west beyond which is the wooded Cegin Valley which in turn is bounded to the west by the suburban expanse of Maesgeirchen. To the south the A5 corridor leads to the Llandygai Industrial Estate. To the north is a housing estate of Glantraeth and to the east is Penrhyn Park – the landscaped grounds to Penrhyn Castle.

The Site and its environs are wholly within the National Landscape Character Area 3 (Arfon).

6.0 HISTORIC ENVIRONMENT BASELINE

6.1 Overview

The Site resides in a receiving environment in which the historic dimension plays a prominent role. As noted above there are multiple individual designated historic assets in this environment and the purpose of the Statement is to assess the potential outcomes of the proposed development for nine specific designated historic assets, upon which consequences for settings and/or significances and/or special interest and/or Outstanding Universal Value can be notionally and conceptually predicted.

6.2 The Relevant Historic Assets

World Heritage Site	Slate Landscape of North Wales [Component 1 - Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn]
Registered Historic Landscape	Ogwen Valley
Scheduled Monument	Penrhyn Slate Quarry Railroad
Registered Historic Park & Garden	Penrhyn Castle
Listed Building	Penrhyn Castle
Listed Building	Walls and Attached Structures to Terraced Flower Garden [of Penrhyn Castle]
Listed Building	Penrhyn Park Boundary Wall
Listed Building	Incline Cottage
Listed Building	Pont Marchogion

6.3 The Historic Context

The history of the Site since the third decade of the 19th century can be characterised by examination of cartographic sources and one of the first available cartographic sources for the area is the Map of the Manor or Demesne land of Penrhyn Mawr 1803 (Fig. 7)

The Map of the Manor or Demesne Land of Penrhyn Mawr, 1803 confirms that Scheduled Monument - Penrhyn Slate Quarry Railroad and the railroad winding house (which was to become the Listed Building – Incline Cottage) were in operation. The Site was divided into five distinct land parcels and interestingly a trackway appears to run north-south to the east of the Site.

The Ordnance Survey (OS) Old Series Preparatory Drawing, Part of Caernarvonshire and Anglesey, 1822 (Fig. 8) was prepared at a small scale and whilst the broad landscape characteristics of the landscape as mapped at the start of the third decade of the 19th century can be appreciated, very little fine-grained detail can be gleaned.

The Map of Penrhyn Park, 1828 (Fig. 9) is similar to the map of 1803 but does not map the field divisions within the Site. The trackway to the east is also no longer depicted which suggest that parkland landscaping had modified the historic communication routes.

The Map and Survey of rail road from the Penrhyn quarries to Port Penrhyn (BRO PFA/6/321), 1829 (Fig. 10) shows less detail than the map from the preceding year.

The Tithe Map of the Parish of Llandegai in the County of Carnarvon, 1841 (Fig. 11) shows the Site as a single land parcel. Between the Penrhyn Slate Quarry Railroad in the east and Holyhead Road (A5) in the west. The land parcel was named as Demesne out of the Park. The landowner was The Honourable Edward Gordon Douglas-Pennant and the occupier was Cornelious Roberts and Others.

The Penrhyn Slate Railway Plan, 1844 (Fig. 12) is relatively basic and doesn't add anything meaningful above the 1828 and 1829 maps.

The OS Map, Caernarvonshire Sheet VII.SW, Surveyed 1887-88, Published 1889 (Fig. 13) shows field boundaries within the Site and also highlights the Site relationship to the parkland and gardens of Penrhyn Castle and the Castle itself. The winding house has now been renamed as Incline Cottage and there is a small structure within the Site to the south of Incline Cottage. The repurposing of the winding house to make a dwelling house was likely completed in the early 1880s. the winding house has become surplus to requirements (along with the railroad itself) when the steam-locomotive powered Penrhyn Quarry Railway that utilised a more circuitous route between Felin Fawr Slab Mills and Port Penrhyn (which required no inclined planes) was opened.

The OS Map, Caernarvonshire Sheet VII.SW, Revised, 1899, Published 1901 (Fig. 14) shows no changes to the Site and no changes in the relationship of the Site to the parkland and gardens of Penrhyn Castle and the Castle itself.

The OS Map, Caernarvonshire Sheet VII.SW, Revised, 1913, Published 1920 (Fig. 15) shows attrition to the field boundaries within the Site but no changes in the relationship of the Site to the parkland and gardens of Penrhyn Castle and the Castle itself.

The OS Map, Caernarvonshire Sheet VII.SW, Revised 1938, Published c. 1948 (Fig. 16) shows no changes to the Site and no changes in the relationship of the Site to the parkland and gardens of Penrhyn Castle and the Castle itself.

The OS Map, Caernarvonshire Sheet VII.SW, Revised 1948-49, Published c. 1953 (Fig. 17) no longer identifies the small structure within the Site to the south of Incline Cottage but in the wider surroundings the Cemetery is labelled. There are no changes in the relationship of the Site to the parkland and gardens of Penrhyn Castle and the Castle itself.

The OS Map, Caernarvonshire Sheet SH57SE-A, Six Inches to One Mile (1:10,560), Surveyed / Revised Pre-1930-1962, Published 1963 (Fig. 18) shows no changes to the Site and no changes in the relationship of the Site to the parkland and gardens of Penrhyn Castle and the Castle itself. To the west the development of Maesgeirchen has been established

The OS Map, Caernarvonshire Sheet SH57SE-A, Surveyed / Revised 1965-72, Published 1972 (Fig. 19) shows no field boundaries within the Site. The residential estate at Maesgerkin has been expanded to the north. Some woodland within Penrhyn Castle parkland has been removed.

The OS Map, Sheet SH57SE-B,1;10,000, Surveyed/Revised 1965-1988, Published 1989 (Fig. 20) shows that the current trackway leading from Llandegai Road across the Site to Incline Cottages, has been established. The Cemetery has been expanded and provided with a Crematorium. The westerly relationship with Penrhyn Castle parkland remains unchanged.

The Aerial Photograph of 2006 (Fig. 21) provides a useful image of the Site in its immediate geographic context. In broad terms the context is binary in character. To the east is the parkland of Penrhyn Castle, a landscape that has been broadly static since the early 19th century. A physical and visual separation between the Site and parkland is provided by the park wall and the screening belt of trees. To the west is the dynamic communication route of landed gentry Road (A5) beyond which is Bangor Cemetery and Crematorium. The wooded slopes of the Cegin Vally arcs around the western boundary of the Cemetery and Crematorium beyond which is the built form of Maesgeirchen.

The Aerial Photograph of 2018 (Fig. 22) shows no changes.

6.4 Understanding the Significance of the Historic Assets

Not every feature contributing to the historic environment is necessarily provided with a detailed record of significance by local, national or international heritage agencies. The significance of the WHS of Slate Landscape of North Wales does, however, has a formal statement of Outstanding Universal Value as defined in the *Nomination Document* (Gwynedd Council 2020, p. 331). The WHS is clearly of international significance as it exhibits an important interchange of human values, on developments in architecture and technology; is an outstanding example of a type of landscape that illustrates, in a dramatic way, the ‘combined works of nature and of man’ through the large-scale exploitation of natural resources; and is an outstanding example of the industrial transformation of a traditional human settlement and marginal agrarian land-use pattern; it also exemplifies how a remarkably homogeneous minority culture adapted to modernity in the industrial era.

The other designated historic assets have less well-developed accompanying material. The Cadw ‘Full Report’ Summary Descriptions of Designated Heritage Assets (Appendix A) are, for the most part completed to aid identification of the asset rather than provide a formal statement of significance – although some of the descriptions are very detailed and the level of significance can be inferred. Other less well-resolved – for example the Cadw *Full Report* for Listed Building: Penrhyn Park Boundary Wall (Cadw ref. 22957) provides no summary description or reason for designation:

In the absence of formal Statements of Significance for the features identified for which a possible impact can be predicted an attempt will be made to estimate significance.

In order to adopt a uniform and consistent approach the features will be treated to examination using an approach formulated on the basis that the significance of a feature is the sum of the cultural heritage value that can be ascribed to it. The cultural heritage value is, in turn the sum of four component interests - evidential, historical, archaeological, aesthetic and communal (English Heritage 2008).

In the first instance it is prudent to define categories of significance:

The cultural heritage values of the individual features can then be assessed and their significances tested against the significance thresholds.

Significance	Equivalence
High	<p>World Heritage Sites (including nominated sites).</p> <p>Historic features not designated but of acknowledged international importance.</p> <p>Historic landscapes of international value, whether designated or not.</p> <p>Extremely well preserved designated historic landscapes with exceptional coherence, time-depth or other critical factor(s).</p> <p>Undesignated historic landscapes of equivalent attributes.</p> <p>Scheduled Monuments.</p> <p>Undesignated archaeological assets of designate-able quality and importance.</p> <p>Grade I and Grade II* Listed Buildings.</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</p> <p>Conservation Areas containing very important buildings.</p> <p>Undesignated structures of clear national importance.</p> <p>Grade I and Grade II* Registered Parks and Gardens.</p>
Medium	<p>Archaeological remains of regional/county importance.</p> <p>Grade II Listed Buildings.</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character.</p> <p>Grade II Registered Parks and Gardens.</p> <p>Undesignated historic landscape character areas of regional interest averagely well-preserved with reasonable coherence, time-depth or other critical factor(s).</p> <p>Important hedgerows.</p> <p>Historic townscape or built-up areas with important historic integrity in their buildings, or built settings.</p>
Low	<p>Archaeological remains of district/local importance and/or those sites compromised by poor preservation and/or poor survival of contextual associations.</p> <p>Non-designated historic landscapes of local relevance.</p> <p>Non-designated parks and gardens of local relevance.</p> <p>Historic landscapes the value of which is limited by poor preservation and/or poor survival of contextual associations and hedgerows.</p> <p>Locally Listed Buildings.</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings or built settings (e.g. including street furniture and other structures).</p> <p>Robust undesignated historic landscapes with importance to local interest groups.</p>
Negligible	<p>Undesignated historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p> <p>Assets which have been damaged or destroyed to the extent that they have very little or no surviving archaeological interest or assets of no historic/architectural note. Landscapes of little or no historic interest.</p> <p>Buildings of no architectural or historical note; buildings of an intrusive character.</p>
Unknown	<p>Assets for which insufficient information is available to identify importance or assets with little or no significant historic, architectural, archaeological or artistic interest.</p>

Historic Asset	Values and Significance
World Heritage Site Slate Landscape of North Wales	<p>Component Values</p> <p><u>Evidential</u> – the WHS has an extremely high potential to yield evidence about past human activity and much of this potential has been realised. The reservoir of evidence, in the main, resides in the multi-factored landscape legacy of quarrying and mining for slate. The ability to understand and interpret the evidential value of WHS is similarly high as the appreciation and understanding of the landscape is actively promoted and there is large corpus of primary data and synthesised interpretation and understanding built on decades of academic study. Much of this information is widely and freely accessible and there is ample access to interpretation with few barriers to understanding.</p> <p><u>Historical</u> – The WHS has very high illustrative value as past people, events and aspects of life can be connected through it to the present. The connection can be directly encountered and experienced through the accessible familiarity of the asset at both the landscape and site scales. The immediate historical value is easily and clearly available to the wider community by the fact of accessibility to much of the landscape. With numerous tangible opportunities for experience and appreciation of the asset. The landscape, therefore, aids interpretation of the past through making connections with, and providing insights into, past communities and their activities. The history of the slate industry is writ in the fabric of the landscape and there is visible evidence of historic change, and therefore, authenticity, as a result of anthropogenic responses to opportunity, constraints, growth and decline. The landscape has high and wide-ranging associative value related to major historic figures – not least the Pennant family, Thomas Telford. The landscape and its history provide insights into the personalities and motivations of multiple owners, engineers, social commentators and the by and large nameless members of the slate workforce.</p> <p><u>Aesthetic</u> - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect the landscape of the WHS does have some aesthetic appeal – for example there is architectural decorative ambition on some of the ‘company village’s, including Bethesda. The industrial buildings show clear, conscious hand of intent and design (for example the classical proportions of Incline Cottage – the former slate rail-road winding house) and the Penrhyn Castle – a vast and preposterous edifice built in the Norman style – is an aesthetic tour de force. The manipulation of the landscape on an immense scale evokes both horror at the degree to which human societies can industrialize and mechanize the landscape and admiration for engineering achievements - which can have their own aesthetic appeal. There is evidence of manipulation of the landscape at Penrhyn Park to provide a specific visual and physical outcome in which setting played a vital role. The passage of time has not wholly enhanced the immediate or wider landscape which in turn has not always complemented the few aesthetic values on display. Nevertheless, the WHS borrows wide swathes of landscape – mountain, coastline and sea providing long-duration sightlines of greater or lesser aesthetic appeal.</p> <p><u>Communal</u> - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory and can be</p>

	<p>commemorative and/or symbolic. Residents and visitors may draw elements of their identity from the WHS or have emotional links to it – it is a collective, community asset with immediate evocation of past lives and events and it symbolises wider social, political and identity values. For much of the 20th century the issues of slavery and colonialism in relation to the WHS – notably the slave plantation profits (and the compensation paid by the British Government upon the abolition of slavery in the British Empire) of the Pennant family which allowed investments to be made in the slate mine, Penrhyn Quarry, and in the development of the transportation infrastructure necessary for the export of slate products and its transformation into a huge commercial enterprise.</p> <p><u>Overall Significance</u> – the WHS is a landscape of exceptional historic attributes. In terms of ranking, the component values are all extremely strong and are reflected in designation as a historic asset of international significance – with outstanding universal value.</p>
Registered Historic Landscape Ogwen Valley	<p>Component Values</p> <p><u>Evidential</u> – the landscape, by means of scale and characteristic attributes has a high potential to yield evidence about past human activity and this evidence, in the main, resides in its time depth and expressions of multi-period landscape occupation, modification and exploitation. The ability to understand and interpret the landscape is similarly high as the anthropogenic effects on the land are well-researched. There are few barriers to understanding and interpretation of the evidential value with a substantial corpus of academic and generalist literature devoted to the Ogwen Valley.</p> <p><u>Historic</u> – the landscape has considerable historic interest as it illustrates the story of past events, people and aspects of life related to a specific and distinct area of Wales.</p> <p>Aesthetic – there is immense observable traces of multi-period features which can generate aesthetic responses. By common consent the landscape is confirmed as authentic, arresting, emotive and dynamic and there is expatiation of the meanings which may be attributed to the landscape.</p> <p><u>Communal</u> – the landscape has a high profile locally, regionally, nationally and internationally and it is certain that some members of the community draw part of their identity from the landscape or have emotional links to it even if they have no formal genetic or onomastic link. Values are both tangible and intangible and relate to a sense of historic connexion which has the potential to be realised by historic and archaeological discovery. The communal value is high the essential connection between the community and the history of the land is not dependent on overt physical representations of history. Such as there are, they support the more impalpable perception of north-west Wales. The associative value is moderate/high, with many known individuals directly associable with the Ogen Valley, perhaps most notably members of the Pennant family and Thomas Telford, who built the Holyhead Road (A5). Many momentous events can be ascribed to the area including the prolonged and bitter strike (1900-1903) at the Penrhyn Slate Quarry.</p> <p><u>Overall Significance</u> – the landscape expresses both apprehended and nascent heritage values of various strengths sufficiently compelling to qualify it as a historic asset of High (National) Significance.</p>

<p>Scheduled Monument Penrhyn Slate Quarry Railroad</p>	<p>Component Values</p> <p><u>Evidential</u> - the evidential/research interest is extremely high as the Monument holds or potentially may holds, evidence of particular and intrinsically noteworthy past human activity that could be revealed through investigation. Assuming some degree of archaeological survival, evidence of a horse-drawn system using wagons with double-flanged wheels on iron rails would contribute to an understanding of key episodes in in the Industrial Revolution in north-west Wales. Any archaeological remains are a vulnerable reservoir of potential for new knowledge – especially with reference to historic engineering methods.</p> <p><u>Historical</u> – the Monument has a strong historic interest as it illustrates the story of past events, people and aspects of life associated with the transport of crushed flint and slate. The archaeological remains have been degraded to some degree by removal of the rails and sleepers but cuttings and slate/earth moundings are well-preserved. The historic interest is considerable as it contributes to an understanding of the slate quarrying industry, the evolution of transport systems and the development of international export..</p> <p><u>Aesthetic</u> – there is little aesthetic pleasure in the extant remains but some stimulation may result from conscious design and entropic decay. Archaeological remains, including artefacts can elicit aesthetic responses but by their nature – archaeological remains are, to one degree or another, degraded and much of the design value associated with ‘intactness’ has not been sustained. Therefore, aesthetic value of the archaeological remains is, by definition, muted.</p> <p><u>Communal</u> – the Monument does have some power to bind the community with past lives or events, but Monument does not have an overtly ostensible draw. Meaning is broadly understood but any essential connection between the community and the history of the asset is not directly accessible due to private landownership. The associative value is similarly low – but the engineer who designed it – Thomas Dadford, is known. Nothing especially momentous happened at the Monument but the facility exists to intensify understanding. There is some social, associative and illustrative historic value but the key social and cultural characteristics no longer exist.</p> <p><u>Overall Significance</u> – the Monument possess interests some of which are of very high value, and it qualifies as an asset of National Importance.</p>
<p>Grade II* Registered Historic Park & Garden Penrhyn Castle</p>	<p>Component Values</p> <p><u>Evidential</u> - the evidential/research value is low/moderate as the evidence for the origin, use and modification of the parkland and gardens is well understood and there are multiple sources of information which aid the contextualisation of the gardens - historic maps, post-cards, guidebooks and articles in the Gardner’s Chronicle</p> <p><u>Historic</u> – the parkland and gardens are of inherent interest for the history of garden design in Wales and adaption to specific topographic conditions. The gardens illustrate the story of past events, people and aspects of life related to manipulation of the landscape for recreational purposes and horticultural practices. The dates of the gardens’ establishment are known, as are the periods of subsequent re-working and re-fashioning. This knowledge greatly augments understanding and appreciation.</p>

	<p>Aesthetic - there is considerable aesthetic value to the parkland and gardens which formed a once-private estate but parts of which which have now been taken into custodial care by the National Trust.</p> <p><u>Communal</u> – the gardens have considerable communal value – enchanted by public accessibility. The associative value is robust with Richard Pennant, 1st Baron Penrhyn, responsible for the initial layout of the park. Enlargement and alterations to the layout were for the most part the work of George Hay Dawkins Pennant. Queen Victoria planted a confeder in the park in 1859.</p> <p><u>Overall Significance</u> – the asset comprises the modified remains of the parkland and gardens, in a spectacular setting with panoramic sightlines. The gardens exhibit broadly moderate-high values commensurate with their Grade II* ('great quality) status, qualifying them with National (high) significance.</p>
Grade I Listed Building Penrhyn Castle	<p>Component Values</p> <p><u>Evidential</u> – The Castle has a very high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in the fabric and characteristics - design, built form, materials, decorative embellishments, modifications, fixtures/fittings, interesting volumes and openings. The ability to understand and interpret the evidential value of the asset is similarly high as the identification of the Castle as a large country house in the style of the Norman Revival is secure and the function is readily appreciable. It also benefits from having undergone very little change. There are few barriers to understanding and interpretation of the evidential value of the historic asset due to public accessibility.</p> <p><u>Historical</u> – the asset has immense historic interest as it illustrates the story of past events, people and aspects of life closely related with the design and construction of a huge dwelling for a high status client, - including the human cost of the slave trade which helped to pay for it and the social dynamics between the owners of Penrhyn Slate Quarry and the workforce. The Castle can be confidently traced to a specific construction date (probably 1837) and its history since then is easily traceable, including its transfer to the National Trust in 1951. The historic connection can currently be directly encountered and experienced by any member of the public – although there is a cost barrier to this. The historical value is amplified by relatively easy opportunities for close-quarter experience and appreciation of Castle. The asset is a singular structure and aids interpretation of the past through making connections with, and providing insights into, past communities and their activities and into the personalities and motivations of the patrons and owners.</p> <p><u>Aesthetic</u> – The aesthetic value of the Castle has a clear value and Cadw describes it as a masterpiece which approaches the indescribable due to its scale and complexity. However, the sate apartments are heralded as the “chief architectural display” on the western elevation. There is ample facility for sensory stimulation and intellectual engagement as the Castle is a tour de force of virtually unbridled architectural ambition with plentiful displays of design aspiration, material quality and construction excellence.</p> <p><u>Communal</u> – The Castle is a undoubted focus of admiration for what can be achieved by a client with virtually bottomless financial reserves and a visionary architect. However, the flip side of this has to be an acknowledgement of the evils of slavery and the later</p>

	<p>economic and social disparity between the Dawkins-Pennant family and the domestic staff needed to run and maintain the Castle and workforce at the Quarry to resource its upkeep. The fact of potential and actual emotional links to the Castle, the nature of which depends on personal circumstances. The associative value is high with links to individuals of historic renown such as George Hay Dawkins-Pennant, the patron who had the castle built, and Thomas Hopper, the architect. Edward Jones of Llandegai was the main contactor and the names of three of the master masons are known – Nathan Ryan, Griff Jones and William Pritchard. The stained glass was provided by Thomas Willement. There is no form evidence but it a possibility that the internal plater work was completed by the Italian company Francis Bernasconi. Queen Victoria (when she was Princess Victoria) visited Penrhyn Castle in 1832 (when it was incomplete.). Penrhyn also has resonance with the trans-Atlantic slave trade and in the early 20th century, industrial relations (at the Quarry) which witnessed the union organisation and between 1900 and 1904 the Great Strike.</p> <p><u>Overall Significance</u> – The Castle is of high (National) significance which possesses very strong component values compatible with its designation as a Grade I Listed Building.</p>
<p>Grade II Listed Buildings</p> <p>Walls and Attached Structures to Terraced Flower Garden</p> <p>Penrhyn Park Boundary Wall</p> <p>Incline Cottage</p> <p>Pont Marchogion</p>	<p>Component Values</p> <p><u>Evidential</u> – these Listed Buildings have a moderate/high potential to yield evidence about past human activity and this evidence, in the main, resides in the fabric, function, materials, design, built form and group value – they are all, ultimately associable with Penrhyn Slate Quarry. The ability to understand and interpret the evidential value is high as the identification of the Buildings as historic structures is secure. The Terraced Flower Garden and the park Boundary wall remain in use for the purpose for which they were designed and built but the Bridge is disused and abandoned and Incline Cottage is a repursued winding house for a rail road. Despite alteration and abandonment the evidential value remains strong. There are some barriers to appreciation, understanding and interpretation of the evidential value as there is no right of public access to the Buildings (except the Terraced Flower Garden and parts of the Park Boundary Wall) but by and large the broad evidential value is appreciable.</p> <p><u>Historic</u> – the Buildings have considerable historic interest they highlight the historic and architectural development associated with the 19th century recreational horticulture, a means to define and provide security for parkland associated with a high-status dwelling, a winding house re-sued as a cottage dwelling and an early railroad bridge. They, therefore, take a place in the landscape history of the area to the south of Bangor. The Buildings can be closely dated and represent variety in the historic building stock of the area. There is a traceable historic profile the interest of which is well-represented in original fabric. The relationship between design and function is well-orientated and (with the exception of the bridge) the Buildings are well-maintained.</p> <p><u>Aesthetic</u> – the Buildings project interest related to design, construction proficiency, material dexterity and decorative flourishes. With respect to authenticity some of the Buildings have been modified but the sensory and intellectual stimulation derived from the Buildings includes appreciation of conscious design, form, function, materials, proportion, massing and technical necessity.</p>

	<p><u>Communal</u> – whether the wider community will draw part of its identity specifically from these individual Buildings is tricky to establish. However, the residents of Incline Cottage will have emotional feelings towards their home and visitors to the Terraced Flower Garden will enjoy the amenity value of an enclosed horticultural space designed to display the endeavours of floral cultivation. The Buildings are, nevertheless, common types of structure in which are easily relatable to. The communal value has some potency, however, as the essential connection between the community and the Buildings is available, if somewhat masked by a lack of access to Incline Cottage and the bridge. The associative value is considerable with clear links to the Penrhyn Castle estate and the Penrhyn Slate Quarry operations.</p> <p><u>Overall Significance</u> – the Buildings expresses heritage values of varying strengths sufficiently compelling to qualify them as designated heritage assets of Medium (Regional/County) significance</p>
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7.0 SITE CONDITIONS AND THE RECEIVING ENVIRONMENT

A site walk-over survey was conducted on 7 May 2025. The weather conditions were bright and clear. All of the Site was inspected, and photographs were taken using a digital SLR (Nikon D3100) set to maximum resolution.

The locations from which the photographs were taken are shown in Figs. 23, 24, 25, 26 and 27 and the photographs are provided at Appendix B.

8.0 PROPOSED DEVELOPMENT

8.1 Explaining the Objective

The objective is to secure planning permission for and erect a residential development thereby providing a public benefit and contributing to Gwynedd's housing needs.

8.2 Proposed Development

The Applicant has given the name 'Incline Fields' for its proposed residential development at the Site which has been identified by the LPA as a housing allocation site (without planning permission).

The general arrangement of the proposed development as indicated in the Proposed Masterplan (courtesy of Ainsley Gommon Architects) is provided at Fig. 28.

The Proposed Site Sections (Courtesy of Ainsley Gommon Architects) is provided at Fig. 29.

The Proposed 3D View (Courtesy of Ainsley Gommon Architects) is provided at Fig. 30.

The Proposed Landscaping and Planting Plan (Courtesy of Land Studio) is provided at Fig. 31.

8.2.1 Layout

The allocation identifies the Site as suitable for the construction of up to 72 dwelling houses. However, the Applicant's analysis of the Site, not least its place within the historic environment, indicates that such a density would be incompatible with sustainable development. The Applicant instructed Ainsley Gommon Architects to design a sustainable scheme cognizant of and sensitive to the historic environment.

The design of the scheme draws inspiration from Llandegai village, built for 1st Baron Penrhyn (Edward Gordon Douglas-Pennant) – owner of Penrhyn Slate Quarries - as a model village for the quarry workforce in the 1840s. The historic and architectural significance of the village is recognised by its Conservation Area status. The dwellings are notable for being similar in design but not identical. The proposed layout for Incline Fields could be said to follow a similar pattern in that the houses are arranged in clusters or smaller groupings although the site is grouped in a more linear pattern because of the site proportions and alignment with the site parameters.

The proposed layout secures the prominence of the Listed Building Incline Cottage and its visibility from the historic communication route of the A5 and respects the presence, fabric and alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad within and beyond the boundaries of the Site – and the critical, historic-functional reliant relationships between the Scheduled Monument and the Listed Building. The mix of one and two-storey dwellings has been composed to frame and preserve sightlines towards both Incline Cottage and the earthwork inclined plane upon which the Penrhyn Slate Quarry Railroad ran. These sightlines would be maintained from the Llandegai Road at strategic intervals, (see the Ainsley Gommon Architects' drawing C1124.006 which provides a visual impact analysis). The overall scale of the development has been carefully orchestrated in relation to the location and size of Incline Cottage and the remains of the Penrhyn Slate Quarry Railroad.

The proposed dwelling pattern departs from a maximum density, and favours smaller, closely knit groups of dwellings leaving generous open space for landscaping and amenity. This reduces any perceived dominance of the Listed Building and Scheduled Monument. The design outcome has been purposefully amended to create offsets between the new built form and the historic assets on the eastern side of the Site. The clustered, coherent layout of the dwelling house groups is a deliberate design instrument to promote visual breaks between those groupings, fostering sightlines from Llandegai Road. Where wider gaps between clusters are not achievable, single-storey bungalows have been strategically positioned to promote visual permeability.

In terms of amenity features within the Site, a new footpath which would wind along the Site's eastern boundary provides the casual observer with hitherto unavailable opportunities to appreciate several designated historic assets: Scheduled Monument: Penrhyn Slate Quarry Railroad, Registered Historic Park & Garden: Penrhyn Castle, Listed Building: Penrhyn Castle, and Listed Building: Penrhyn Park Boundary Wall all of which would be individually and severally visible in changing and unfolding kinetic sightlines regardless of the direction in which the path would be walked. This path would include interpretation boards providing opportunities for the public to engage with the Gwynedd's industrial heritage (as expressed on and in the vicinity of the Site).

The value of easing the observer's transition between new built form and components of the historic environment should not be underestimated and the opportunity to introduce a pedestrian route which would add to appreciation and understanding the historic environment is a positive outcome for that environment. A network of further paths will facilitate movement throughout the residential estate and contribute to the sense of permeability.

Informal play features and designated play areas would be integrated into the landscaping for the proposed development – along a buffer zone that establishes recreational open space alongside (but not within) the boundary of the Scheduled Monument. The conception and configuration of the informal play features and designated play areas would take inspiration from the historic railroad and allow enhanced appreciation and understanding of the designated historic asset.

With respect to infrastructure, the site access would follow the existing track to Incline Cottage³ and would be flanked by grass verges to soften the edges of the hardstanding and integrate the vehicle route into the landscape. The visual impact of the road would be minimised and conjure the Site's rural character. Vehicle parking spaces would be set in relief and screened by hedges and arranged in small courtyards generally located behind dwellings lines and elevations. Car parking spaces would be minimised within each courtyard helps to avoid a car-dominated appearance.

Car parking and bin storage areas have been located to avoid the sense of urban clutter with the retained hedge along the Site's boundary screening visual impact. The existing bus stop on the Llandegai Road would be enhanced and connected to the Site to provide convenient access via a small break in the

³ This access route to Incline Cottage is not historic, but there is no reason to attempt to re-establish the historic access track which provided affordance to the Site from the A5 immediately south of the late 20th century bridge carrying the A5 over the line of the Penrhyn Quarry Railway and the Afon Cegin (which replaced a bridge constructed in the 1870s).

hedge along the Site's western boundary. The proposed pumping station and electrical substation have been carefully sited largely out of view away from the heritage assets and screened from view.

The slate water trough currently within the Site would be relocated along the interpretive path and repurposed (see Ainsley Gommon Architects' Drawing C1124.010 – Interpretation Route & Amenity Plan).

8.2.2 *Materiality*

The material palette for the proposed dwelling houses reflects the historic environment and the broader local vernacular. Material consideration has been at the heart of the design process and the relationship of appearance, materials, and awareness of context and setting has permitted the development to blend into the landscape. A mix of render, natural stone, timber cladding, and slate roofs would be employed, to add interest and evoke traditional building practices and the character of existing structures in the vicinity – such as Incline Cottage which serves as a direct precedent for the proposed material palette. This approach ensures that the proposed dwellings integrate into the surroundings, create a sense of place and continuity and respect the significances and settings of heritage assets whilst utilising contemporary building techniques and devices.

The use of natural stone echoes the vigorous character of historic walls commonplace in Gwynedd and exhibited to good effect in the Listed Building -Penrhyn Park Boundary Wall which runs along the Site's eastern boundary. The specific type of stone will be carefully selected in consultation with the LPA to complement the existing stonework of Incline Cottage and other nearby historic structures, further reinforcing a visual correlation to the past. Render, used in conjunction with the stone, will provide a contrasting texture while also reflecting a common surface treatment in traditional Welsh buildings. Timber cladding, incorporated as accent features, will help to articulate the building forms, referencing the use of timber in traditional structures.

Alluding to the prevalent historic use for roof covering in Gwynedd, natural slate to match that used locally in terms of colour, texture and weathering characteristics would be used for roofing the new dwellings. Slate is a durable and weather-resistant material and underpins an easily read visual connection to historic slate quarrying heritage that shaped the receiving environment. The consistent use of slate roofs across the development will create a cohesive visual identity and contribute to a sense of place rooted in the region's industrial past.

Footways will be carefully designed to enhance accessibility and connect the new dwellings to the surrounding landscape and historic assets. The primary pathway alongside the incline, set at a reasonable distance from Incline Cottage, will be constructed of crushed compressed slate material. This choice of material not only provides a durable and visually appealing surface but also subtly references the site's slate quarrying heritage. The path's alignment will be carefully considered to offer views of Incline Cottage and the Marchogion Incline Plane, encouraging residents and visitors to engage with the site's history. Limiting footways to one side of the road nearest the incline plane and maintaining a green margin on the other side further softens the development's impact on the setting of the historic assets.

The lighting design has been carefully considered to sensitively illuminate those areas of the estate requiring artificial illumination while also creating a "dark corridor" to minimize light pollution and benefit local ecology.

The combined and integrated approaches to design and materiality successfully navigates a course between recognising the past and providing sustainable solutions for 21st century accommodation. The design seeks to respect the historic environment by providing housing that reflects the unique character of the site and the region.

8.2.3 *Landscaping*

The proposed development includes for a landscaping and planting strategy. This strategy incorporates specific and detailed measures for the Scheduled Monument: Penrhyn Slate Quarry Railroad (LandStudio 2025).

The overall strategy is as follows:

“... to carefully remove the smaller vegetation, with the established mature trees retained until such time as they naturally die, at which point the stumps are cut to the ground and they are not replaced. A grass covering is planted on the open portions of the Inclined Plane. Mitigating tree plantings are specified further to the west within the site, for both bat flight-ways and maintenance of dark corridors on the eastern boundary.”

The restoration methodology devised by LandStudio is as follows:

“All vegetation on the Inclined Plane is to be removed following a methodology to preserve the ancient monument [sic]:

- Use hand tools for smaller vegetation such as shrubs and small trees, i.e. secateurs, pruning saw, etc. Powered machinery such as chainsaws should be used sparingly and only on tree trunks themselves, great care should be taken to not damage the ground surface during works.
- All vegetation to be removed should be cut back to the ground.

It is important to NOT damage the surface of the ground during removal of vegetation. Avoid the following:

- Digging into the ground to remove stumps or roots
- Using any tools to puncture or chop at the ground surface or vegetation near the ground
- Pulling out shrubs by mechanical or physical means, which could damage the Scheduled Monument as well as leaving a hole.”

Removed vegetation would be cleared from the area as much as feasible after works are complete. Cuttings and felled trees would be used elsewhere on Site for ecological habitat foci in the form of log piles.

Planting and maintenance procedures would be as follows:

“After removal of existing undergrowth vegetation is done, the area would be replanted with a grass mix to cover and protect the Scheduled Monument. This surface is intended to be mown regularly

(fortnightly during the growing season) to discourage regrowth of the shrubs and other vegetation on the Scheduled Monument. A native wildflower mix is specified...for overall biodiversity benefit. Grass seed would be planted on the open areas of the Scheduled Monument.

- The mower height should be set to a minimum of 50mm above the ground in order to prevent damaging the monument during routine maintenance
- Reseeding may be required following the first growing season, to fill in gaps and create more even covering
- Autumn or spring are the best times to sow grass seed. Initial watering may be required to help the seed become established, but should be done carefully and not in such a way as to disturb the ground surface with excess water.
- When the seedlings are 5-7.5cm tall, cut the grass, reducing it by only *c.* one-third of its height. Ideally use a cylinder-bladed mower but remove the front roller to prevent it flattening the grass.
- For autumn-sown grass, no further mowing is usually necessary until the following spring
- For spring-sown grass, cut the grass fortnightly, progressively lowering the height of the blades until they're no higher than 50mm.
- Remove perennial weeds such as dock with careful application of horticultural vinegar or similar approved organic herbicide."

8.2.4 Access to and Interpretation for Historic Assets

The proposed development has been designed to be accessible and provide opportunities for residents and visitors to engage with the historic environment. The Site is private property with no right of public access and the development will facilitate greater public access and encourage exploration of the historic environment. The proposed development would amend the character and use of the Site, but it would also provide public access to and raise awareness of the Scheduled Monument: Penrhyn Slate Quarry Railroad in particular but also the Registered Historic Park & Garden: Penrhyn Castle, the Listed Building: Penrhyn Castle, the Listed Building Incline Cottage and the Listed Building: Penrhyn Park Boundary Wall.

To further enhance experience of the historic environment and encourage a deeper appreciation of the landscape's historic dimension, a range of interpretive and amenity features would be provided throughout the development. The details of these features could be agreed with the LPA and secured by condition. Informal play areas would provide opportunities for children to connect with the landscape and learn about the Site's relationship to historic slate extraction, processing and transportation. Benches strategically placed along pathways and within key viewing areas would offer resting points and encourage immersive contemplation of and engagement with the immersive historic environment.

Interpretation panels will be installed along the route of the Penrhyn Slate Quarry Railroad. Such boards would provide information about the history of the railroad, the function of the inclined plane along which it ran and the broader industrial heritage of the area, enriching understanding of the significance of features within the historic environment. The content of the interpretation boards would be devised

in consultation with the LPA and would be carefully researched and designed to be accessible and engaging for a wide audience, incorporating historical images, maps, and narrative.

By combining improved access with a range of interpretive features and thoughtful design elements, the Incline Fields development would create a valuable community asset, promoting an accessible, deeper understanding and appreciation of Gwynedd's unique heritage.

9.0 IMPACT ASSESSMENTS

9.1 World Heritage Site: Slate Landscape of North Wales [Component 1 - Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn]

9.1.1 Direct Impact

Whilst a strip of the Site along its eastern boundary is coincident with part of the WHS, the proposed development would include for a landscaping offset meaning that there would be no direct impact to the WHS.

9.1.2 Indirect Impact

The proposed development would be within the setting of the WHS and the Site has an intimate visual interconnection to the line of the Penrhyn Slate Quarry rail road which forms a component feature within the WHS. The setting of the WHS is a factor in its authenticity and therefore contributes to its Outstanding Universal Value. The setting has been described as “exceptionally authentic” However, it must be remembered that the Site is not formally managed to support the Outstanding Universal Value. But does play an essential role in protecting the authenticity and integrity of the WHS ?. The landscape setting of the WHS includes many developments such as industrial estates and housing estates that post-date the designation of WHS status.

A detailed evaluation of the potential impact of development on the significance of the WHS by means of changes to its setting is, nevertheless, provided below.

What is the visual impact of the proposed development relative to the scale of the WHS and its setting?

The massing of the proposed development is minuscule compared to overall area of the WHS. There are filtered and glimpsed sightlines available from the wider setting towards the WHS which would be amended by the proposed development. There is no reason to suppose that members of the public at or within the setting of the WHS would be disoriented by the presence of the proposed development in an environment which already contains built-form and where observers’ expectations as to the characteristics of the setting, already primed to acknowledge the presence of built from, would respond accordingly, in order to bring a reflexive consideration to a new development. Path integration capabilities within the visual matrix would not be fragmented although some dilution would be inevitable. The sense of place and landscape connectivity would be influenced as the proposed development would result in alteration to the experiential pattern. This alteration is however, not considered to be adverse when compared to the scale of the WHS.

What is the visual impact of the proposed development relative to the location of the WHS?

The proposed development would be adjacent to a short length of the WHS boundary. The proposed development would induce an alteration to the existing pattern within the setting but a residential estate per se would not be an unfamiliar introduction into the landscape. The proposed development would not physically isolate the WHS as it would be confined to one side of it and would improve public access to land within the WHS’s setting. Visual isolation would not occur due to careful design and landscaping, preserving the essence of the WHS’s location. The visual opportunities to experience the

WHS would be improved by the proposed development. The proposed development would not compete with the WHS and there would be no adverse influence on understanding and appreciation. The proposed development would introduce enhanced movement and activity above that which already occurs in the immediate setting but a change in movement and activity is not fundamentally inconsistent. And the A5 already establishes traffic as a facet of the WHS's setting.

Would the proposed development dominate the WHS or detract from an ability to understand and appreciate it?

The separation distance between the WHS and the proposed built form is sufficient such that the proposed development would not dominate the WHS or impact an ability to understand and appreciate it. The proposed development would not over-power the WHS. The proposed development would take its place in a wider landscape which contains multiple examples of its massing, form and material finish. The functional and physical relationship of the WHS to its surrounding landscape, associated structures and wider setting would be changed but the visual relationships between the WHS and its landscape – and the other key historic environment features such as Incline Cottage (former winding house), Pont Marchogian, the Cegin Viaduct and the Penrhyn Quarry Railway would not be compromised.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the WHS?

The setting of the WSH is vast and is characterised by an environment annealed by the human societies for millennia. The existing built environment broadly represents endeavour from the 18th century through to the 21st century. The particular surroundings of the part of the WHS which shares the landscape with the Site include pastoral elements and woodland but also include Bangor Cemetery and Crematorium and the dynamic A5 communication route. The proposed development compares to the wider existing built form of Maesgeirchen. The presence, extent and scale of built form at the Site is, however, not previously established. Therefore, the proposed development is a matter of both principle and degree. Whilst it would be new built form, the fact of new structures on the Site would, be historically inconsistent.

What is the lifespan of the proposed development, and would the proposed development be reversible?

The lifespan of the proposed development is, to all intents and purposes, permanent but it would, theoretically, be reversible with all components capable of removal upon eventual decommissioning.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the WHS?

The proposed development, when completed, would include external illumination commensurate with the maintenance of health, safety and well-being, so there would be some light spill, but such light would not be much more than that spilled by the existing built form in the immediate, intermediate and wider vicinity. In any case the significance of the WHS does not rely on tenebrosity during nocturnal hours.

Does the landscape setting of the WHS have the capacity to absorb new development without the erosion of its key characteristics?

The particular landscape setting of the WHS defined by the Site possess the capacity for development (as recognised by the LPA).

What is the impact of the proposed development on non-visual elements of the setting and character of the WHS, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity?

The WHS is not remote, being very close to a major road and rail routes and takes in the artifice of mineral extraction and housing provision for the workforce who undertook the extraction. None of this historic evocation is reliant on a pasture field which does not speak to the slate industry – other than a sliver of it was given over to the route of a rail road to transport flint and slate to a shipment facility on the coast. The field which defines the Site is, however, a traditional (if altered) land use which is broadly comparable to the period when the Slate Quarry was in operation and the rail road was driven through. The 18th and 19th centuries are not easy to evoke at the Site and whilst identification of the WHS as ‘the slate landscape’ is facilitated at the sites of the quarries and in the homes, schools, recreation venues and places of worship of the communities that provided the workforce, evocation away from these recognised centres is not so straightforward. The Site does, however, influence the exceptionally strong visual and functional links from mountain (where the slate was quarried) to sea (where it was transported to national and international markets) by means of the railroad route. But it is not a landform or land use which reinforces the cultural landscape. It is an enclosed field which is a common landscape expression not linked to slate extraction. The proposed development would not add any insurmountable burden to the achievement of any evocation with the WHS’s setting, no amplification of effort required to attain that evocation would be necessary. The sense of place (on the edge of a field) would be changed but the cultural capital of the WHS (an expression of a transport solution in the early decades of the Industrial Revolution) would not be harmed by changes to the setting arising from the proposed development.

With respect to the values which contribute to significance the WHS the Site makes some contribution to evidential and historic values. Its current form, an enclosed field, however, is an artefact of landscape management which pre-dates the evolution of the shared and distinct attribute contributions of the WHS as expressed in Component Part 1. The Site does not induce a positive aesthetic response related to and within the context of the WHS. Communally, the Site plays no part in any commemorative value ascribed to the WHS and has no symbolic role in local cultural or public life.

The proposed development would constitute a change to the landscape, but the change would constitute no adverse visual impact on the setting of the Monument and on the values which contribute to its significance. The consequence of the proposed development would, therefore, be neutral.

9.2 Registered Historic Landscape: Ogwen Valley

9.2.1 Direct Impact

The proposed development would alter the appearance of a Registered Historic Landscape. This change in appearance is of insufficient moment to qualify as a harm and the change would have no more than a local effect.

9.2.2 Indirect Impact

The proposed development is within a Registered Historic Landscape and therefore, by definition, not in its setting. There is no reportable indirect impact.

9.3 Scheduled Monument: Penrhyn Slate Quarry Railroad

9.3.1 Direct Impact

None

9.3.2 Indirect Impact

A detailed evaluation of the potential impact of development on the significance of the Scheduled Monument by means of changes to its setting is provided below.

What is the visual impact of the proposed development relative to the scale of the Scheduled Monument and its setting?

The massing of the proposed development is greater than the Monument. There are filtered and glimpsed sightlines available from the wider setting towards the Monument which would be amended by the proposed development. It is commonplace for any given historic asset to be coincident in multiple sightlines with multiple land parcels. This, however, does not by itself confer especial value to either the asset or any given land parcel within its setting but the proposed development would introduce concession to the character of the key elements of the sightlines and the potency of the sightlines. There is, however no reason to suppose that members of the public at or within the setting of the Monument would be disoriented by the presence of the proposed development in an environment which already contains built-form and where observers' expectations as to the characteristics of the setting, already primed to acknowledge the presence of built form, would respond accordingly, in order to bring a reflexive consideration to a new development. Path integration capabilities within the visual matrix would not be fragmented although some dilution would be inevitable. The sense of place and landscape connectivity would be influenced as the proposed development would result in alteration to the experiential pattern. This alteration is however, not considered to be adverse.

What is the visual impact of the proposed development relative to the location of the Scheduled Monument?

The proposed development would be adjacent to the western side of the Monument. The proposed development would induce an alteration to the existing pattern within the setting but a residential estate per se would not be an unfamiliar introduction into the landscape. The proposed development would not physically isolate the Monument as it would be confined to one side of it and would improve public access to land within the Monument's setting. Visual isolation would not occur due to careful design and landscaping, preserving the essence of the Monument's corridor. The visual opportunities to experience the Monument would be improved by the proposed development. The proposed development would compete with the Monument but not adversely influence its understanding and appreciation. The proposed development would introduce enhanced movement and activity above that which already occurs in the immediate setting but as the Monument is a transport feature, a change in

movement and activity related to transport is not fundamentally inconsistent. And the A5 already establishes traffic as a facet of the Monument's setting.

Would the proposed development dominate the Scheduled Monument or detract from an ability to understand and appreciate it?

The separation distance between the Monument and the proposed built form is sufficient such that the proposed development would not dominate the Monument or impact an ability to understand and appreciate the Monument. The proposed development would not over-power the Monument. The proposed development would take its place in a wider landscape which contains multiple examples of its massing, form and material finish. The functional and physical relationship of the Monument to its surrounding landscape, associated structures and wider setting would be changed but the visual relationships between the Monument and its landscape – and the other key historic environment features such as Incline Cottage (former winding house), Pont Marchogian and the Cegin Viaduct would not be compromised.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the Scheduled Monument?

The setting of the Monument is characterised by a broadly rural setting but also includes the Bangor Cemetery and Crematorium. The proposed development compares to the wider existing built form of Maesgeirchen. The presence, extent and scale of built form in this location is, however, not previously established. Therefore, the proposed development is a matter of principle and degree. Whilst it would be new built form, the fact of new structures on the Site would, be historically inconsistent.

What is the lifespan of the proposed development, and would the proposed development be reversible?

The lifespan of the proposed development is, to all intents and purposes, permanent but it would, theoretically, be reversible with all components capable of removal upon eventual decommissioning.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the Scheduled Monument?

The proposed development, when completed, would include external illumination commensurate with the maintenance of health, safety and well-being, so there would be some light spill, but such light would not be much more than that spilled by the existing built form in the immediate, intermediate and wider vicinity. In any case the significance of the Monument does not rely on tenebrosity during nocturnal hours.

Does the landscape setting of the Scheduled Monument have the capacity to absorb new development without the erosion of its key characteristics?

The particular landscape setting of the Monument defined by the Site possess the capacity for development (as recognised by the LPA).

What is the impact of the proposed development on non-visual elements of the setting and character of the Scheduled Monument, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity?

The Monument is not remote, being very close to a major traffic route into Bangor. The 18th and 19th centuries are not easy to evoke and the identification of the Monument as the route of a rail-road by the casual observer is nigh on impossible. The proposed development would not add any insurmountable burden to the achievement of any evocation with the Monument's setting, no amplification of effort required to attain that evocation would be necessary. The sense of place (on the edge of a field) would be changed but the cultural capital of the Monument (an expression of a transport solution in the early decades of the Industrial Revolution) would not be harmed by changes to the setting arising from the proposed development.

With respect to the values which contribute to significance the Monument the Site makes some contribution to evidential and historic values. Its current form, an enclosed field, however, is an artefact of landscape management which pre-dates the construction of the Monument. The Site does not induce a positive aesthetic response related to and within the context of the Monument. Communally, the Site plays no part in any commemorative value ascribed to the Monument and has no symbolic role in local cultural or public life.

The proposed development would constitute a change to the landscape, but the change would constitute no adverse visual impact on the setting of the Monument and on the values which contribute to its significance. The consequence of the proposed development would, therefore, be neutral.

9.4 Registered Historic Park & Garden: Penrhyn Castle

9.4.1 Direct Impact

None

9.4.2 Indirect Impact

A detailed evaluation of the potential impact of development on the significance of the Registered Historic Park & Garden by means of changes to its setting is provided below.

What is the visual impact of the proposed development relative to the scale of the Registered Historic Park & Garden and its setting?

The massing of the proposed development is much smaller than the Park and Garden. The proposed development would be located immediately to the west of the Park's western boundary but due to differences in scale would have no material impact as no meaningful sight of the parkland is achievable on the publicly accessible approaches to the Site. There is no reason to suppose that members of the public at or within the setting of the Park and Garden would be disoriented by the presence of the proposed development. The sense of place and landscape connectivity would be influenced as the proposed development would result in alteration to the experiential pattern. This alteration is however, not considered to be adverse.

What is the visual impact of the proposed development relative to the location of the Registered Historic Park & Garden?

The proposed development would be adjacent to the western side of the Park and Garden. The proposed development would induce an alteration to the existing pattern within the setting but a residential estate per se would not be an unfamiliar introduction into the landscape. The proposed development would

not physically isolate the Park and Garden as it would be confined to one side of it. Visual isolation would not occur due to scale differences. The visual opportunities to experience the Park and Garden and its setting would be materially changed to a slight degree, but these opportunities would not be injured. The proposed development would not compete with the Park and Garden and not adversely influence its understanding and appreciation. The proposed development would introduce enhanced movement and activity but not noticeably above that which already occurs in the setting along the A5 corridor.

Would the proposed development dominate the Registered Historic Park & Garden or detract from an ability to understand and appreciate it?

The proposed development would not dominate the Park and Garden, nor would it impact on an ability to understand and appreciate it. The proposed development would not over-power the Park and Garden or occult it. The proposed development would take its place in a wider landscape which contains multiple examples of its massing, form and material finish. The functional and physical relationship of the Park and Garden to its surrounding landscape, associated structures and wider setting would be changed but the visual relationships between the Park and Garden and its landscape – and the other key historic environment features such as Penrhyn Castle, the Walls and Attached Structures to Terraced Flower Garden (at Penrhyn Castle), the Chapel Remains (in the parkland) and the Kitchen Gardens would not be compromised. The proposed development would be interposed between the Penrhyn Park Boundary Wall and its setting to the west, but the wall is several kilometres long and the setting of the Park and Garden has the capacity to absorb development without an unacceptable concession to the relationship to the parkland, its enclosing wall and the setting beyond.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the Registered Historic Park & Garden?

The setting of the Park and Garden is vast and includes an agricultural landscape, the Menai Strait, the City of Bangor, the Llandygai Industrial Estate, road and rail communication routes and the mountain range of Snowdonia. The proposed development compares to the urban and suburban components of the setting. The presence, extent and scale of built form in this location is, however, not previously established. Therefore, the proposed development is a matter of principle and degree. Whilst it would be new built form, the fact of new structures on the Site would, be historically inconsistent.

What is the lifespan of the proposed development and would the proposed development be reversible?

The lifespan of the proposed development is, to all intents and purposes, permanent but it would, theoretically, be reversible with all components capable of removal upon eventual decommissioning.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the Registered Historic Park & Garden?

The proposed development, when completed, would include external illumination, so there would be some light spill, but such light would not be much more than that spilled by the existing built form in the immediate, intermediate and wider vicinity. The significance of the parkland may not rely on tenebrosity during nocturnal hours but as a landscape separated from urban centres it is characterised by an absence of artificial illumination, but this character does not extend to the setting.

Does the landscape setting of the Registered Historic Park & Garden have the capacity to absorb new development without the erosion of its key characteristics?

The particular landscape setting of the Park and Garden defined by the Site possess the capacity for development (as recognised by the LPA).

What is the impact of the proposed development on non-visual elements of the setting and character of the Registered Historic Park & Garden, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity?

The Park and Garden is remote from population centres - excepting the village of Llandygai and the 18th and 19th centuries are easy to evoke within the parkland and gardens. The setting however, contains multiple artefacts of the 20th and 21st centuries but these do not add any insurmountable burden to the achievement of any evocation with the setting. The sense of place (a coastal location on north-west Wales) would be changed but cultural capital of the Park and Garden (an expression of high-status landscape modification for recreational and aesthetic purposes and rodomontade flexing) would not be harmed by changes to the setting arising from the proposed development.

With respect to the values which contribute to significance the Park and Garden the Site makes some contribution to evidential and historic values -mainly as a contrasting feature which highlights the appearance of parkland compared to enclosed land parcels characteristic of the agricultural landscape. The Site, however, has seen its three internal field boundaries grubbed out or otherwise removed in the 20th century. The Site does not induce a positive aesthetic response related to and within the context of the Park and Garden. Communally, the Site plays no part in any commemorative value ascribed to the Park and Garden and has no symbolic role in local cultural or public life.

The proposed development would constitute a change to the landscape, but the change would constitute no adverse visual impact on the setting of the Park and Garden or on the values which contribute to its significance. The consequence of the proposed development would, therefore, be neutral.

9.5 Listed Building: Penrhyn Castle

9.5.1 Direct Impact

None

9.5.2 Indirect Impact

A detailed evaluation of the potential impact of development on the significance of the Listed Building by means of changes to its setting is provided below.

What is the visual impact of the proposed development relative to the scale of the Listed Building and its setting?

The massing of the proposed development is comparable to the Listed Building – although the Listed Building incorporates tall structures (such as the towers) which are considerable higher – in relative and absolute terms to the proposed development. The proposed development would be located c. 940m to the west of the Listed Building and separation distance and the characteristics of the intervening landscape mean that whilst it would be notionally and conceptually within the setting of the Listed

Building it would have no material impact on appreciation of it or its setting. There is no reason to suppose that members of the public at or within the setting of the Listed Building would be disoriented by the presence of the proposed development. The sense of place and landscape connectivity would not be influenced as the proposed development would not result in appreciable alteration to the experiential pattern.

What is the visual impact of the proposed development relative to the location of the Listed Building?

The proposed development would be c. 940m to the west of the Listed Building. The proposed development would have no visual impact relative to the location of Listed Building. The proposed development would not physically isolate the Listed Building from any aspect of its setting upon which its significance relies. The visual opportunities to experience the Listed Building and its setting would not be materially changed. The proposed development would not compete with the Listed Building and not adversely influence its understanding and appreciation. The proposed development would introduce enhanced movement and activity but not noticeably within the immediate and intermediate setting of the Listed Building.

Would the proposed development dominate the Listed Building or detract from an ability to understand and appreciate it?

The proposed development would not dominate the Listed Building, nor would it impact on an ability to understand and appreciate it. The proposed development would not over-power the Listed Building or occult it. The proposed development would take its place in a wider landscape which contains multiple examples of its massing, form and material finish. The functional and physical relationship of the Listed building to its surrounding landscape, associated structures and wider setting would be changed but the visual relationships between the Listed Building and its landscape – and the other key historic environment features such as the Walls and Attached Structures to Terraced Flower Garden (at Penrhyn Castle), the Chapel Remains (in the parkland) and the Kitchen Gardens and the Penrhyn Quarries to the south would not be compromised. The proposed development would be located in a position to the west of the Listed Building from which and to which there is very little intervisibility. The setting of the Listed Building has the capacity to absorb development without an unacceptable concession to the relationship between the Listed Building and its setting.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the Listed Building?

The immediate and intermediate setting of the Listed Building is defined by the parkland, gardens and other structures within the Penrhyn Castle Registered Park and Garden. The wider setting is vast and includes an agricultural landscape, the Menai Strait, the north Wales coast, the City of Bangor, the Llandygai Industrial Estate, road and rail communication routes and the mountain range of Snowdonia. The proposed development compares to the urban and suburban components of the wider setting but has no response with the immediate and intermediate setting. The presence, extent and scale of built form on the Site is unprecedented. Therefore, the proposed development is a matter of principle and degree. Whilst it would be new built form the fact of new structures on the Site would, be historically inconsistent.

What is the lifespan of the proposed development, and would the proposed development be reversible?

The lifespan of the proposed development is, to all intents and purposes, permanent but it would, theoretically, be reversible with all components capable of removal upon eventual decommissioning.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the Listed Building?

The proposed development, when completed, would include external illumination, so there would be some light spill, but such light would by and large decay to extinction, due to intervening landscape features before it reached any observer within the Listed Building or in its immediate setting. The significance of the Listed Building in its parkland setting, does benefit from darkness – highlighting its separateness, but this would not be diluted by the proposed development.

Does the landscape setting of the Listed Building have the capacity to absorb new development without the erosion of its key characteristics?

The particular landscape setting of the Listed Building, including the Site possess the capacity for development (as recognised by the LPA).

What is the impact of the proposed development on non-visual elements of the setting and character of the Listed Building, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity?

The Listed Building is remote from other structures not intimately related to its function and enjoyment. and the 18th and 19th centuries are easy to evoke within the immediate and intermediate settings. The wider setting however, contains multiple artefacts of the 20th and 21st centuries but these do not add any insurmountable burden to the achievement of any evocation with the setting. The sense of place (a distinctive castle in the Neo-Norman style) would be changed but cultural capital of the Listed Building (an expression of the financial power and architectural extravagance available to the high-status owner of the means of production in the early 19th century) would not be harmed by changes to the setting arising from the proposed development.

With respect to the values which contribute to significance the Listed Building, the Site makes no contribution to evidential or historic values. The Site does not induce a positive aesthetic response related to and within the context of the Listed Building. Communally, the Site plays no part in any commemorative value ascribed to the Listed Building and has no symbolic role in local cultural or public life.

The proposed development would constitute a change to the landscape, but the change would constitute no adverse visual impact on the setting of the Listed Building or on the values which contribute to its significance. The consequence of the proposed development would, therefore, be neutral.

9.6 Listed Building: Walls and Attached Structures to Terraced Flower Garden [of Penrhyn Castle]

9.6.1 Direct Impact

None

9.6.2 *Indirect Impact*

A detailed evaluation of the potential impact of development on the significance of the Listed Building by means of changes to its setting is provided below.

What is the visual impact of the proposed development relative to the scale of the Listed Building and its setting?

The massing of the proposed development is larger than this Listed Building and the flower garden it encloses. There are no sightlines available from Listed Building to the Site or vice versa which would be amended by the proposed development. The Listed Building provides formally designed and composed sightlines (properly called views) in the direction of the Site, but other landscape factors intervene – preventing intervisibility. There is, no reason to suppose that members of the public at or within the setting of the Listed Building would be unduly disoriented by the presence of the proposed development when it would be undiscernible from the key setting locations. The sense of place and landscape connectivity would not be influenced as the proposed development would not result in any alteration to the experiential pattern.

What is the visual impact of the proposed development relative to the location of the Listed Building?

The proposed development would be c. 680m to the west of the Listed Building. The proposed development would induce an alteration to the existing pattern within the wider setting but a residential estate per se would not be an unfamiliar introduction into the landscape. The proposed development would not physically or visually isolate the Listed Building or occult it.. The proposed development would not compete with the Listed Building and would not adversely influence its understanding and appreciation. The proposed development would introduce enhanced movement and activity above that which already occurs in the wider setting but the Listed Buildings relationship to the Penrhyn Castle Historic Park and Garden of which it forms a component part, would not be interrupted or compromised or in any way diminished.

Would the proposed development dominate the Listed Building or detract from an ability to understand and appreciate it?

The separation distance between the proposed development and the Listed Building is sufficient such that the proposed development would not dominate the Listed Building or impact an ability to understand and appreciate it. The proposed development would not over-power the Listed Building. The proposed development would take its place in a wider landscape which contains multiple examples of its massing, form and material finish. The functional and physical relationship of the Listed Building to its wider landscape setting and associated structures such as Penrhyn Castle setting would not be harmed.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the Listed Building?

The immediate surroundings of the Listed Building have no built form – it is isolated within a deep tree belt. Beyond the tree-belt the built form is characterized by the historic structures of the Penrhyn Estate. Beyond the estate, the landscape includes multi-period structures, including 20th and 20th century structures to which the proposed development could be compared. The presence, extent and scale of

built form at the Site is, however, unprecedented. Therefore, the proposed development is a matter of principle and degree. Whilst it would be new built form, the fact of new structures on the Site would, be historically inconsistent.

What is the lifespan of the proposed development, and would the proposed development be reversible?

The lifespan of the proposed development is, to all intents and purposes, permanent but it would, theoretically, be reversible with all components capable of removal upon eventual decommissioning.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the Listed Building?

The proposed development, when completed, would include external illumination, so there would be some light spill, but such light would not be much more than that spilled by the existing built form in the immediate, intermediate and wider vicinity. In any case the significance of the Listed Building does not rely on tenebrosity during nocturnal hours and indeed the flower garden which it encloses is usually experienced during daylight hours.

Does the landscape setting of the Listed Building have the capacity to absorb new development without the erosion of its key characteristics?

The particular landscape setting of the Listed Building partially defined by the Site possess the capacity for development (as recognised by the LPA).

What is the impact of the proposed development on non-visual elements of the setting and character of the Listed Building, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity?

The setting of the Listed Building has multiple characters – the immediate woodland setting provides it with a sense of separation from the parkland which is the intermediate setting. The wider setting is a multi-period landscape. The evocation of the second half of the 19th century (when the walled garden was laid out) is easy to conceive when looking at the unchanged sightlines to the south-west over the extending terraces retained by stone walls. The ecological backdrop is all but unchanged in nearly 200 years. The identification of the Listed Building as a walled garden is straightforward for the casual observer and its function is obvious. The proposed development would not add any insurmountable burden to the achievement of any evocation with the Listed Building's setting, no amplification of effort required to attain that evocation would be necessary. The sense of place (a recreational flower garden) would not be changed by the proposed development and the cultural capital of the Listed Building (a formalised structure for the cultivation and exhibition of flowers) would not be harmed by changes to the wider setting arising from the proposed development.

With respect to the values which contribute to significance of the Listed Building the Site makes no contribution to its historic and evidential values. Its current form, an enclosed field is an artefact of landscape management which pre-dates the construction of the Walled Garden and has no functional relation to it – being put to an entirely different purpose. The Site does not induce a positive aesthetic response related to and within the context of the Listed Building. Communally, the Site plays no part in any commemorative value ascribed to the Listed Building and has no symbolic role in local cultural or public life.

The proposed development would constitute a change to the landscape, but the change would constitute no adverse visual impact on the setting of the Listed Building and on the values which contribute to its significance. The consequence of the proposed development would, therefore, be neutral.

9.7 Listed Building: Penrhyn Park Boundary Wall

9.7.1 Direct Impact

None

9.7.2 Indirect Impact

A detailed evaluation of the potential impact of development on the significance of the Listed Building by means of changes to its setting is provided below.

What is the visual impact of the proposed development relative to the scale of the Listed Building and its setting?

The massing of the proposed development is tricky to compare to the Listed Building. The Wall is a sinuous circuit enclosure, relatively low – but probably containing a mass of material to which the proposed development would be comparable. The mass of the proposed development is however, concentrated in one area and would be arranged to create volumetric space – which the Wall does not. There are filtered and glimpsed sightlines available from the wider setting towards the Wall across the Site which would be amended by the proposed development. Given that the Wall, however, is appreciable and better serviced by sightlines at other locations. There is, however no reason to suppose that members of the public at or within the setting of the Wall would be unduly disoriented by the presence of the proposed development in an environment which already contains built form and where observers' expectations as to the characteristics of the setting, already primed to acknowledge the presence of built form, would respond accordingly, in order to bring a reflexive consideration to a new development. Path integration capabilities within the visual matrix would not be fragmented although some dilution would be inevitable. The sense of place and landscape connectivity would be influenced as the proposed development would result in some alteration to the experiential pattern. This alteration is however, not considered to be adverse.

What is the visual impact of the proposed development relative to the location of the Listed Building?

The proposed development would be to the western side of the Wall. The proposed development would induce an alteration to the existing pattern within the setting but a residential estate per se would not be an unfamiliar introduction into the landscape (the Wall snakes around the curtilages to dwellings in Llandygai Village). The proposed development would not physically isolate the Wall as it would be confined to one side of it along a small stretch (given the overall length of the Wall) and would improve public access to land within the Wall's immediate setting. Visual isolation would not occur due to careful design and landscaping, preserving the essence of the Wall's corridor. The visual opportunities to experience the Wall would be improved by the proposed development. The proposed development would compete with the Wall at a local scale but not adversely influence its understanding and appreciation. The proposed development would introduce enhanced movement and activity above that which already occurs in the immediate setting but the Wall's relationship to the Penrhyn Slate Quarry

Railroad – which influenced the alignment and route of the wall on the western side of the Penrhyn Castle estate, would not be interrupted.

Would the proposed development dominate the Listed Building or detract from an ability to understand and appreciate it?

The separation distance between the Wall and the proposed built form is sufficient such that the proposed development would not dominate the Wall or impact an ability to understand and appreciate it. The proposed development would not over-power the Wall. The proposed development would take its place in a wider landscape which contains multiple examples of its massing, form and material finish. The functional and physical relationship of the Wall to its surrounding landscape, associated structures and wider setting would be changed but the functional relationship between the Wall and its landscape – i.e. the fact that it separates one type of landscape for other types of landscape would not be compromised.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the Listed Building?

The Wall already has relationships with residential built form – at Llandygai village and at the Plas y Coed development. The proposed development also compares to the wider existing built form of Maesgeirchen. The presence, extent and scale of built form at the Site is, however, unprecedented. Therefore, the proposed development is a matter of principle and degree. Whilst it would be new built form, the fact of new structures on the Site would, be historically inconsistent.

What is the lifespan of the proposed development, and would the proposed development be reversible?

The lifespan of the proposed development is, to all intents and purposes, permanent but it would, theoretically, be reversible with all components capable of removal upon eventual decommissioning.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the Listed Building?

The proposed development, when completed, would include external illumination commensurate with the maintenance of health, safety and well-being, so there would be some light spill, but such light would not be much more than that spilled by the existing built form in the immediate, intermediate and wider vicinity. In any case the significance of the Wall does not rely on tenebrosity during nocturnal hours.

Does the landscape setting of the Listed Building have the capacity to absorb new development without the erosion of its key characteristics?

The particular landscape setting of the Wall defined by the Site possess the capacity for development (as recognised by the LPA).

What is the impact of the proposed development on non-visual elements of the setting and character of the Listed Building, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity?

The setting of the wall has multiple characters – providing it with both a degree of remoteness but also donating suburban character in certain stretches. Stretches of it are also very close to the A5 - a major

traffic route into Bangor. The 18th and 19th centuries are not easy to evoke in the vicinity of the Site due to the dynamism of the A5 and the Bangor Cemetery and Crematorium. The identification of the Listed Building as a wall is however straightforward for the casual observer and its function is obvious. The proposed development would not add any insurmountable burden to the achievement of any evocation with the Wall's setting, no amplification of effort required to attain that evocation would be necessary. The sense of place (between parkland and a field) would be changed but the cultural capital of the Wall (a physical boundary between parcels of land out to different purposes) would not be harmed by changes to the setting arising from the proposed development.

With respect to the values which contribute to significance the Wall, the Site makes some contribution to its historic and evidential values. Its current form, an enclosed field, however, is an artefact of landscape management which pre-dates the construction of the Wall. The Site does not induce a positive aesthetic response related to and within the context of the Wall. Communally, the Site plays no part in any commemorative value ascribed to the Wall and has no symbolic role in local cultural or public life.

The proposed development would constitute a change to the landscape, but the change would constitute no adverse visual impact on the setting of the Listed Building and on the values which contribute to its significance. The consequence of the proposed development would, therefore, be neutral.

9.8 Listed Building: Incline Cottage

9.8.1 Direct Impact

None

9.8.2 Indirect Impact

A detailed evaluation of the potential impact of development on the significance of the Listed Building by means of changes to its setting is provided below.

What is the visual impact of the proposed development relative to the scale of the Listed Building and its setting?

The massing of the proposed development is significantly greater than the Cottage. The Site forms part of the intermediate setting of the Cottage and lines of intervisibility are available for the Cottage and its curtilage to the Site and *vice versa*. The Site also contains the Scheduled Monument Penrhyn Slate Quarry Railroad to which the Cottage has historical and functional relationships. The proposed development would therefore have an impact on the immediate, intermediate and wider setting of the Cottage being present in sightlines in all of these component parts of the whole setting. The presence of the proposed development is likely to cause some disorientation with respect to the Cottage – especially its visual appreciation. The sense of place and landscape connectivity would be influenced as the proposed development would result in some alteration to the experiential pattern. However, the Cottage has no meaningful functional relationship with the Site (other than the Railroad) as it not a farmhouse or any type of agricultural utility building and was not a necessary determinant of land use within the Site (other than the Railroad) which was used as pasture. The alteration is however, considered to be mildly adverse and therefore negative.

What is the visual impact of the proposed development relative to the location of the Listed Building?

The proposed development would be to the western side of the Cottage. The proposed development would induce an alteration to the existing pattern within the setting but a residential estate per se would not be an unfamiliar introduction into the landscape. The proposed development would not entirely physically isolate the Cottage as it would be confined to one side of it, but some visual isolation would be unavoidable. Public access to land within the intermediate setting of the Cottage would, however, be established. Some visual isolation would also occur but careful design and landscaping, would ameliorate this. The visual opportunities to experience the Cottage would be improved by the proposed development. The proposed development would compete with the Cottage and adversely influence its understanding and appreciation. The proposed development would introduce enhanced movement and activity above that which already occurs in the intermediate setting but the Cottage's relationship to the Penrhyn Slate Quarry Railroad, would not be interrupted.

Would the proposed development dominate the Listed Building or detract from an ability to understand and appreciate it?

The separation distance between the Cottage and the proposed built form is sufficient such that the proposed development would not completely dominate the Cottage but some impact on an ability to understand and appreciate it would be inevitable. The functional and physical relationship of the Cottage to the remains of the rail road with which it is intimately associated, would remain but the intermediate setting would be compromised.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the Listed Building?

The Cottage already has relationships with built form in the shape of the Bangor Cemetery and Crematorium, but has no relationship with any other residential built form. The proposed development compares to the wider existing built form of Maesgeirchen to the west, so contextually the proposed development is paralleled by developments in the wider surroundings. The presence, extent and scale of built form at the Site, as proposed, is, however, unprecedented. Therefore, the proposed development is a matter of principle and degree and in considering both these factors a comparison with the surroundings leads to an outcome which is a negative impact.

What is the lifespan of the proposed development, and would the proposed development be reversible?

The lifespan of the proposed development is, to all intents and purposes, permanent but it would, theoretically, be reversible with all components capable of removal upon eventual decommissioning.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the Listed Building?

The proposed development, when completed, would include external illumination, so there would be some light spill, However, the significance of the Cottage does not rely on tenebrosity during nocturnal hours.

Does the landscape setting of the Listed Building have the capacity to absorb new development without the erosion of its key characteristics?

The particular landscape setting of the Cottage defined in part by the Site possess the capacity for development (as recognised by the LPA).

What is the impact of the proposed development on non-visual elements of the setting and character of the Listed Building, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity?

The setting of the Cottage is defined by shelter belts of trees which do provide some visual isolation, and therefore, a bulwark to the location of built form of the proposed development – which would be separated from the Cottage by a landscape buffer. The identification of the Listed Building as a Cottage is however straightforward for the casual observer – but its historic function as a winding house requires prior knowledge of that function and/or refined architectural appreciation. The proposed development would not add any further burden to identification of the Cottage as a former winding house. The sense of place would be changed but the cultural capital of the Cottage (a dwelling house) would not be harmed by changes to the setting arising from the proposed development.

With respect to the values which contribute to significance the Cottage, the Site makes some contribution to its historic and evidential values. The Site provides a convenient and attractive backdrop for evincing an aesthetic response related to and within the context of the Cottage. Communally, the Site plays no part in any commemorative value ascribed to the Wall and has no symbolic role in local cultural or public life – but that part of the Site once used as a railroad is intimately bound to the Cottage and is intimately bound by historical function.

The proposed development would constitute a change to the landscape, and the change would constitute an adverse visual impact on the setting of the Listed Building and on the values which contribute to its significance. The impact of the proposed development would, therefore, be negative.

9.9 Listed Building: Pont Marchogion

9.9.1 Direct Impact

None.

9.9.2 Indirect Impact

A detailed evaluation of the potential impact of development on the significance of the Listed Building by means of changes to its setting is provided below.

What is the visual impact of the proposed development relative to the scale of the Bridge and its setting?

The massing of the proposed development is greater than the Bridge. The proposed development would be located c. 110m to the south of the Bridge, but the built form would be c. 175m to the south and separation distance and the characteristics of the intervening landscape mean that whilst it would be notionally and conceptually within the setting of the Listed Building it would have no material impact on appreciation of it or its setting. There is no reason to suppose that members of the public at or within the setting of the Bridge would be disoriented by the presence of the proposed development. The sense of place and landscape connectivity would not be influenced as the proposed development would not result in appreciable alteration to the experiential pattern.

What is the visual impact of the proposed development relative to the location of the Bridge?

The proposed development would have no visual impact relative to the location of Bridge. The proposed development would not physically isolate the Bridge from any aspect of its setting upon which its significance relies. The visual opportunities to experience the Bridge and its setting would not be materially changed. The proposed development would not compete with the Bridge and would not adversely influence its understanding and appreciation. The proposed development would introduce enhanced movement and activity but not noticeably within the immediate and intermediate setting of the Bridge.

Would the proposed development dominate the Bridge or detract from an ability to understand and appreciate it?

The proposed development would not dominate the Bridge, nor would it impact on an ability to understand and appreciate it. The proposed development would not over-power the Bridge or occult it. The proposed development would take its place in a wider landscape which contains multiple examples of its massing, form and material finish. The functional and physical relationship of the Bridge to its surrounding landscape, associated structures (such as the Scheduled Monument: Penrhyn Quarry Rail Road) and wider setting would not be changed. The proposed development would be located to the south of the Bridge from which and to which there is no intervisibility. The setting of the Bridge has the capacity to absorb development without an unacceptable concession to the relationship between the Listed Building and its setting – as evidenced by the construction of the Glantraeth residential development immediately to the west of the bridge.

How does the proposed development compare to the presence, extent, character and scale of the existing built environment within the surroundings of the Bridge?

The immediate and intermediate setting of the Bridge is defined by the wooded valley slopes of the Afon Cegin, but also includes a disused railway (now repurposed as a recreational cycle way/path). The wider setting includes agricultural land to the east and the A5 corridor on the approaches to suburban Bangor. The proposed development compares to the urban and suburban components of the wider setting but has no resonance with the immediate and intermediate setting. The presence, extent and scale of built form on the Site is unprecedented. Therefore, the proposed development is a matter of principle and degree. Whilst it would be new built form the fact of new structures on the Site would, be historically inconsistent.

What is the lifespan of the proposed development, and would the proposed development be reversible?

The lifespan of the proposed development is, to all intents and purposes, permanent but it would, theoretically, be reversible with all components capable of removal upon eventual decommissioning.

Would the proposed development include artificial lighting affecting the nocturnal appearance of the Bridge?

The proposed development, when completed, would include external illumination, any light spill would decay to extinction, due to intervening landscape features before it reached any observer at the Bridge or in its immediate setting. The significance of the Bridge does not benefit from darkness so any changes to lighting would, in any case, be irrelevant.

Does the landscape setting of the Bridge have the capacity to absorb new development without the erosion of its key characteristics?

The particular landscape setting of the Listed Building, including the Site possess the capacity for development (as recognised by the LPA).

What is the impact of the proposed development on non-visual elements of the setting and character of the Bridge, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity?

The Bridge is remote from other structures not intimately related to its function and evocation of the 18th and 19th centuries is achievable within the immediate and settings even in the face of the Glantraeth development. The wider setting contains multiple artefacts of the 20th and 21st centuries but these do not add any insurmountable burden to the achievement of any evocation with the setting. The sense of place (a bridge over a watercourse) would be changed by the proposed development but discriminating the Bridge as a distinct place would be unaffected. The cultural capital of the Bridge (an engineering solution to a physical impasse on the route of a rial road) would not be harmed by changes to the setting arising from the proposed development.

With respect to the values which contribute to significance the Listed Building, the Site makes no contribution to evidential or historic values other than the fact that the railroad that passed over bridge extended thorough the Site. The Site does not induce a positive aesthetic response related to and within the context of the Bridge. Communally, the Site plays no part in any commemorative value ascribed to the Bridge and has no symbolic role in local cultural or public life.

The proposed development would constitute a change to the landscape, but the change would constitute no adverse visual impact on the setting of the Bridge or on the values which contribute to its significance. The consequence of the proposed development would, therefore, be neutral.

10.0 STATUTORY AND PLANNING POLICY REVIEW

Statutory provision for heritage and both national and local planning policy establish a series of tests and obligations which can be applied to proposed development and planning application. It is useful to work through these tests and establish their applicability to and outcome with respect to the specific planning application for the Site

The Site includes part of a WHS and part of a Scheduled Monument. Therefore, this Statement confirms that the Site designated historic assets for which there would be a presumption in favour of preservation *in situ* and against development. However, the design of the proposed development ensures that preservation *in situ* of these designated assets is maintained and that the physical condition and accessibility, understanding and appreciation of the assets is improved and expanded. The proposed development is not in tension with the presumption.

The Site is wholly within a Landscape of Historic Interest in Wales and, within the Site there are formally recognised discrete designated historic assets which amplify the value of the site as a component part of the Landscape. However, with respect to the Landscape as a whole the proposed development is not considered to have more than a local impact, so, under national planning policy the LPA is not induced to take into account the Landscape when considering the implications of the proposed development.

The *Historic Environment (Wales) Act 2023* and the *Planning (Listed Buildings and Conservation Areas) Act 1990* are engaged with respect to Listed buildings and the general duty 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” falls upon the LPA. It has been assessed that the proposed development would not threaten the preservation of Listed Building - Incline Cottage but it would have a negative impact on the setting and therefore, fail to preserve the setting. The LPA will, therefore, assess the merits of the proposed development against the desirability to preserve when determining the planning application.

The Site’s eastern boundary is coincident with the western boundary to the Grade II* Penrhyn Castle Registered Historic Park & Garden and the Site is within the setting of this designated historic asset. Para 6.1.18 of PPW advises planning authorities to “...value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the Register of Historic Parks and Gardens in Wales” and para. 6.1.19 notes that “the effect of a proposed development the setting of a Registered Historic Park and Garden, is a material consideration in determining a planning application. The provisions of para 6.1.19 are engaged but as demonstrated above the proposed development would not have a negative impact on the setting of the Penrhyn Castle Registered Historic Park & Garden.

The Site lies within the broad historic landscape character area of Arfon and also within the Ogwen Valley Registered Historic Landscape – specifically the character area of Port Penrhyn. Para 6.1.20 of PPW notes that “The Welsh Government seeks to protect areas on the register of historic landscapes in Wales.” Para 6.1.21 states that “Planning authorities should protect those assets included on the register of historic landscapes in Wales” and that “The register should be taken into account in decision making when considering the implications of developments which ... meet the criteria for Environmental Impact Assessment (hereafter EIA) or, if on call in, in the opinion of the Welsh Ministers, the

development is of a sufficient scale to have more than a local impact on the historic landscape.” It is not yet determined if the proposed development meets the criteria for Environmental Impact EIA will be called in and if so, in the opinion of the Welsh Ministers, is of a sufficient scale to have more than a local impact. With this in mind, it would be premature to state that para. 6.1.21 is either engaged or disengaged. However, should the LPA, take the Register into account an assessment of the impact of the proposed development on the Ogwen Valley Registered Historic Landscape would find the effect of the proposed development to be no more than local and for that effect to be insufficient to sustain an objection to the development. PPW continues to specify that an assessment of the impact development on a historic landscape may be required if the development is proposed within a Registered Historic Landscape (or its setting) and there is potential for conflict with development plan policy. The relevant development plan policy in the Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026 requires that development proposals preserve and where appropriate enhance registered historic landscapes. The Site is identified as a housing allocation site (for up to 72 dwelling houses) within the Plan and it is considered that as the LPA has made this allocation, a suitable housing scheme, by definition, cannot be in conflict with the Plan and therefore, there is no cause to undertake an assessment of the proposed development on the Ogwen Vally Historic Landscape. Given the uncertainty regarding the Site and the proposed development in relation to the national policy provisions for Registered Historic Landscape it would be premature to engage in an assessment of the impacts of the proposed development on the Ogwen Valley Registered Historic Landscape but the applicant acknowledges that at future juncture it may be necessary to review the situation.

PPW para. 6.1.22 states that “The impacts of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone and its essential setting, is a material consideration in the determination of any planning application.” Part of a WHS is within the Site - the Slate Landscape of Northwest Wales (Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn) and the Site is also within its buffer zone and setting. Para 6.1.22 is engaged and the presence of the WHS has been factored into the design of the proposed development, and approaches to Site layout, the use of landscaping and provision of PoS have been appropriately influenced by the WHS and so the proposed development has, in parallel with the planning process considered the WHS to be a material consideration.

PPW para. 6.1.23 states that “The planning system recognises the need to conserve archaeological remains. The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a scheduled monument or not”. Part of the Scheduled Monument Penrhyn Slate Quarry Railroad (Cadw ref. CN415) extends along a strip adjacent to and within the Site’s eastern boundary. Para. 6.1.23 is therefore engaged.

Para. 6.1.24 of PPW states that “Where nationally important archaeological remains [including Scheduled Monuments] and their settings are likely to be affected by proposed development there should be a presumption in favour of their physical protection *in situ*. The proposed development does not threaten the *in situ* protection of the Scheduled Monument Penrhyn Slate Quarry Railroad and the development is in accord with the presumption. With respect to setting, a test of exceptional circumstance is applied to those proposals which would result in a demonstrable and unacceptably damaging effect (i.e. a negative impact) to the setting of a Scheduled Monument. As the Statement has

shown the proposed development would have a neutral effect on the setting of the Scheduled Monument, so the exceptional circumstance test is not engaged.

The *Anglesey and Gwynedd Joint Local Development Plan 2011-2026*, adopted 2017 includes two relevant policies. Policy PS 20: Preserving and where Appropriate Enhancing Heritage [sic] Assets states that the LPA “will preserve and where appropriate, enhance its unique heritage [sic] assets” and confirms that proposals that will preserve and where appropriate enhance Scheduled Monuments, Listed Buildings and their curtilages, Registered Historic Landscapes, Registered Historic Parks and Gardens and their settings will be granted. Whilst this does not explicitly state that proposals which fail to, at minimum, achieve preservation will not be permitted, the policy test establishes a desirability for preservation. The proposed development would occasion no harm to any Scheduled Monument, Registered Historic Landscape or, Registered Historic Parks and Gardens or their settings. In this regard the proposed development aligns with the advantageous outcomes the policy desirability seeks to sustain. However, it has been assessed that the proposed development would be injurious to the setting of Listed Building Incline Cottage and therefore the proposed development fails to align with policy destination. The policy does however provide scope to refer to wider LDP objectives – such as economic and social needs. The mechanisms within Policy PS 20 highlight some tension between the Site’s allocation (for residential development) by the LPA and the allied housing strategy. The development of the Site as per the allocation would, by its nature, result in some impact to the setting of a Listed Building and therefore to take up the LDP allocation does require an acceptance of some impact to the setting of a designated heritage asset. It is assumed that this particular matter must have been assessed and accepted in principle during the formulation of the LDP and its adoption. The local policy should perhaps, also be considered in the light of national policy which states that sustainable development, whilst it requires the conservation of the historic dimension of the countryside, such conservation should be balanced against the economic and social needs of local communities. The local policy at first glance, does not allow for balance (integral to national policy) but a deeper consideration of Policy PS 20 shows it to be capable of interpretation in-step with national policy. These factors should be material when considering the weight to be afforded to any perceived breach of Policy PS 20.

Local Development Plan Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens require that proposals within or affecting the setting and/ or significant views into and out of World Heritage Sites, Registered Historic Landscapes and Registered Historic Parks and Gardens must have regard to World Heritage Site Management Plans and *The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales*. It is confirmed that the design process for the proposed development has had the necessary regard required by the policy.

Policy AT 1 also requires that proposed development should be supported by a Heritage Impact Assessment. This HIS qualifies as a Heritage Impact Assessment and the proposal is therefore, policy compliant in this regard.

11.0 CONCLUSION

The proposed development on the Site takes the form of a residential development.

This document has carefully considered the potential for the proposed development to harm the significances of designated historic assets such and the Outstanding Universal Values of a World Heritage Site and the special interest of Grade II Listed Buildings and exceptional interest of a Grade I Listed Building.

The consideration has explored the evidential, historic, aesthetic and communal values which may be impacted upon by the proposed development. The consideration has also identified the nature of any impact and therefore the impact (positive/neutral/negative) that may befall the historic assets and their settings.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics of the host Site and the receiving environment. The document is therefore limited by sensible bounds.

With the exception of the Listed Building Incline Cottage the proposed development would have no negative impacts on any designated historic asset. By means of changing it setting, the proposed development would have a negative impact on the setting and on the significance of Incline Cottage.

The proposed development has been designed to fall within the norms of conservation practice and the design process sought to avoid impacts to the historic environment. In this instance, however, the characteristics of the proposed development mean that some negative impact for one designated historic asset cannot be avoided. The impact, however, is ameliorated as much as possible by inherent mitigation embedded within the design.

Changes to the historic environment, it should be remembered, are an ordinary incident of development and changes which result in harm in order to achieve public benefits, such as the provision of housing are accommodated within the planning process and allied statutory provisions.

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Appendix A: Cadw 'Full Report' Summary Descriptions of Designated Heritage Assets

Slate Landscape of North Wales World Heritage Site [Component 1 - Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn]

This World Heritage Site was inscribed onto the World Heritage List in 2021 as a consequence of its Outstanding Universal Value. The Statement of Outstanding Universal Value is as follows:

“The Slate Landscape of Northwest Wales is located in the United Kingdom, in the mountains of Snowdon massif. Six areas together represent an exceptional example of an industrial landscape which was profoundly shaped by quarrying and mining slate, and transporting it for national and international markets. From 1780 to 1940 this industry dominated world production of roofing slates, transforming both the environment and the communities who lived and worked here. The quarries and mines are monumental in scale, comprising stepped hillside workings, deep pits and cavernous underground chambers, massive cascading tips, ingenious water systems, and a range of industrial buildings. Outstanding technical equipment and major engineering features survive. Innovative transport systems linked quarries and processing sites with purpose-built coastal export harbours and with main-line railways. Grand country houses and estates built by leading industrialists contrast with workers’ vernacular settlements, with their characteristic chapels and churches, band-rooms, schools, libraries and meeting-places.

By the late 19th century the region produced about a third of the world output of roofing slates and architectural slabs. Its use in terraced houses, factories, warehouses and elite architecture contributed to rapid global urbanization. It influenced building styles, encouraging the shallow-pitched roofs of the Georgian order. Technologies that were innovated, adopted and adapted in the property include the ingenious application of waterpower, the development of bulk handling systems and the first known application of the circular saw for cutting stone. These were diffused by specialists and by emigration of skilled Welsh quarrymen to the developing slate industries of the United States, continental Europe and Ireland. The Snowdon massif’s narrow-gauge railway systems gained global influence and were adopted from Asia and America to Africa and Australasia.

Component Part 1: Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn

An area that has been quarried for slate since the Medieval period but which was developed on an extensive scale from the late eighteenth century onwards by Richard Pennant, Lord Penrhyn, and his heirs. The Component Part includes the relict part of the great stepped Penrhyn Slate Quarry, worked continuously since the late eighteenth century, a water-powered mill complex at Felin Fawr, the railroad and railway that transported the slate to the private harbour at Port Penrhyn, the distinctive and contrasting workers’ settlements at Bethesda and Mynydd Llandygai and the quarry-owning family’s huge Penrhyn Castle and its vast Park.

Elements:

- 1.1 Penrhyn Slate Quarry – relict stepped galleries with extensive areas of slate tipping to either side
- 1.2 Felin Fawr Slate-Slab Mills – an historic processing and engineering complex
- 1.3 The Penrhyn Slate Quarry Railroad and Penrhyn Slate Quarry Railway – two historic systems which exported slate from 1801 to 1962
- 1.4 Port Penrhyn – the harbour for Penrhyn slates
- 1.5 Mynydd Llandygai Settlement – planned housing for quarrymen and their families
- 1.6 Bethesda Village – created by quarrymen who preferred not to live on the Penrhyn estate

1.7 Penrhyn Castle and Park – the extravagant neo-Norman dwelling of the Penrhyn family

Registered Historic Landscape: Ogwen Valley (Cadw ref. HLW (Gw) 10)

The Cadw Full Report of Registered Historic landscape provides the following summary description and reason for designation:

“The upper part of the Ogwen Valley, or Nant Ffrancon, in north Snowdonia is a deeply glaciated valley of classic Alpine proportions, with its flat floor bounded on both sides by steep slopes that rise to hanging valleys and cirques below ice-worn peaks along the watershed ridges.

The valley floor is at about 200m above OD with the surrounding chain of peaks among the highest in Wales, reaching 1044m above OD at Carnedd Dafydd in the east, 999m above OD at Glyder Fawr in the south, and 822m above OD at Carnedd y Filiast in the north west. North of Nant Ffrancon, the valley is much shallower, but the high tributary valleys of Cwm Ffrydlas, Cwm Caseg and Cwm Llafar extend east to the Carneddau ridge between Carnedd Llywelyn and Moel Wnion. On the north west side, outside the main valley, the area includes Moel y Ci, Moel Faban, parts of the coastal strip east of Aber-Ogwen and the north east end of the Arfonian plateau as far as the mouth of the River Cegin on the Menai Strait. The area contains extensive and very well-preserved, relict remains of prehistoric and later land use, and in sharp visual contrast, the immense and diverse remains relating directly and indirectly to the industrial extraction of slate in the last and present centuries.

As well as Penrhyn quarry itself, which is one of the few still working in Gwynedd, the contrasting style and scale of the settlements of quarry owner and workers echo the powerful social and economic forces which shaped, and still underlie, this landscape. Overlooking the slate town of Bethesda, the slopes of Moel Faban, Cwm Ffrydlas, Gyrn Wigau and Cwm Caseg contain a palimpsest of relict archaeological remains indicating land use and activity from the prehistoric period to the recent past. There are a number of Bronze Age funerary and ritual monuments and burnt mounds (communal cooking places); several, very extensive and well-preserved, late prehistoric hut settlements, enclosures and field systems; Iron Age hillforts; medieval settlements of long huts and platform houses; 19th century quarry trials and levels, including a leat system and a tramway bed, a hone-stone quarry; and unique, large multi-cellular, drystone-walled sheepfolds.

There are further extents of late prehistoric hut settlements and fields above Llanllechid, and vestiges of what might have been equally large extents on the lower slopes beneath Llanllechid and around Tregarth. There is also a large Iron Age hillfort at Pendinas, near the latter village. Further north west, between the Ogwen and Cegin valleys, on a natural terrace partly under what is now the Llandegai Industrial Estate, are the extensive, buried remains of a Neolithic, Bronze Age and later complex of funerary, ritual and settlement sites discovered from the air, including henges and a ceremonial avenue or cursus marked by ditches.

The importance of the site is demonstrated by its location at the focus of natural routes along the Ogwen valley to the south east, and running east-west along the coast. The whole area is, however, dominated by the Penrhyn quarry, as was the whole Welsh slate industry, with its excellent quality slate worked by open terracing. The quarry remained the largest, single excavation in the world until the 1960s. Documentary sources hint that slate was being worked in this area as early as the 13th century, but the commercial development of the slate industry owed much to pioneers such as Richard Pennant of Penrhyn, who at the end of the 18th century acquired the numerous small quarries operating in the

Bethesda area. A small quay was built in 1790 at the mouth of the River Cegin, on the Menai Strait near Bangor, to export the slate, and this was expanded in 1801 with the construction of Port Penrhyn, and a railway, originally built for horse-drawn trams, to link with the quarries. The trackbed of a slightly later, revised route of the railway survives with the section between Port Penrhyn and Felin-hên in use as a cycle track. The merging of several small workings into one large productive unit and the provision of an efficient transport system led to a considerable increase in the production of slates to a record output of over 130,000 tons in 1862, when 3,285 men were employed at the quarry. Thereafter, the industry gradually declined, and as in other slate areas, there was a series of protracted and bitter labour disputes culminating in 'Streic Fawr y Penrhyn' (the Penrhyn Lockout) in 1900-1903 which left lasting social scars remembered to this day.

The consolidated groups of quarrymen's smallholdings on Mynydd Llandegai to the west of the quarry, each with its parcel of land bounded by slate pillar fences, are one of the most striking testimonies to the planning of the Penrhyn Estate, and contrast with the unplanned nature of most of the villages that developed in the valley, such as Rachub, Llanllechid and Tregarth. Lord Penrhyn also built a model village (with 'no corrupting alehouse') for his workers at Llandegai, outside the main entrance to Penrhyn Castle, which with neat rows of cottages raised around the old church, together with a saw mill on the banks of the River Ogwen, is one of the few examples of a model village in the area. In addition, much of the common land was enclosed at this time to provide grazing land for those with cottages on the Penrhyn Estate. The satellite villages form, after the quarry, perhaps the most important landscape elements of the industry. Bethesda has been viewed as a prototype of Caernarfonshire's quarry Villages, and is possibly the only slate town to have received any detailed study.

The original chapel was built near a small group of quarrymen's cottages in 1820, was enlarged in 1830 and then again in 1840. The town also had two brickworks and rapidly expanded to become a classic example of both an irregular and planned development. Penrhyn Castle, seat of the Pennant family, was built by Thomas Hopper between 1827-37 for George Dawkins Pennant on a site which had been occupied since at least the 15th century. Built in Neo-Norman style, it is one of the most potent and enduring reminders of the social and economic forces that have shaped this area, and remained in the family's possession until its acquisition in 1951 by the National Trust. The castle is enparked inside a great wall with castellated gatehouses. The surrounding estate was improved for farming, and a new road through the Ogwen valley was carefully laid out in 1791-92 by Benjamin Wyatt for travellers, in order to get the 'most spectacular view around every bend'. The road on the east side of the valley was built by the Capel Curig Turnpike Trust in 1802 and improved in ensuing years, particularly by the construction in the 1820s of Thomas Telford's new Holyhead Road, the present A5. Nearly all the antiquarian tourist authors of the period provide detailed accounts of the valley and its quarries, including Thomas Pennant, one of the earliest and most famous writers, who" [sic]

Scheduled Monument: Penrhyn Slate Quarry Railroad (Cadw ref. CN145)

"The Cadw Scheduled Monuments Full Report provides the following summary description and reason for designation:

"The monument comprises the relict remains of the Penrhyn Slate Quarry Railroad, developed to take slates from Penrhyn Quarry (CN416), Bethesda to Felin Fawr slate mills and onwards to Porth Penrhyn, Bangor for international export. The railroad ran for a distance of almost 8km utilising the relatively steady gradient adjacent to the river Ogwen to navigate the route between Bethesda and Bangor.

Construction of the railroad was complete by 1801. Built as a horse-drawn system using wagons with double-flanged wheels on iron rails, it utilised technologies developed within the internal quarry system at Penrhyn that were to become a standard across the North Wales slate quarries, such as the 2' gauge rail. It was the first railroad of its type in the industry, developed at a time when most quarries used packhorses to transport material to the nearest navigable watercourse, for export via river wharf.

The railroad was designed by Thomas Dadford, an engineer from the West Midlands. The unusual use of three inclined planes – Marchogion, Dinas and Ty'n Y Clwt – is thought to be evidence of Dadford's background in canal construction. The railroad remained in use until 1879 when it was replaced by the steam-locomotive powered Penrhyn Quarry Railway (CN417) that utilised a more circuitous route between Felin Fawr Slab Mills and Porth Penrhyn which required no inclined planes.

The railroad today survives as five relict sections: Area A - Ty'n Y Clwt Incline to Bron Ogwen Cottages, Area B - Dinas Incline to Halfway House Bridge, Area C - Lôn Isaf to Tyddyn Iolyn, Area D - A55 to Llandygai Village and Area E - Home Farm to the Cegin Viaduct.

Area E: Home Farm to the Cegin Viaduct. Some of the best-preserved elements of the Penrhyn Quarry Railroad survive within Area E. To the NW of Home Farm a small bridge carries the main road to Bangor over the railroad formation. The formation emerges from a narrow cutting to the E of the road and follows the W face of the Penrhyn Estate wall for circa 500m to the north until it reaches Incline Cottage (Listed Building reference 4085). Situated at the summit of the Marchogion Incline, Incline Cottage was the original winder house for the Marchogion Incline. To the north of the cottage, the Marchogion Incline connects the contour section of railroad with the Afon Cegin section some 20m below. It is by far the best preserved of the surviving inclines and is a unique survival, designed for both counterbalance operation and for up-haulage by means of an adjacent horse-whim.

The upper part of the Marchogion Incline comprises a massive slate and earth construction in the garden N of Incline Cottage that rises to first floor level where it would have interacted with the winding mechanism. The east face of this section has been lost and is bisected by the driveway to Incline Cottage. From here, the incline survives as a well-preserved but much overgrown cutting running parallel with the track that connects Incline Cottage and Nursery Cottage. The lower section survives as a well-preserved relict structure opening out into a marshalling yard in dense woodland. At the base of the incline the railroad connects with Pont Marchogion, a single-arched stone bridge with evidence of phasing that appears to have carried both a road on a raised level to the NE and the railroad on a lower ledge against the SW face. From here the railroad continues along a well-engineered ledge for a further 250m on the west bank of the Afon Cegin until it reaches the Cegin Viaduct (Scheduled Monument reference CN380), probably the oldest multi-arched rail bridge in the world.

The monument is of national importance for its potential to enhance our understanding of the slate quarrying industry, specifically the evolution of transport systems and the development of international export. It is the progenitor for the Ffestiniog Railway and all subsequent descendants. At the time of construction, the Penrhyn Quarry Railroad was the longest overland railroad system in the world. Several well-preserved relict sections remain intact along with monumental structures such as Pont Marchogion. The less well-preserved sections and those which survive as low earthworks retain significant archaeological potential.

The scheduled area comprises the remains described and an area around them within which related evidence may be expected to survive. The scheduled area is divided into 5 linear polygons that encompass the line of the railroad and associated structures: Area A varies between 3 and 20m in width

and is c.650m in length orientated NNW-SSE between NGR 261330, 366730 – 261100, 367340. Area B varies between 1 and 9m in width and is c.660m in length between 261000, 368370 – 260730, 368950, the southern half of the area is orientated NW-SE and the northern half orientated N-S. Area C is c.10m in width and c.900m in length and orientated broadly N-S between 260160, 369230 – 259780, 369880. Area D is c.10m in width and 550m in length orientated N-S between 259770, 369930 – 259740, 370450. Area E is orientated broadly N-S between 259380, 3371360 – 259270, 372360, varies between 4 and 12m in width and comprises two sections – the section to the south of incline cottage is c.580m in length and the section to the north of Incline Cottage is c.500m in length.”

Registered Historic Park & Garden: Penrhyn Castle (Cadw ref. PGW(Gd)40(GWY))

The Cadw Registered Park & Garden Full Report provides the following summary description and reason for designation:

“Registered as a well-preserved nineteenth-century landscape park and garden retaining much of its historic character. The walled kitchen garden is also in good condition. The setting and relationship of the house with the park and surrounding landscape is outstanding. The registered park and garden has group value with Penrhyn Castle and its associated estate buildings and structures.

Penrhyn Castle (LB: 3659; NPRN: 16687) an early nineteenth-century neo-Norman castle by Thomas Hopper, is located on the Menai Strait, to the north of Llandegai. There was probably a park associated with the eighteenth-century house, and possibly with the preceding medieval one. It is not until 1804 (redrawn c.1820) that a map shows a layout which includes obvious designed parkland, and the large park which now surrounds the castle clearly has its origins in the later eighteenth century, around the time the Wyatt house was built. It would therefore have been laid out by Richard Pennant, 1st Baron Penrhyn. The enlargement and alterations to the layout were for the most part the work of George Hay Dawkins Pennant, builder of the present house.

The castle lies centrally within its park. The park lies between the mouths of the Afon Cegin and the Afon Ogwen, on the west and east respectively, by the village of Llandegai on the south, and the sea on the north. The ground rises towards the centre of the park, levelling out into an exposed, flat-topped ridge with a couple of knolls. From the top of the keep and towers almost the whole of the park is visible, though the home farm, to the south-west, is screened by trees.

The entire park is walled (LB: 23394) with several entrances and three imposing lodges contemporary with, and in similar style to, the castle: on the south the Grand Lodge on the main, arched, entrance at Llandegai (LB: 3661); another nearby at Talybont (on the original rear drive) (LB: 22925); and another on the north-west at Porth Penrhyn (LB: 3662; 23376). The retaining sea wall on the northern boundary has an artificial mole (a projecting causeway) which once had bathing huts and hot and cold baths (405439).

The home farm (LB: 23444; 23447; 23448; 23449; 23450; 23452; 23454) was moved to the south-west from a site to the north, and there is farmed parkland around it. Areas of more ornamental parkland lie to either side of the Afon Ogwen to the north-east, east and south-east. A nineteenth-century print shows deer in the park though no area was designated as deer park.

Woods have been planted along the sea-edge and alongside most of the drives as well as for screening and shelter purposes. The woodland, now commercially managed, is mainly concentrated around the edges of the park and alongside the main drive. Few parkland trees remain. Deciduous trees, including

ash, lime and oak, are generally planted singly, though there are a few groups, and the remaining conifers (of which there are now few) are mostly in groups.

Along the western edge of the park are the remains of an incline and tramway (scheduled monument CN415) which carried slate from quarries near Bethesda to the purpose-built Port Penrhyn (LB: 23439; 23364) at the north-west corner of the park.

The well-preserved gardens lie around the castle. They consist mostly of informal lawns, planted with specimen trees and shrubs; there is an exceptional collection of woody plants. An estate map of 1768 shows formal gardens surrounding the old house, which must have been to some extent cleared when the present house, and its extensive stables, was built. Since the house and garden have passed to the National Trust there has been much new planting, and some new paths have been laid out for the convenience of visitors. There is more in the way of flowering shrubs, and a greater variety of trees, on the lawns and in the open areas than there was in the early nineteenth century, but the character of the garden is unchanged.

The chief glory of the garden was, and still is, its setting against the landscape of north Wales, enhanced by the uncluttered layout. Wooded areas and shrubberies lie a short distance to the south of the castle and on a knoll to the north-west. The lawn west of the house has been an area for planting specimen conifers, some of which survive, including one planted by Queen Victoria in 1859. On the south-east side of the castle is The Barbican, a partly grassed terrace in front of the main entrance, with a stone parapet above a steep drop to the drive and park. From the terrace are extensive views across park, coast and hills. To the south of the house there is a south-facing slope, edges undefined, informally planted with tree heathers under mostly evergreen trees. There is now an extensive network of paths throughout the garden, some new, others following older routes. They include the Rhododendron Walk.

A ruined chapel (LB: 3658) to the west of the castle serves as a picturesque late eighteenth-century garden feature, but was originally (from the fourteenth century) the family chapel. It was dismantled and moved from its original position and is now sited as a romantic ruin and eye-catcher.

The walled flower garden (LB: 3660) lies about 230m to the west of the house on a fairly steep, south-west-facing slope, surrounded by woodland. It was laid out in the second half of the nineteenth century and replaced, on a favoured site, a smaller kitchen garden of the eighteenth century, relocated elsewhere. The overall plan is rectangular, long axis north-west by south-east. The enclosing brick walls probably belong to its predecessor. The north and east corners, where the back wall meets the sides, are rounded. Its formal, ornamental, layout is terraced on three levels, the terraces retained by stone walls. The bog garden, below the lower terrace, is a later enlargement, and possibly explains the removal of south-west boundary wall. There were also some twentieth-century alterations.

A walled kitchen garden (LB: 23375) located about 400m north of the house is no longer used for the production of fruit and vegetables and now has a variety of other uses, mostly as gardens for the estate cottages adjacent to it (LB: 23372; 23373; 23374; 23472). The garden covers some six acres, is rectangular on plan with a southern extension which is now the garden of Penrhyn, formerly the gardener's house. The stone walls largely survive, rising to 5m high in places, the main entrance to the garden is through the west wall. The walls of the southern extension are stone, lined with brick on north and west sides. In 1889 the main garden was divided into six unequal areas, the north-west part separately enclosed and given over to glasshouses, now gone. Along the south side of the two northern sections, east of the glasshouse area, is an unusual 2m high fruit wall, which partly survives. Most of the extensive range of buildings along the outside of the west wall survive, though altered. A long range

of brick potting sheds and stores along the south wall of the main garden also survive. These include the boiler house for the (former) glasshouses on the other side of the wall, in the southern extension.

Significant Views: the ground rises towards the centre of the park affording exceptional views. Views from the main entrance of the house and the 'barbican' terrace on the east side, offer the best views, towards Penmaenmawr and the Carneddau - the view of the park, coast and hills is spectacular, and was described with enthusiasm in an article in the Gardeners' Chronicle of July 1887. From the top of the keep and towers almost the whole of the park is visible, although the area of the home farm, to the south-west, is screened by trees."

Listed Building: Penrhyn Castle (Cadw ref. 3659)

The Cadw Full Report for Listed Buildings provides the following summary description and reason for designation:

"History: The present house, built in the form of a vast Norman castle, was constructed to the design of Thomas Hopper for George Hay Dawkins-Pennant between 1820 and 1837. It has been very little altered since. The original house on the site was a medieval manor house of C14 origin, for which a licence to crenellate was given at an unknown date between 1410 and 1431. This house survived until c1782 when it was remodelled in castellated Gothick style, replete with yellow mathematical tiles, by Samuel Wyatt for Richard Pennant. This house, the great hall of which is incorporated in the present drawing room, was remodelled in c1800, but the vast profits from the Penrhyn slate quarries enabled all the rest to be completely swept away by Hopper's vast neo-Norman fantasy, sited and built so that it could be seen not only from the quarries, but most parts of the surrounding estate, thereby emphasizing the local dominance of the Dawkins-Pennant family. The total cost is unknown but it cannot have been less than the £123,000 claimed by Catherine Sinclair in 1839. Since 1951 the house has belonged to the National Trust, together with over 40,000 acres of the family estates around Ysbyty Ifan and the Ogwen valley.

Exterior: Country house built in the style of a vast Norman castle with other later medieval influences, so huge (its 70 roofs cover an area of over an acre (0.4ha)) that it almost defies meaningful description. The main components of the house, which is built on a north-south axis with the main elevations to east and west, are the 124ft (37.8m) high keep, based on Castle Hedingham (Essex) containing the family quarters on the south, the central range, protected by a 'barbican' terrace on the east, housing the state apartments, and the rectangular-shaped staff/service buildings and stables to the north. The whole is constructed of local rubblestone with internal brick lining, but all elevations are faced in tooled Anglesey limestone ashlar of the finest quality jointing; flat lead roofs concealed by castellated parapets. Close to, the extreme length of the building (it is about 200 yards (182.88m) long) and the fact that the ground slopes away on all sides mean that almost no complete elevation can be seen. That the most frequent views of the exterior are oblique also offered Hopper the opportunity to deploy his towers for picturesque effect, the relationship between the keep and the other towers and turrets frequently obscuring the distances between them. Another significant external feature of the castle is that it actually looks defensible making it secure at least from Pugin's famous slur of 1841 on contemporary "castles" - "Who would hammer against nailed portals, when he could kick his way through the greenhouse?" Certainly, this could never be achieved at Penrhyn and it looks every inch the impregnable fortress both architect and patron intended it to be. East elevation: to the left is the loosely attached 4-storey keep on battered plinth with 4 tiers of deeply splayed Norman windows, 2 to each face, with chevron decoration

and nook-shafts, topped by 4 square corner turrets. The dining room (distinguished by the intersecting tracery above the windows) and breakfast room to the right of the entrance gallery are protected by the long sweep of the machicolated 'barbican' terrace (carriage forecourt), curved in front of the 2 rooms and then running northwards before returning at right-angles to the west to include the gatehouse, which formed the original main entrance to the castle, and ending in a tall rectangular tower with machicolated parapet. To the right of the gatehouse are the recessed buildings of the kitchen court and to the right again the long, largely unbroken outer wall of the stable court, terminated by the square footmen's tower to the left and the rather more exuberant projecting circular dung tower with its spectacularly cantilevered bartizan on the right. From here the wall runs at right-angles to the west incorporating the impressive gatehouse to the stable court. West elevation: beginning at the left is the hexagonal smithy tower, followed by the long run of the stable court, well provided with windows on this side as the stables lie directly behind. At the end of this the wall turns at right-angles to the west, incorporating the narrow circular-turreted gatehouse to the outer court and terminating in the machicolated circular ice tower. From here the wall runs again at a lower height enclosing the remainder of the outer court. It is, of course, the state apartments which make up the chief architectural display on the central part of this elevation, beginning with a strongly articulated but essentially rectangular tower to the left, while both the drawing room and the library have Norman windows leading directly onto the lawns, the latter terminating in a slender machicolated circular corner tower. To the right is the keep, considerably set back on this side.

Interior: Only those parts of the castle generally accessible to visitors are recorded in this description. Although not described here much of the furniture and many of the paintings (including family portraits) are also original to the house. Similarly, it should be noted that in the interests of brevity and clarity, not all significant architectural features are itemised in the following description. Entrance gallery: one of the last parts of the castle to be built, this narrow cloister-like passage was added to the main block to heighten the sensation of entering the vast Grand Hall, which is made only partly visible by the deliberate offsetting of the intervening doorways; bronze lamp standards with wolf-heads on stone bases. Grand Hall: entering the columned aisle of this huge space, the visitor stands at a cross-roads between the 3 principal areas of the castle's plan; to the left the passage leads up to the family's private apartments on the 4 floors of the keep, to the right the door at the end leads to the extensive service quarters while ahead lies the sequence of state rooms used for entertaining guests and displayed to the public ever since the castle was built. The hall itself resembles in form, style and scale the transept of a great Norman cathedral, the great clustered columns extending upwards to a "triforium" formed on 2 sides of extraordinary compound arches; stained glass with signs of the zodiac and months of the year as in a book of hours by Thomas Willement (completed 1835). Library: has very much the atmosphere of a gentlemen's London club with walls, columned arches and ceilings covered in the most lavish ornamentation; superb architectural bookcases and panelled walls are of oak but the arches are plaster grained to match; ornamental bosses and other devices to the rich plaster ceiling refer to the ancestry of the Dawkins and Pennant families, as do the stained glass lunettes above the windows, possibly by David Evans of Shrewsbury; 4 chimneypieces of polished Anglesey "marble", one with a frieze of fantastical carved mummers in the capitals. Drawing room (great hall of the late C18 house and its medieval predecessor): again in a neo-Norman style but the decoration is lighter and the columns more slender, the spirit of the room reflected in the 2000 delicate Maltese gilt crosses to the vaulted ceiling. Ebony room: so called on account of its furniture and "ebonised" chimneypiece and plasterwork, has at its entrance a spiral staircase from the medieval house. Grand Staircase hall: in many ways the greatest architectural achievement at Penrhyn, taking 10 years to complete, the carving in 2 contrasting stones

of the highest quality; repeating abstract decorative motifs contrast with the infinitely inventive figurative carving in the newels and capitals; to the top the intricate plaster panels of the domed lantern are formed in exceptionally high relief and display both Norse and Celtic influences. Next to the grand stair is the secondary stair, itself a magnificent structure in grey sandstone with lantern, built immediately next to the grand stair so that family or guests should not meet staff on the same staircase. Reached from the columned aisle of the grand hall are the 2 remaining principal ground-floor rooms, the dining room and the breakfast room, among the last parts of the castle to be completed and clearly intended to be picture galleries as much as dining areas, the stencilled treatment of the walls in the dining room allowing both the provision of an appropriately elaborate "Norman" scheme and a large flat surface for the hanging of paintings; black marble fireplace carved by Richard Westmacott and extremely ornate ceiling with leaf bosses encircled by bands of figurative mouldings derived from the Romanesque church of Kilpeck, Herefordshire. Breakfast room has cambered beam ceiling with oak-grained finish. Grand hall gallery: at the top of the grand staircase is vaulted and continues around the grand hall below to link with the passage to the keep, which at this level (as on the other floors) contains a suite of rooms comprising a sitting room, dressing room, bedroom and small ante-chamber, the room containing the famous slate bed also with a red Mona marble chimneypiece, one of the most spectacular in the castle. Returning to the grand hall gallery and continuing straight on rather than returning to the grand staircase the Lower India room is reached to the right: this contains an Anglesey limestone chimneypiece painted to match the ground colour of the room's Chinese wallpaper. Coming out of this room, the chapel corridor leads to the chapel gallery (used by the family) and the chapel proper below (used by staff), the latter with encaustic tiles probably reused from the old medieval chapel; stained and painted glass by David Evans (c1833). The domestic quarters of the castle are reached along the passage from the breakfast room, which turns at right-angles to the right at the foot of the secondary staircase, the most important areas being the butler's pantry, steward's office, servants' hall, housekeeper's room, still room, housekeeper's store and housemaids' tower, while the kitchen (with its cast-iron range flanked by large and hygienic vertical slabs of Penrhyn slate) is housed on the lower ground floor. From this kitchen court, which also includes a coal store, oil vaults, brushing room, lamp room, pastry room, larder, scullery and laundry are reached the outer court with its soup kitchen, brewhouse and 2-storey ice tower and the much larger stables court which, along with the stables themselves containing their extensive slate-partitioned stalls and loose boxes, incorporates the coach house, covered ride, smithy tower, dung tower with gardeners' messroom above and footmen's tower.

Reason for designation: Included at Grade I as one of the most important large country houses in Wales; a superb example of the relatively short-lived Norman Revival of the early C19 and generally regarded as the masterpiece of its architect, Thomas Hopper."

Listed Building: Walls and Attached Structures to Terraced Flower Garden [of Penrhyn Castle] (Cadw ref. 3660)

The Cadw Full Report for Listed Buildings provides the following summary description and reason for designation:

History: Although there is an irregularly-shaped garden shown in this area on an estate map of 1768, the garden does not appear to have acquired its present rectangular shape until the late C18 when it probably functioned as a kitchen garden, replacing one removed when the house designed by Samuel Wyatt (the precursor of the present castle) was built shortly before 1780. It was not, however, until the second half of the C19 that the garden was laid out as a flower garden and this in turn was redesigned

by Sybil, Lady Penrhyn in the 1920s and '30s; the bog garden below seems to have originated in the 1890s. The south-west wall has clearly been demolished (the ends remain) to open the garden on this side and this may have been done when the bog garden was established.

Exterior: Red brick garden walls enclosing roughly rectangular area of approximately 90m X 50m, aligned north-west to south-east with low parapeted stone retaining wall effectively forming a ha-ha on south-west side overlooking bog garden. The main garden is on 2 levels, the narrow upper level very formal with 3 pools, regular beds and a central loggia of the 1920s or '30s against the north-east wall; the lower level is a wide, sloping lawn planted with trees and shrubs. The main entrance to the garden is via a C20 decorative iron gate near the east corner and there are 2 other entrances in the north-east wall north of the loggia, together with one in the north-west wall. There are steps from the upper to lower terrace at each end and to the centre and further steps lead from the middle of the lower terrace down into the bog garden. Lean-to tool store against the external face of the north-east wall.

Reason for designation: Included as substantially complete late C18 garden walling associated with a well-known flower garden.”

Listed Building: Penrhyn Park Boundary Wall (Cadw ref. 22957)

The Cadw Full Report for Listed Buildings provides no summary description or reason for designation:

Listed Building: Incline Cottage (Cadw ref. 4085)

The Cadw Full Report for Listed Buildings provides the following summary description but provides no reason for designation:

“History: Designed by Benjamin Wyatt, ca 1790. The name derives from its position at the head of the Marchogian Incline on the Llandegai Tramway, later the Penrhyn Railroad, which took slate carrying horse drawn wagons down to the newly constructed Port Penrhyn - it was the first railway of its kind in North-West Wales. The balance incline was operated from the house and serves as a ‘gateway’ under which the tracks passes. To the left the rubble boundary wall bows out where the winding drum was formerly sited and a horse was stabled on this side to operate the incline, probably by gin. One side of the building served as day time quarters and the other as night time. Closed in 1879 and subsequently converted into a private house; modern alterations.

Exterior: 2-storey rectangular structure with roughly hewn rubble elevations, slate stone voussoir lintels and slate roofs. The entrance is on the 2-window W side with blocked openings below with deeply recessed modern doors. The 3-bay main approach elevation faced N with the outer bays open pedimented. The small pane sash windows, only to the 1st floor, are set in broad recesses with semicircular arched heads springing from the pediment bases; 24-pane to left, 16-pane to right and later 12 pane to centre inserted after 1879. The central bay is rendered to 1st floor and pebbledash to the infilled ground floor. 2-window W side as on the corresponding entrance front but with 12-pane Gothic headed sash windows to ground floor; modern narrow window to centre. The design of the rear elevation is as on the N side with modern alterations including the rendering of the window recess and the addition of a kitchen extension and 2-storey bay to centre. Some slate stave fencing retained.”

Listed Building: Pont Marchogion (Cadw ref. 4084)

The Cadw Full Report for Listed Buildings provides the following summary description but provides no reason for designation:

“History: Built before 1790/1; began as part of the old tramroad, designed by Benjamin Wyatt, running from the newly constructed Port Penrhyn up to Nant Ffrancon. Incorporated the Llandegai Tramway which was the first of its kind in North West Wales and included a balance incline. The Penrhyn railroad development out of this - opened in 1801, also by Benjamin Wyatt. This became a major tourist attraction and was ‘Wales’ first narrow gauge slate railway. The bridge has been disused since the closing of the Railroad in October 1879.

Exterior: Low and narrow coursed rubble bridge; 3 segmental arched with voussoirs and arch rings; small square headed opening at the N end. Overgrown at the time of inspection (December 1987). “

Appendix B: Photographs



Plate 1: Sightline to the north along PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 2: Sightline to the north along PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 3: Sightline to the north along PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 4: Sightline to the north along PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 5: Sightline to the north along PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 6: Sightline to the north-east along PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 7: Sightline to the north-east along PRoW Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 8: Sightline to the north-east along PRoW Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 9: Sightline to the east from the A5 Llandegai Road to the access point to the Site



Plate 10: Sightline to the south along the A5 Llandegai Road. Access point to the Site to left, Bangor Crematorium and Cemetery to right.



Plate 11: Sightline to the south along the A5 Llandegai Road on the approach to the Site.



Plate 12: Sightline to the south along the A5 Llandegai Road on the approach to the Site.



Plate 13: Sightline to the south at the junction of the A5 Llandygai Road with Penrhyn Avenue. Part of the Site is back-clothed against a tree-line in the centre-ground.



Plate 14: Sightline to the south along the A5 Llandygai Road with Penrhyn Avenue. Part of the Site is back-clothed against a tree-line in the centre-ground



Plate 15: Sightline to the south along the A5 Llandygai Road with Penrhyn Avenue. The Site is not visible.



Plate 16: Sightline to the south along the A5 Llandygai Road with Penrhyn Avenue. The suburban expansion of Bangor along the A5 corridor is discernible as the housing development of Glantraeth is visible to the left. The Site is not visible.



Plate 17: Sightline to the south at the junction of the A5 Llandygai Road with Plas y Coed) leading to Port Penrhyn. Site not visible.



Plate 18: Sightline to the south along the PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) across the cycle/footbridge over the Afon Cegin within the World Heritage Site. The Site does not influence this sightline.



Plate 19: Sightline to the south-east along the P_{Ro}W Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.



Plate 20: Sightline to the south-east along the P_{Ro}W Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. Tunnel under the A5 Llandegai Road in the mid-ground. The Site does not influence this sightline.



Plate 21: Sighting to the north-north-east along the A5 Llandegai Road. Access point to the Site to right.



Plate 22: Sighting to the north along the A5 Llandegai Road. Site to right.



Plate 23: Sighting to the north along the A5 Llandegai Road. Site to right.



Plate 24: Sighting to the south along the A5 Llandegai Road. Site to left. Stub wall and railings of Bangor Crematorium and Cemetery to right.



Plate 25: Sightline to the north-west towards the Site from A5 Llandegai Road. The west-facing elevation of Listed Building Incline Cottage is back-clothed against a stand of trees



Plate 26: Sightline to the north along the A5 Llandegai Road. Site to right. Bangor Crematorium and Cemetery to left.



Plate 27: Sighting to the north along the A5 Llandegai Road. Site to right. Bangor Crematorium and Cemetery to left.



Plate 28: Sighting to the north-north-west along the A5 Llandegai Road. Site to right.



Plate 29: Sighting to the north-north-west along the A5 Llandegai Road. Site to right.



Plate 30: Sighting to the north-north-west along the A5 Llandegai Road. Site to right



Plate 31: Sightline to the north-north-west along the A5 Llandegai Road. Site to right



Plate 32: Sightline to the north-north-west from the Site's southern boundary. The Listed Building Penrhyn Park Boundary Wall is to the right.



Plate 33: Sighting to the south-south-east towards the Site's southern boundary. The Listed Building Penrhyn Park Boundary Wall is to the left.



Plate 34: Sighting to the south-south-east towards the Site's southern boundary. The Listed Building Penrhyn Park Boundary Wall is to the left.



Plate 35: Sighting to the north-north-west along the Site. The Listed Building Penrhyn Park Boundary Wall is to the right.



Plate 36: Sighting to the south-south-east towards the Site's southern boundary. The Listed Building Penrhyn Park Boundary Wall is to the left.



Plate 37: Sighting to the north along the Site. The Listed Building Penrhyn Park Boundary Wall is to the right.



Plate 38: Sighting to the north along the Site's western hedge boundary.



Plate 39: Sightline to the south towards the Site's southern boundary. The Listed Building Penrhyn Park Boundary Wall is to the left.



Plate 40: Sightline to the north along the Site's eastern boundary formed by the Listed Building Penrhyn Park Boundary Wall.



Plate 41: Sightline to the north along the Site's western hedge boundary.



Plate 42: Sightline to the east across the Site's eastern boundary – a damaged stretch of the Listed Building Penrhyn Park Boundary Wall.



Plate 43: Sightline to the north along the Site's western hedgerow boundary.



Plate 44: Sightline to the south towards the Site's southern boundary. The Listed Building Penrhyn Park Boundary Wall is to the left.



Plate 45: Sightline to the north along the Site towards its northern boundary, formed by woodland



Plate 46: Sightline to the south along the Site. The Site is elevated above the route of the A5 Llandegai Road.



Plate 47: Sighting to the north showing the Site's eastern boundary (hedgerow) and northern boundary (woodland).



Plate 48: Sighting to the north showing the Site's eastern boundary (hedgerow) and northern boundary (woodland). The carriageway of the A5 Llandegai Road is to the left.



Plate 49: Sightline to the south along the Site highlighting the steep slope-break as the land abruptly drops towards the hedgerow boundary.



Plate 50: Sightline to the east-north-east towards the Listed Building Incline Cottage.



Plate 51: Sightline to the east-north-east towards the Listed Building Incline Cottage.



Plate 52: Sightline to the south along the Site highlighting the steep slope-break as the land abruptly drops towards the hedgerow boundary.



Plate 53: Sightline to the north along the Site highlighting the moderating slope-break as the land drops towards the hedgerow boundary.



Plate 54: Sightline to the north-east across the Site over the trackway leading to Listed Building Incline Cottage, towards the Schedueld Monument Penrhyn Slate Quarry Railroad.



Plate 55: Sightline to the north towards the Site's north-west corner over the trackway leading to Listed Building Incline Cottage.



Plate 56: Sightline to the south-east towards the Listed Building Incline Cottage.



Plate 57: Sightline to the east along the trackway leading to Listed Building Incline Cottage.



Plate 58: Sightline to the south along the Site highlighting the moderating slope-break as the land drops towards the hedgerow boundary.



Plate 59: Sightline to the north towards the Site's north-west corner.



Plate 60: Sightline to the south along the Site's long axis



Plate 61: Sightline to the west along the Site's northern boundary highlighting the slope as the land drops to the north towards the Afon of the Cegin.



Plate 62: Sightline to the south along the Site's eastern boundary along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad.



Plate 63: Sighting to the west along the Site's northern boundary.



Plate 64: Sighting to the south along the Site's eastern boundary along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad.



Plate 65: Sightline to the north along the Site's eastern boundary along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad.



Plate 66: Sightline to the south along the Site's eastern boundary along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad.



Plate 67: Sighting to the north along the Site's eastern boundary along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad.



Plate 68: Sighting to the north-west towards the Site's northern boundary.



Plate 69: Sightline to the west along the trackway leading to Listed Building Incline Cottage.



Plate 70: Sightline to the south along the Site's eastern boundary along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad.



Plate 71: Sightline to the north-west across the Site with Penrhyn Arms wood forming the horizon line



Plate 72: Sightline to the south along the Site's eastern boundary along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad with Listed Building Incline Cottage in the mid-ground.



Plate 73: Sightline to the north towards the Site's northern boundary.



Plate 74: Sightline to the south along the Site's eastern boundary



Plate 75: Sightline to the north-east towards Listed Building Incline Cottage.



Plate 76: Sightline to the south along the Site's eastern boundary along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad.



Plate 77: Sighting to the south-west across the Site from its eastern boundary.



Plate 78: Sighting to the north along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad. Listed Building Incline Cottage in the mid-ground.



Plate 79: Sightline to the north along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad.



Plate 80: Sightline to the south along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad. The Site's eastern boundary, to left, is formed by the Listed Building Penrhyn Park Boundary Wall.



Plate 81: Sightline to the east towards the Site's eastern boundary formed by the Listed Building Penrhyn Park Boundary Wall.



Plate 82: Sightline to the north along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad. The Site's eastern boundary, to left, is formed by the Listed Building Penrhyn Park Boundary Wall.



Plate 83: Sighting to the south along the alignment of the Scheduled Monument Penrhyn Slate Quarry Railroad. The Site's eastern boundary, to left, is formed by the Listed Building Penrhyn Park Boundary Wall.

Image Awaited

Plate 84: Sighting to the north towards the Site from the south-eastern terminus of Ffordd Tair Mynydd, Mynydd Llandygai (within the Slate Landscapes of Northwest Wales (Penrhyn Slate Quarry and Bethesda and the Ogwen valley to Port Penrhyn) World Heritage Site

Image Awaited

Plate 85: Sighltine to the north towards the Site from the summit of Y Fronllwyd over the Penrhyn Slate Quarries

Image Awaited

Plate 86: Sighltine to the north towards the Site from the summit of Carnedd Filiast over the Penrhyn Slate Quarries



Plate 87: Sightline south from Anglesey (Beaumaris Road A5445) across the Menai Strait to Port Penrhyn and Penrhyn Castle. This corresponds to 'Key View 1 as identified in the LPA document The Slate Landscape of Northwest Wales World Heritage Site Supplementary Planning Guidance and is described as an extensive view that incorporates the entire landscape of Component Part 1 (Penrhyn Slate Quarry and Bethesda and the Ogwen Valley to Port Penrhyn) of the Slate Landscape of Northwest Wales WHS, extending along the Ogwen Vally to Penrhyn Slate Quarry and the Carneddau mountains beyond and also takes in the city of Bangor. The Site is not visible/is imperceptible in this sightline



Plate 88: Sightline to the south -west from the parkland to the wets of Penrhyn Castle towards the Penrhyn Slate Quarries. The Site does not influence this sightline.



Plate 89: Sightline to the south-west from the Terraced Flowe garden [of Penrhyn Castle] across the Listed Building Walls and Attached Structures. The Site does not influence this sightline.



Plate 90: Sightline to the west from the Terraced Flowe garden [of Penrhyn Castle] across the Listed Building Walls and Attached Structures. The Site does not influence this sightline.



Plate 91: Sightline to the west from an amenity space to the west of the Listed Building Chapel Remains within Registered Park and Garden Penrhyn Castle. The Site does not influence this sightline.



Plate 92: Sightline to the north-west from Registered Park and Garden Penrhyn Castle. The Site does not influence this sightline.



Plate 93: Sightline to the north-west from Registered Park and Garden Penrhyn Castle (into that part of the Park that is not accessible to the public). The Site does not influence this sightline.



Plate 94: Sighting to the south-east from the woodland to the north-west of Penrhyn Castle. (this corresponds to the Penryn Castle Registered Park and Garden Significant View 1 (see Fig. 27). The Site does not influence this View.



Plate 95: Sighting to the south-east from the informal lawns to the north-west of Penrhyn Castle. (this corresponds to the unfolding Penryn Castle Registered Park and Garden Significant View 1 (see Fig. 27). The Site does not influence this View.



Plate 96: Sightline to the west from Penrhyn Castle. The Site does not influence this sightline.



Plate 97: Sightline to the east from the main entrance to Penrhyn Castle and the 'Barbican Terrace' towards Penmaenmawr and the Carneddau (this corresponds to the Penryn Castle Registered Park and Garden Significant View 2, see Fig. 27). The Site does not influence this View.



Plate 98: Sightline to the south-south-west from the south-facing elevation of Penrhyn Castle towards the Penrhyn Slate Quarries (this corresponds to the Penryn Castle Registered Park and Garden Significant View 3, see Fig. 27). The Site does not influence this View.



Plate 99: Sightline to the south-east to Listed Building Pont Marchogion. The Site does not influence this sightline.



Plate 100: Sightline to the east from PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage site towards Listed Building Pont Marchogion. The Site does not influence this sightline.



Plate 101: Sightline to the south along PRow Recreational Route Lon Las Ogwen (The Slate Trail <https://snowdoniaslatetrail.org/>) within the World Heritage Site. The Site does not influence this sightline.

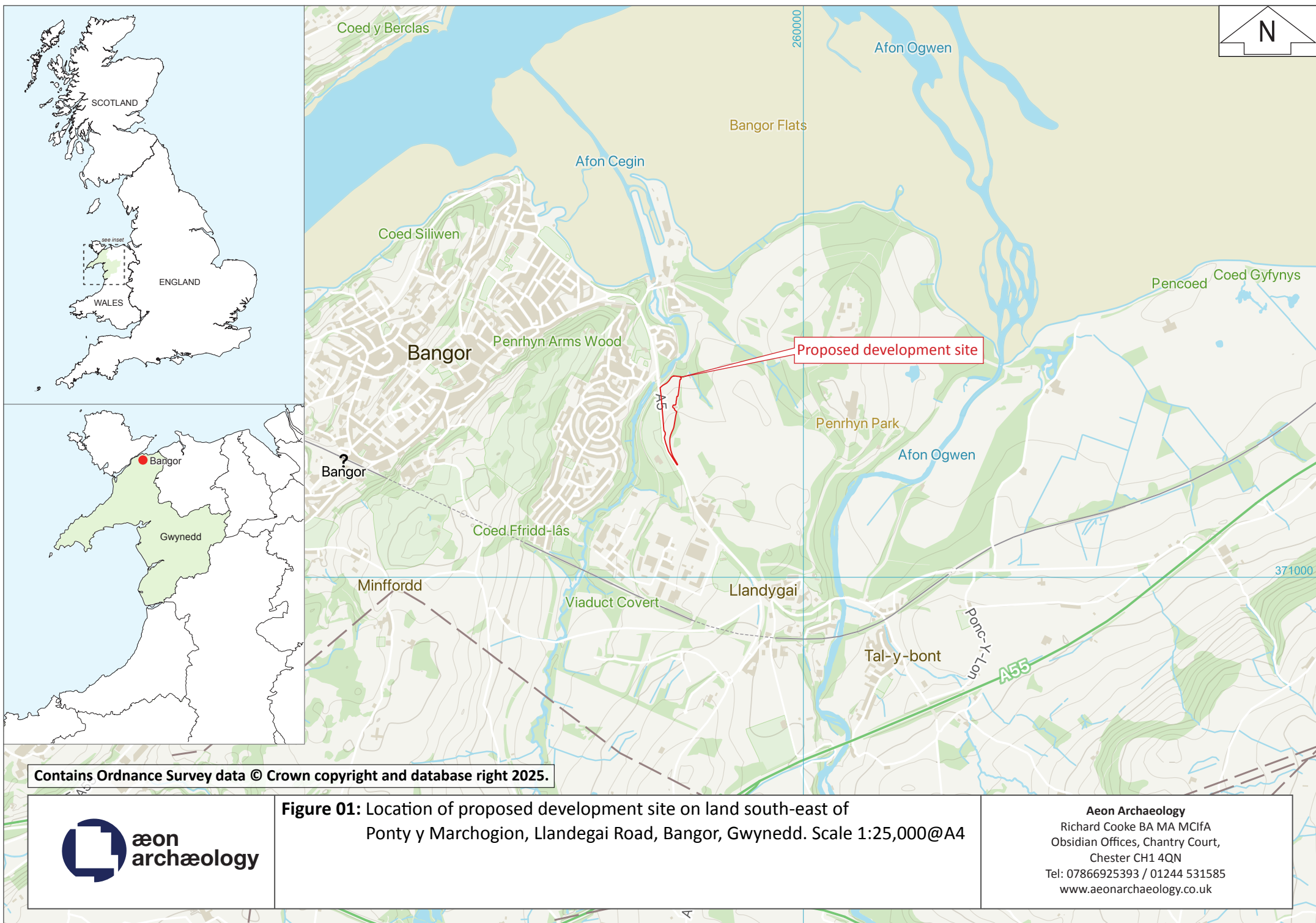




Figure 02: Site Plan



0 175m
Scale 1:3,500 at A4.

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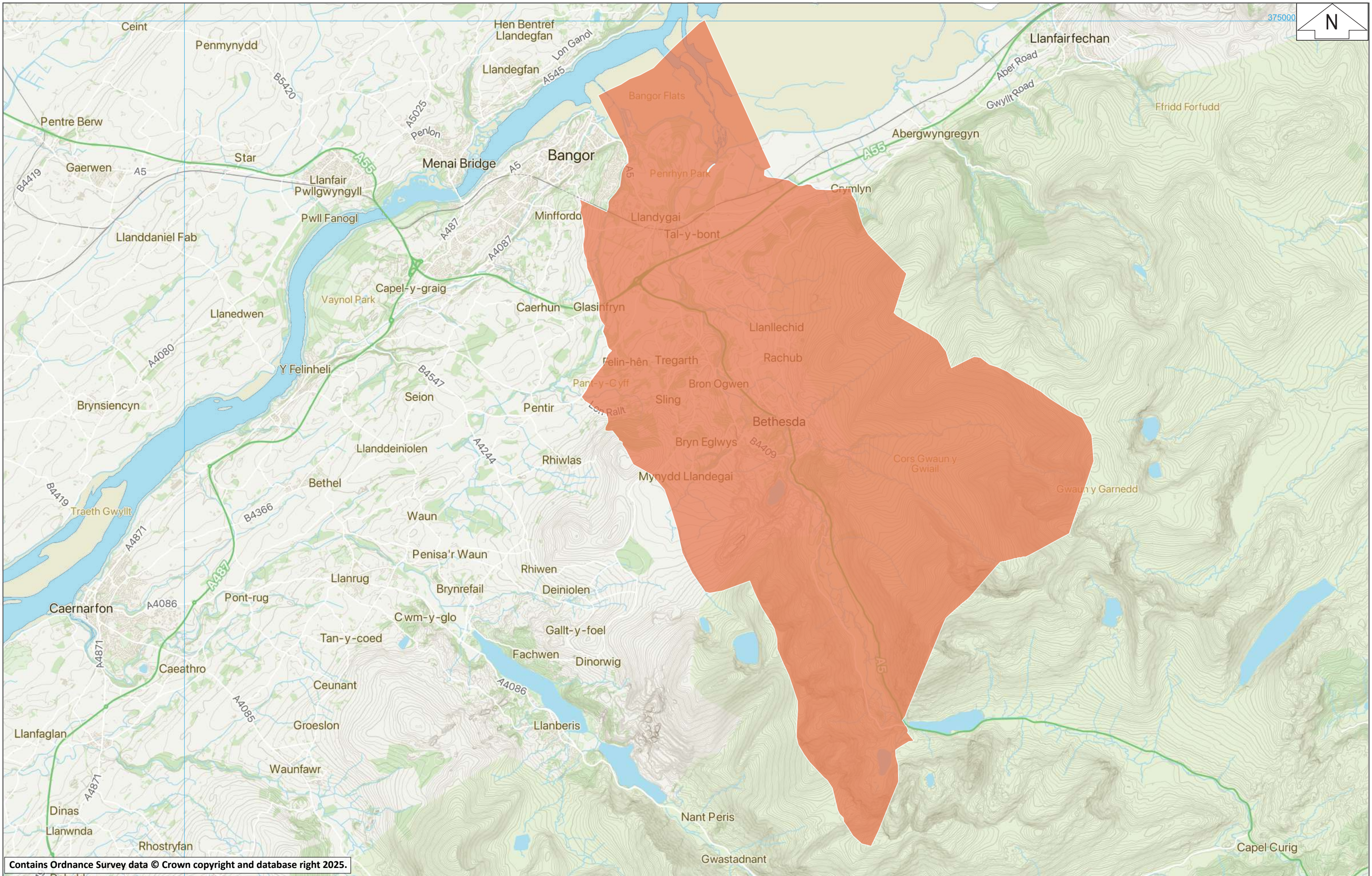


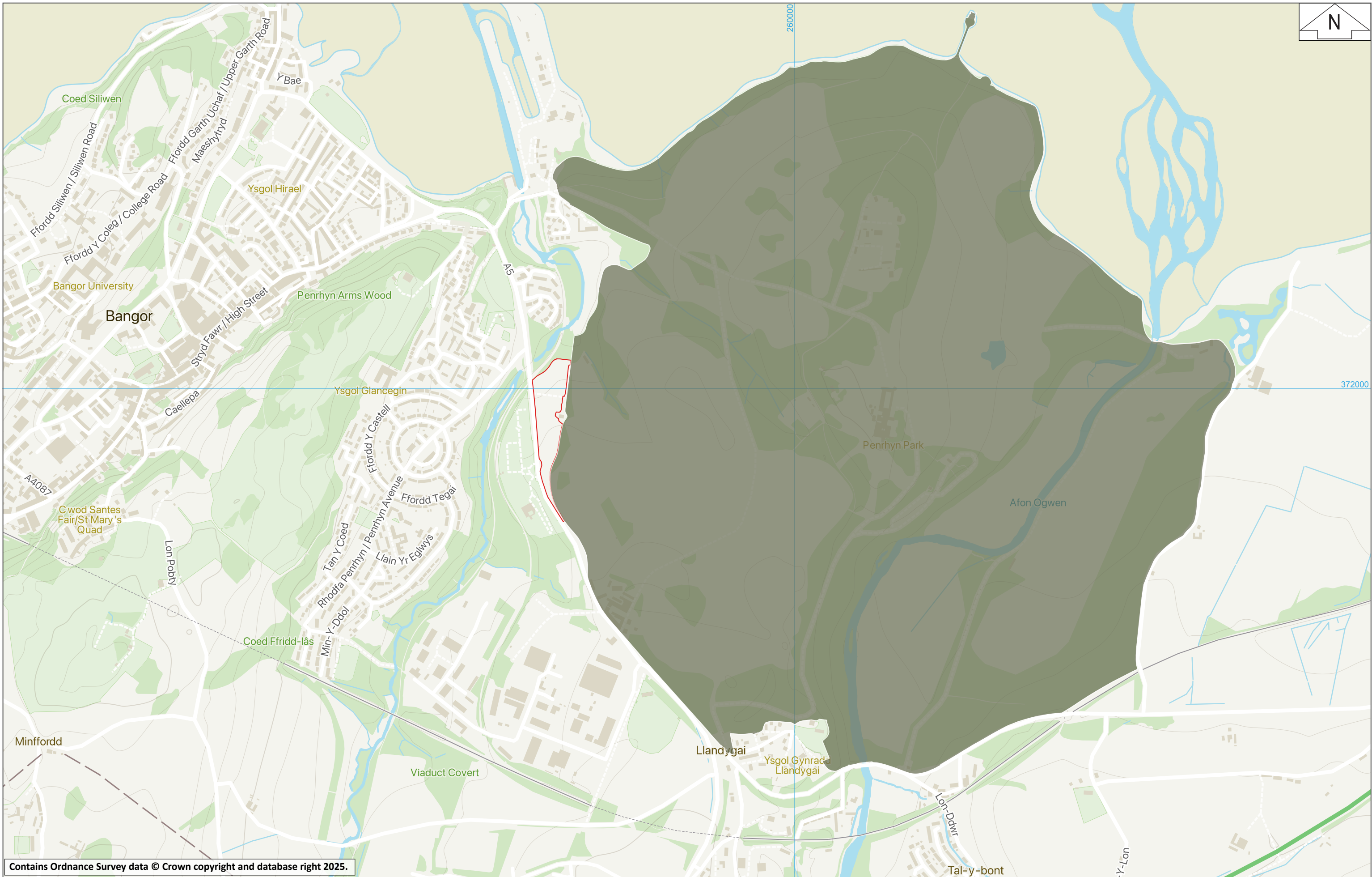


Figure 04: Location of Designated Historic Asset: Ogwen Valley - Registered Historic Landscape

 Site Boundary  Registered Historic Landscape: Ogwen Valley

0 3,500m
Scale 1:70,000 @A3.

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Figure 05: Location of Designated Historic Asset: Penrhyn Castle - Registered Historic Park and Garden

 Site Boundary

 Registered Historic Park and Garden - Penrhyn Castle

0  500m
Scale 1:10,000 @A3.

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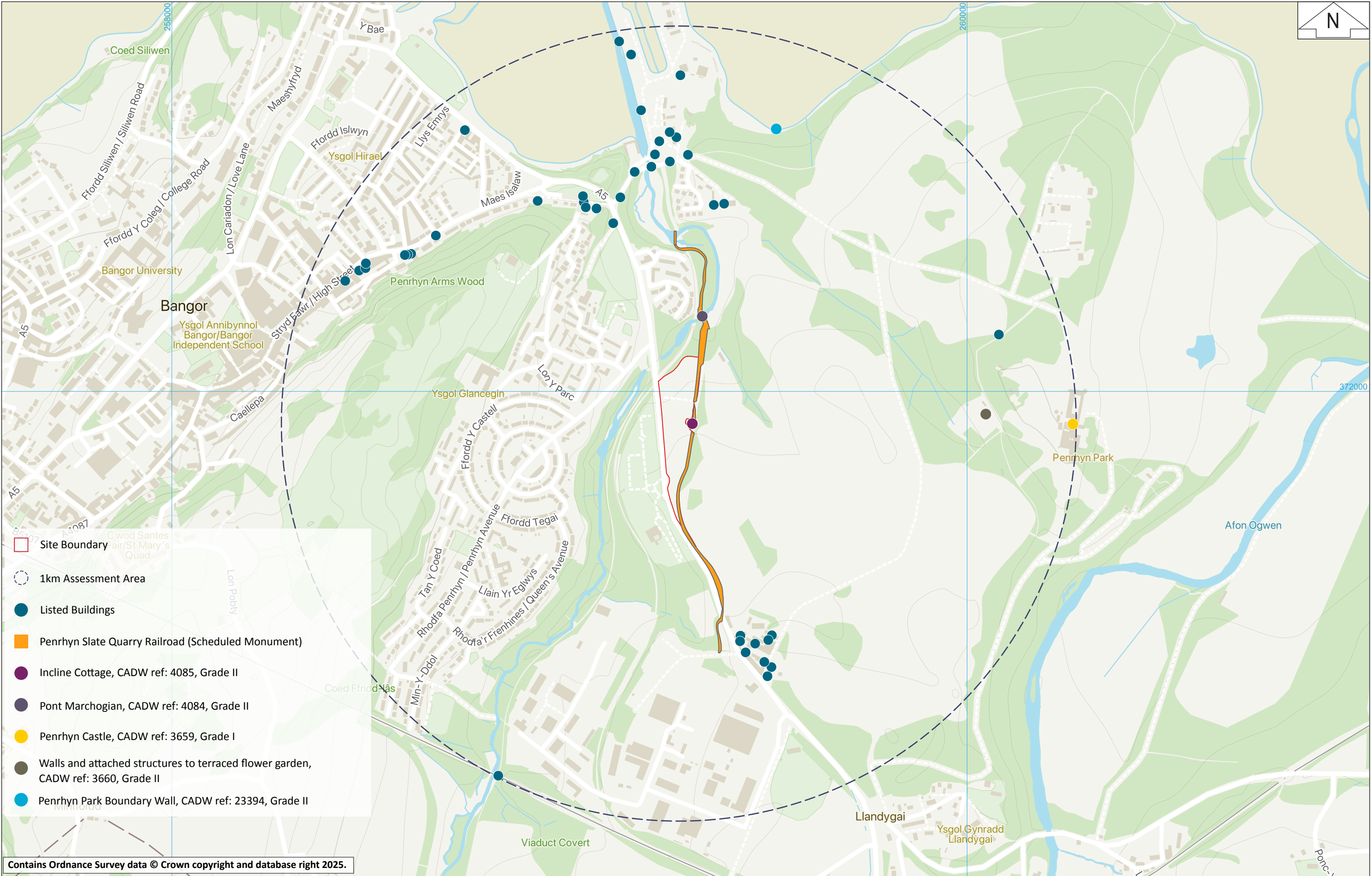


Figure 06: Location of Designated Historic Assets (Listed Buildings and Scheduled Monuments)

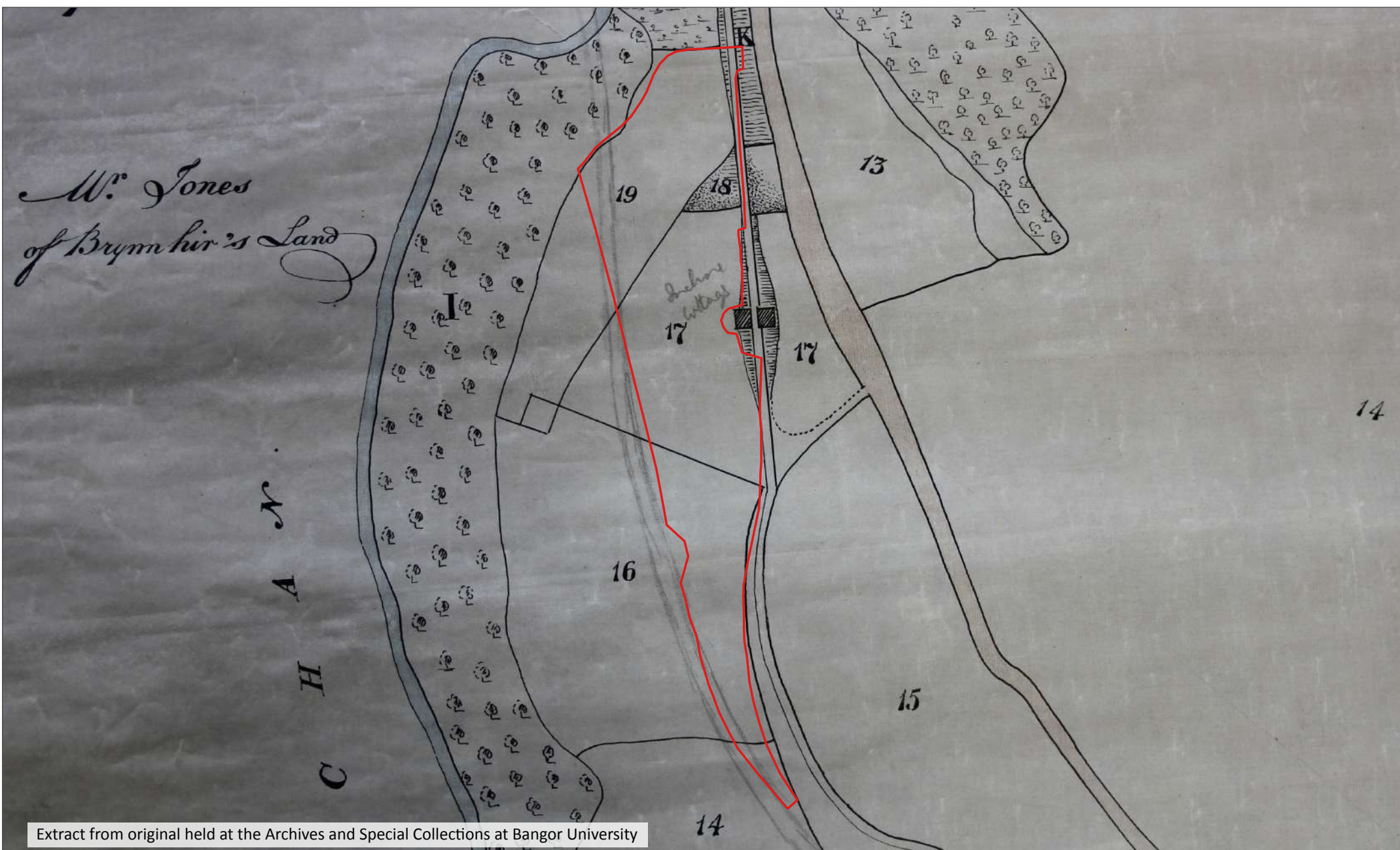


Figure 07: Map of the Manor or Demesne land of Penrhyn Mawr
(BRO PFA/6/157), 1803

Approximate Site Location



Figure 08: Ordnance Survey Old Series Preparatory Drawing, part of Caernarvonshire and Anglesey, 1822

○ Approximate Site Location




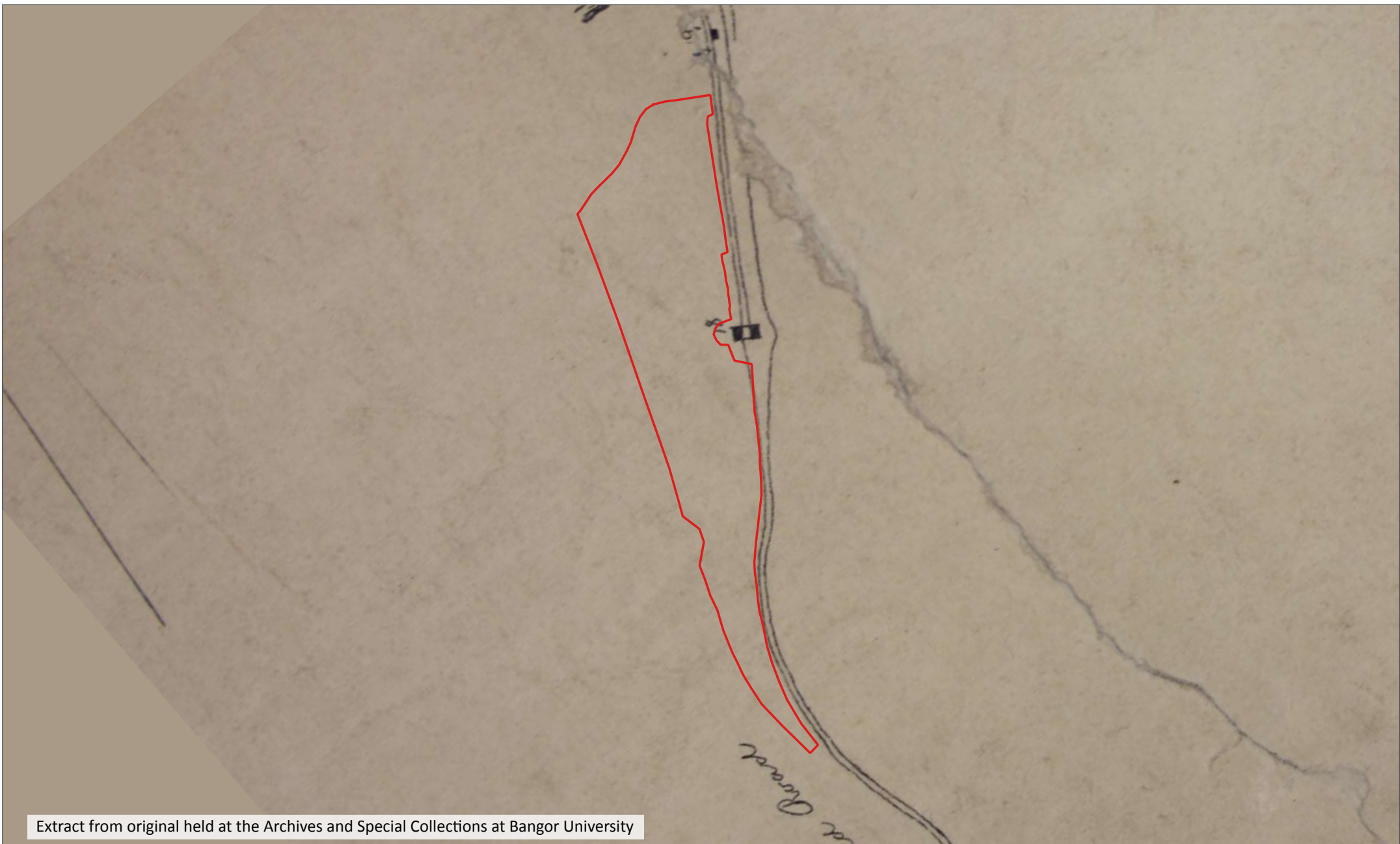
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Figure 09: Map of Penrhyn Park (BRO PFA/6/162), 1828


 Approximate Site Location



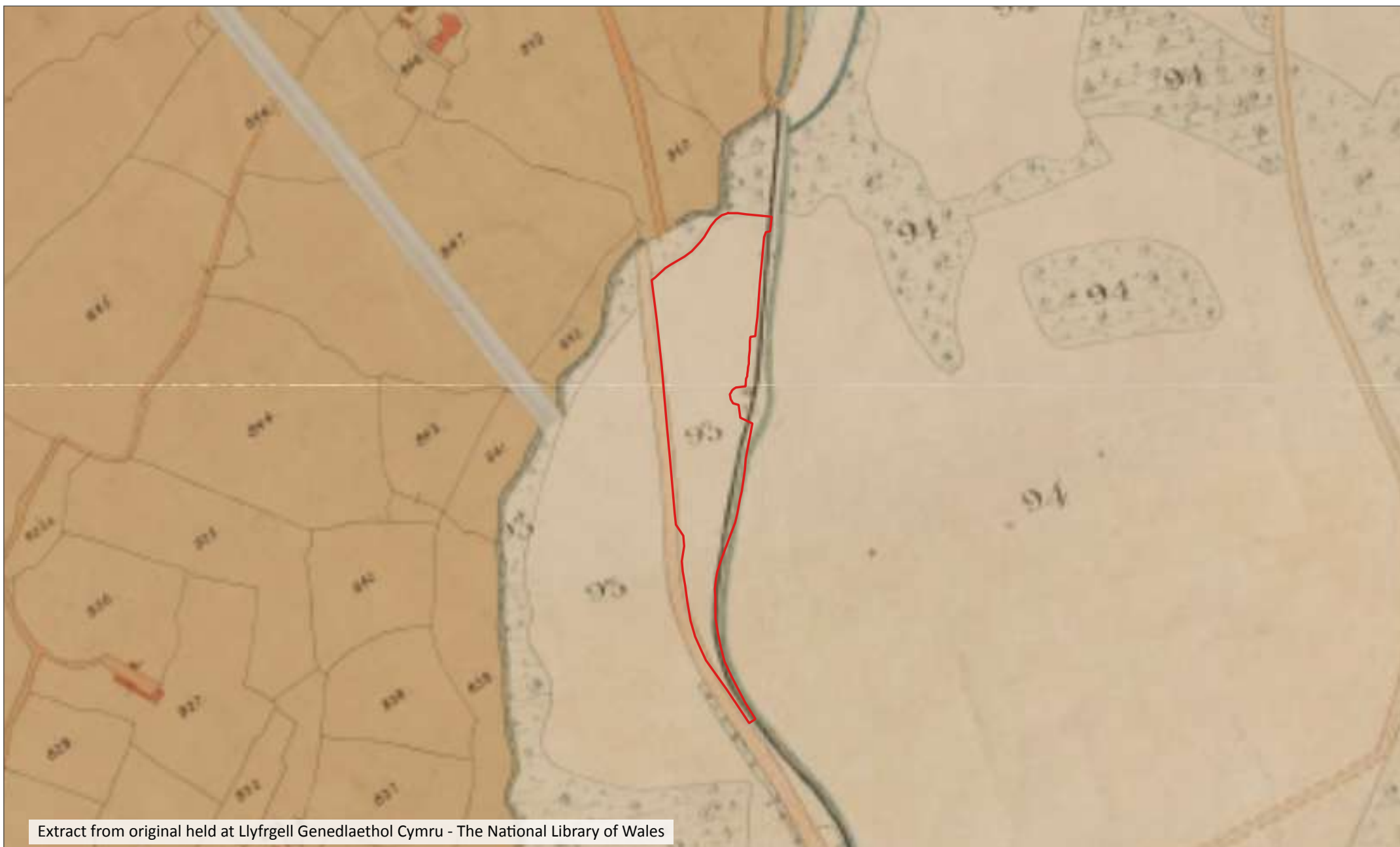
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Figure 10: Map and Survey of rail road from the Penrhyn Quarries to Port Penrhyn
(BRO PFA/6/321), 1829

 Approximate Site Location


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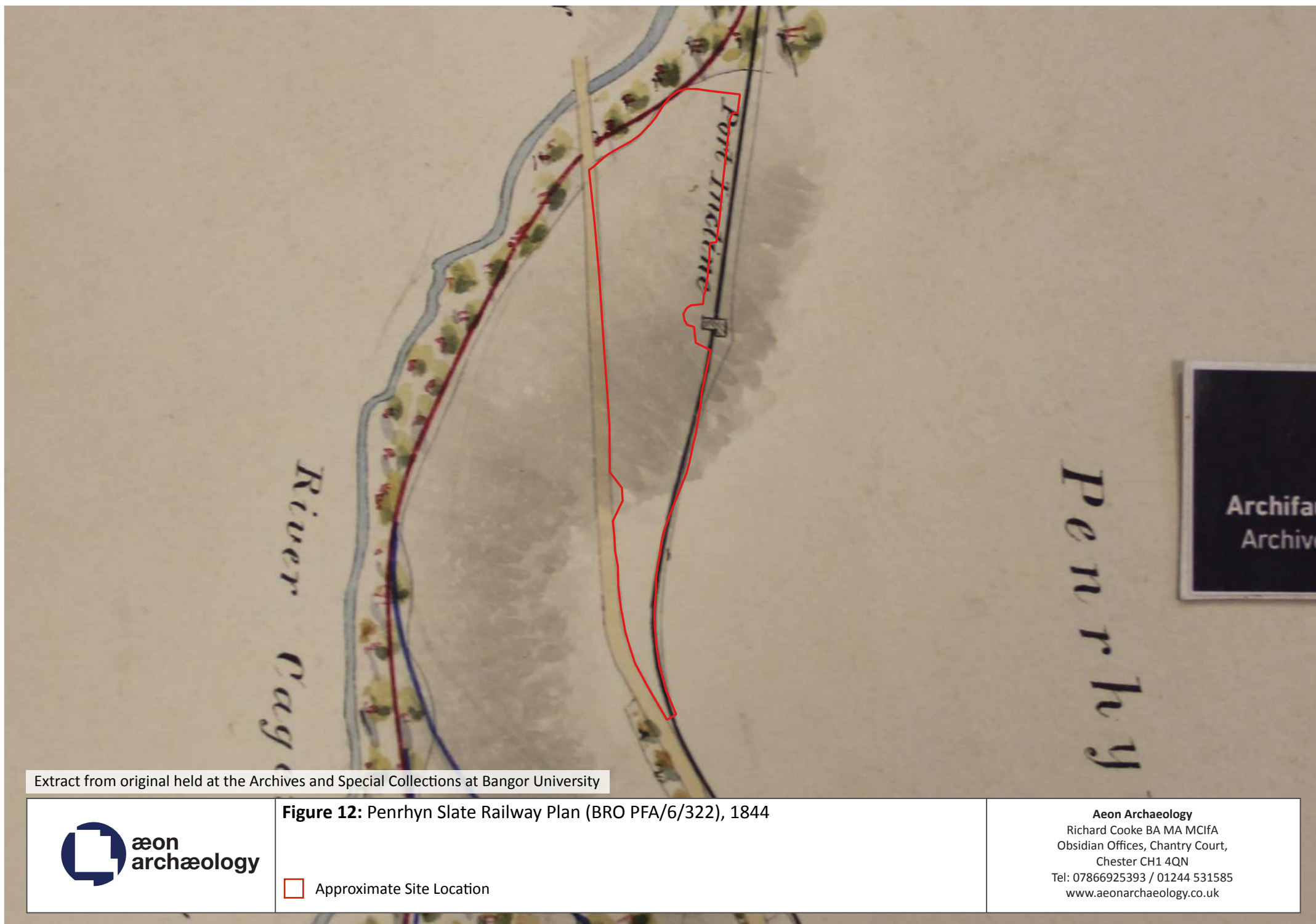


Figure 11: Tithe Map of the Parish of Llandegai in the County of Carnarvon, 1841

 Approximate Site Location

Original scale: 1:6,336


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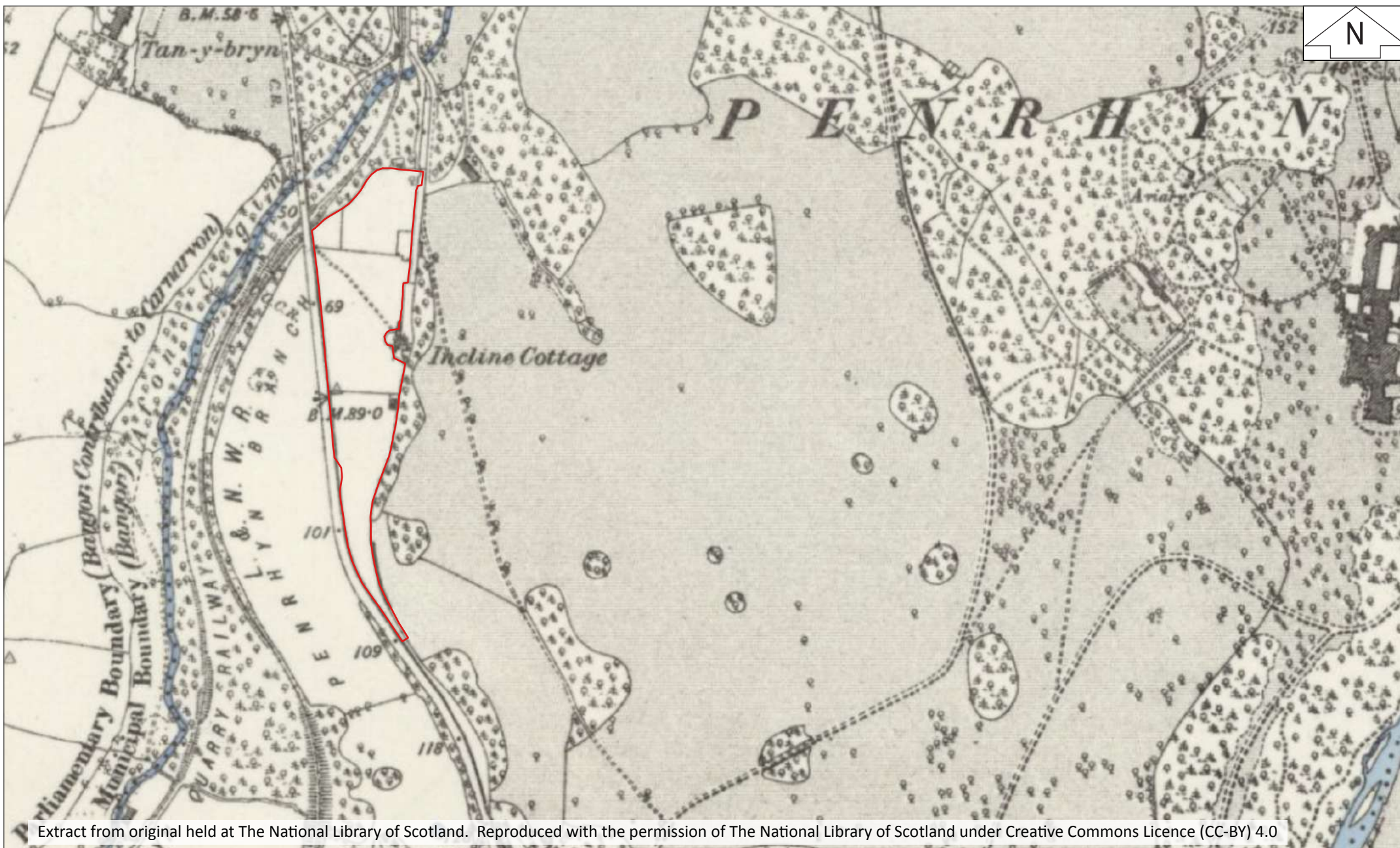
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Figure 12: Penrhyn Slate Railway Plan (BRO PFA/6/322), 1844

 Approximate Site Location

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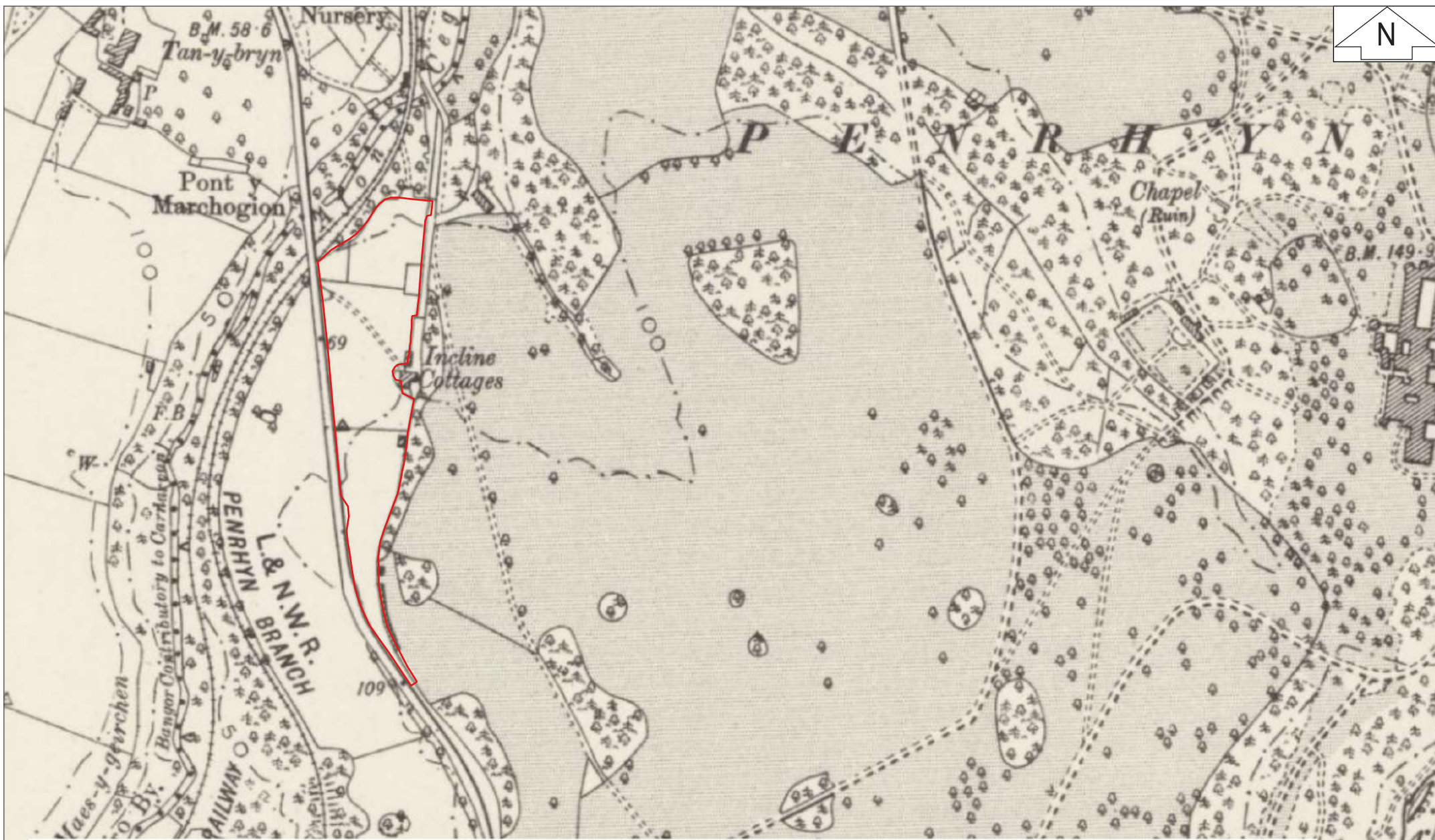


Figure 13: Ordnance Survey Map, Caernarvonshire, sheet VII.SW, surveyed: 1887-88, published: 1889

Approximate Site Location

Original scale: 1:10,560


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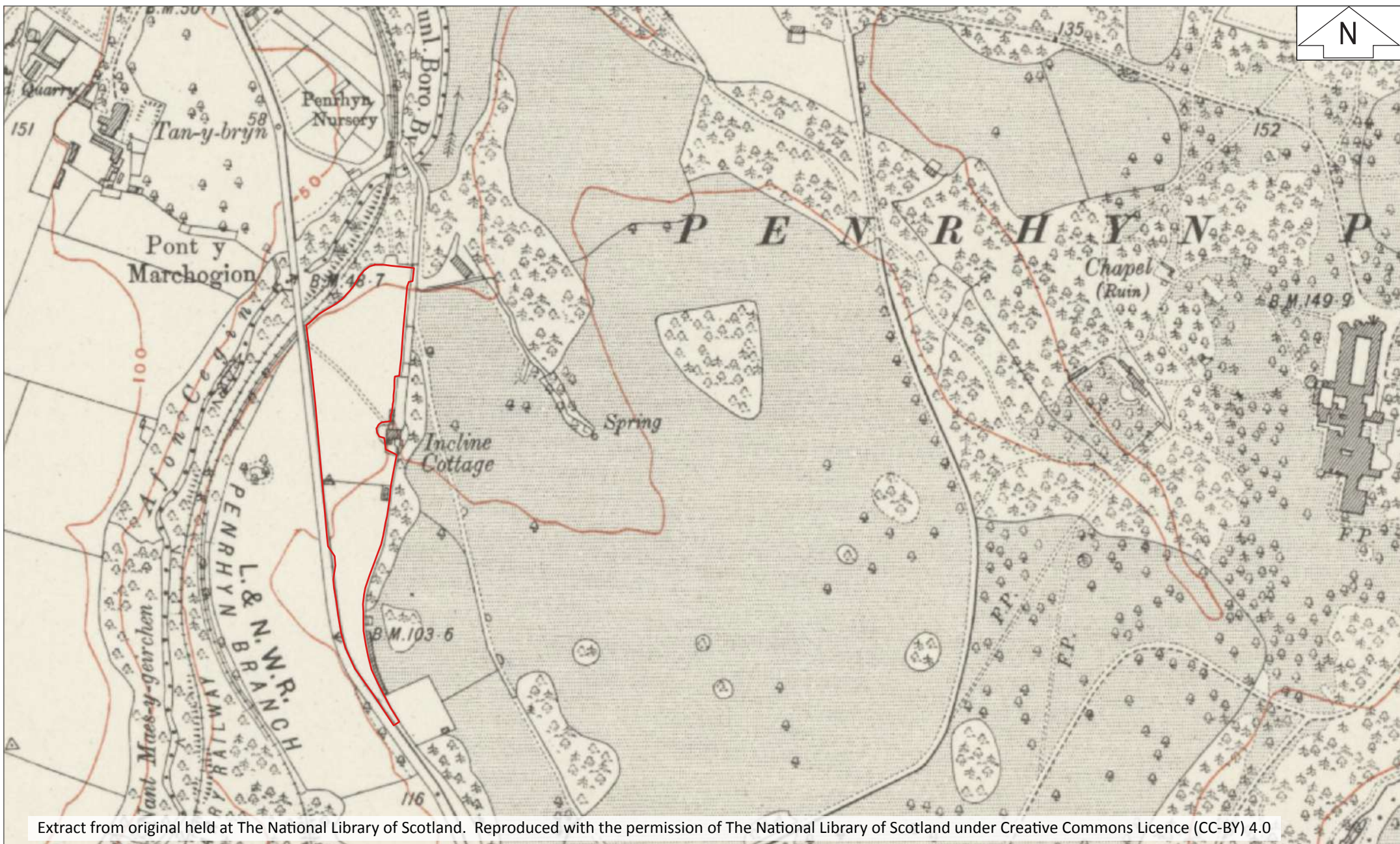


Figure 14: Ordnance Survey Map, Caernarvonshire, sheet VII.SW, revised: 1899, published: 1901

 Approximate Site Location

Original scale: 1:10,560

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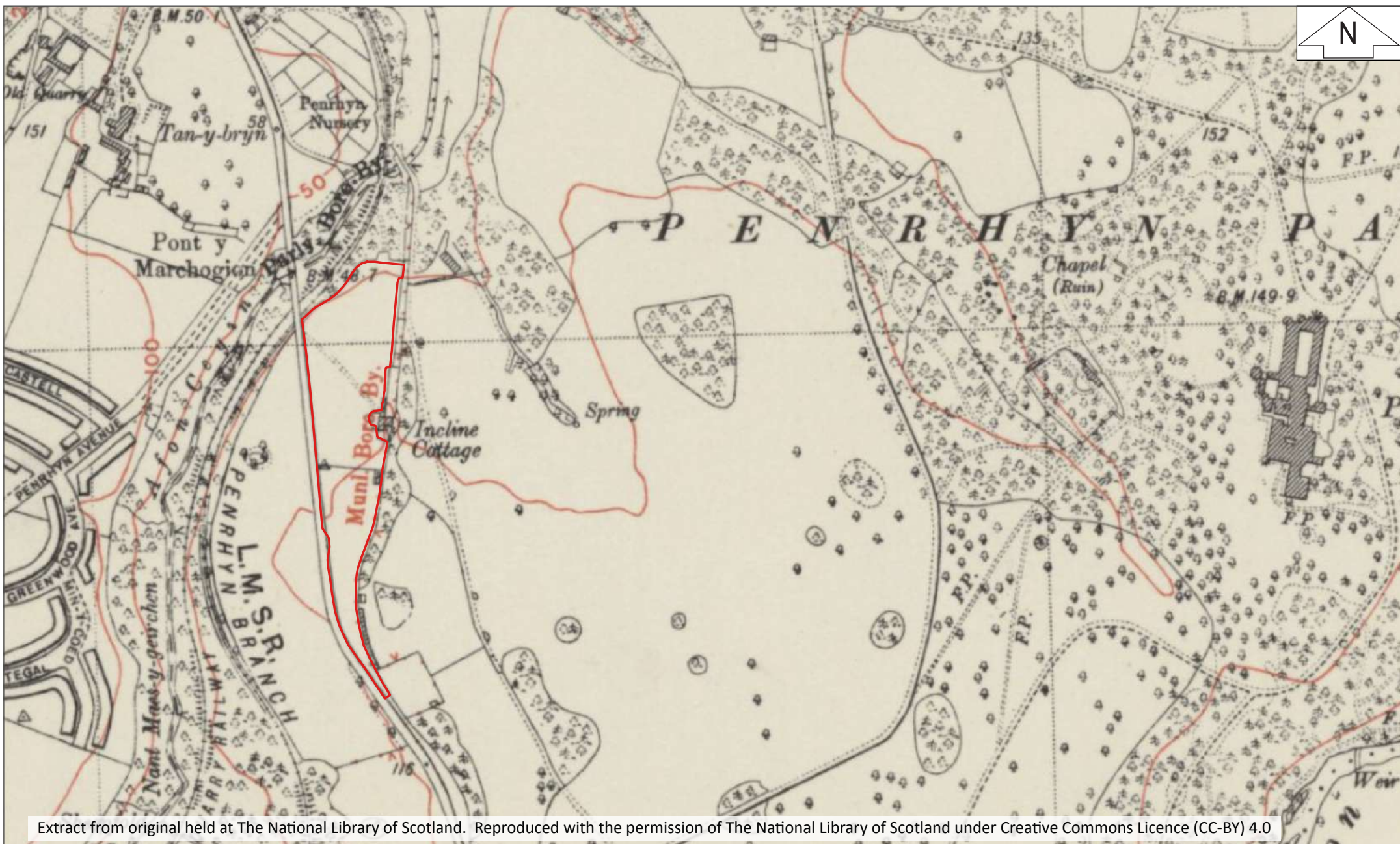


Figure 15: Ordnance Survey Map, Caernarvonshire, sheet VII.SW, revised: 1913, published: 1920

Approximate Site Location

Original scale: 1:10,560

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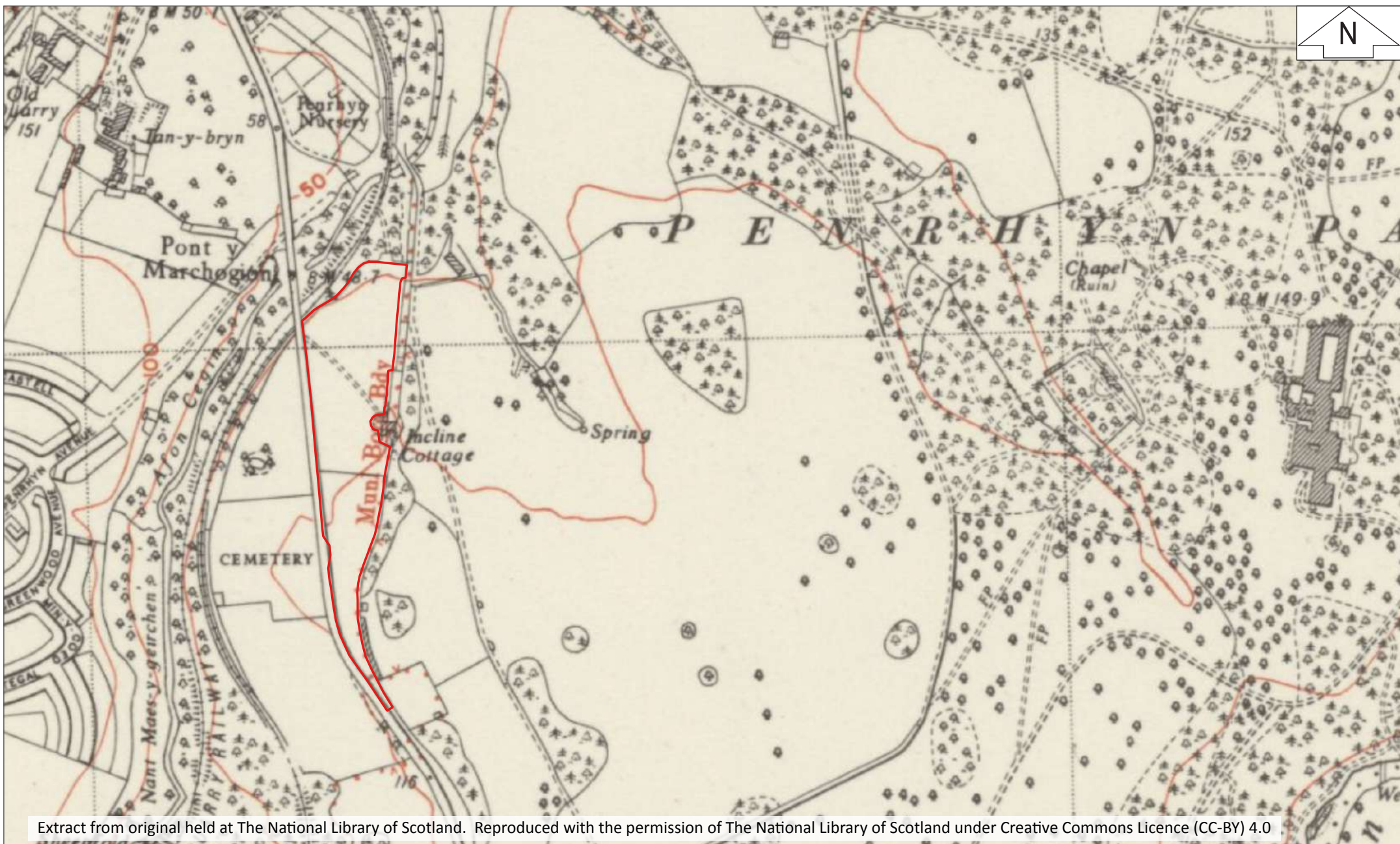


Figure 16: Ordnance Survey Map, Caernarvonshire, sheet VII.SW, revised: 1938, published: c. 1948

Approximate Site Location

Original scale: 1:10,560

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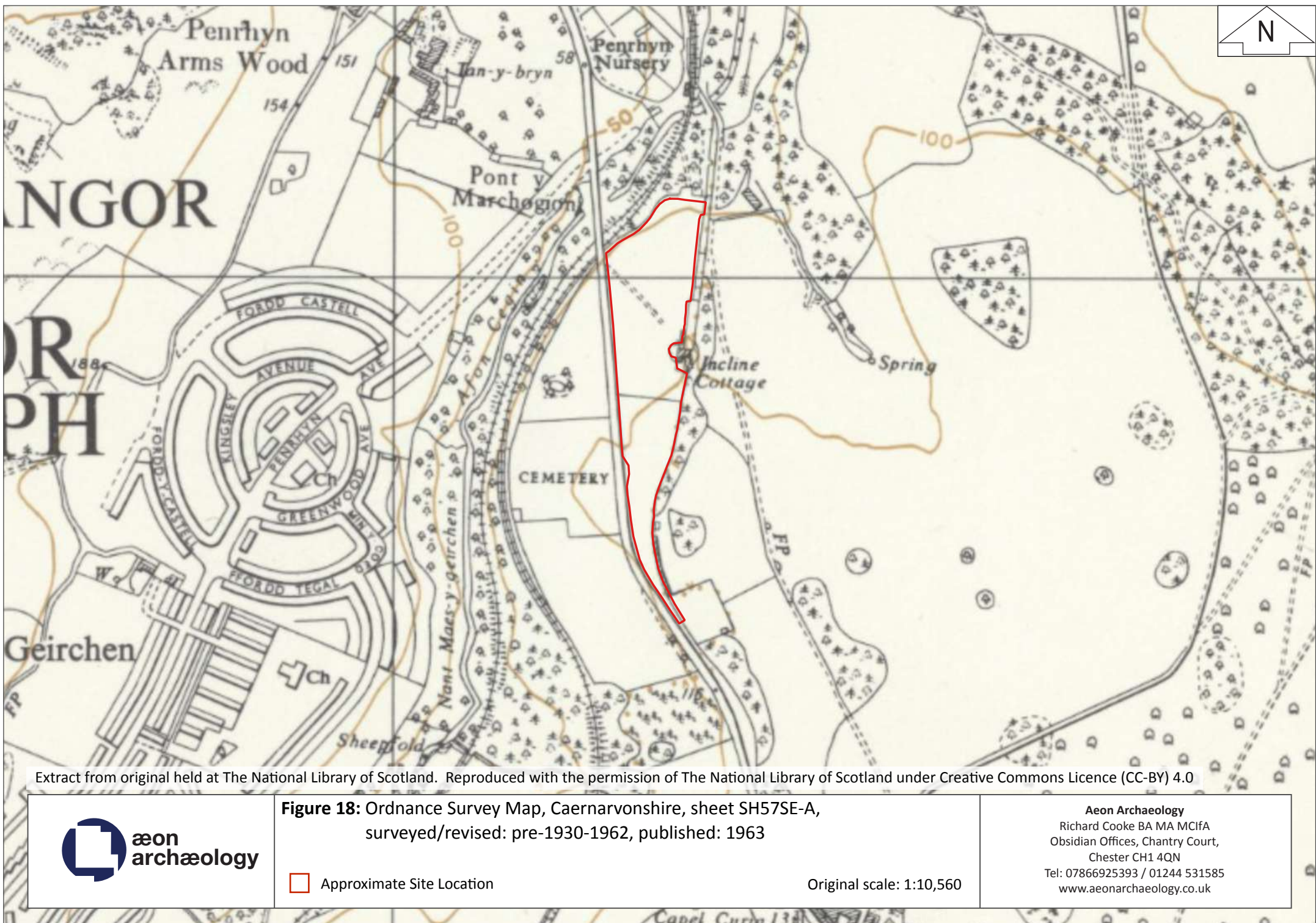


Figure 17: Ordnance Survey Map, Caernarvonshire, sheet VII.SW, revised: 1948-49, published: c. 1953

Approximate Site Location

Original scale: 1:10,560


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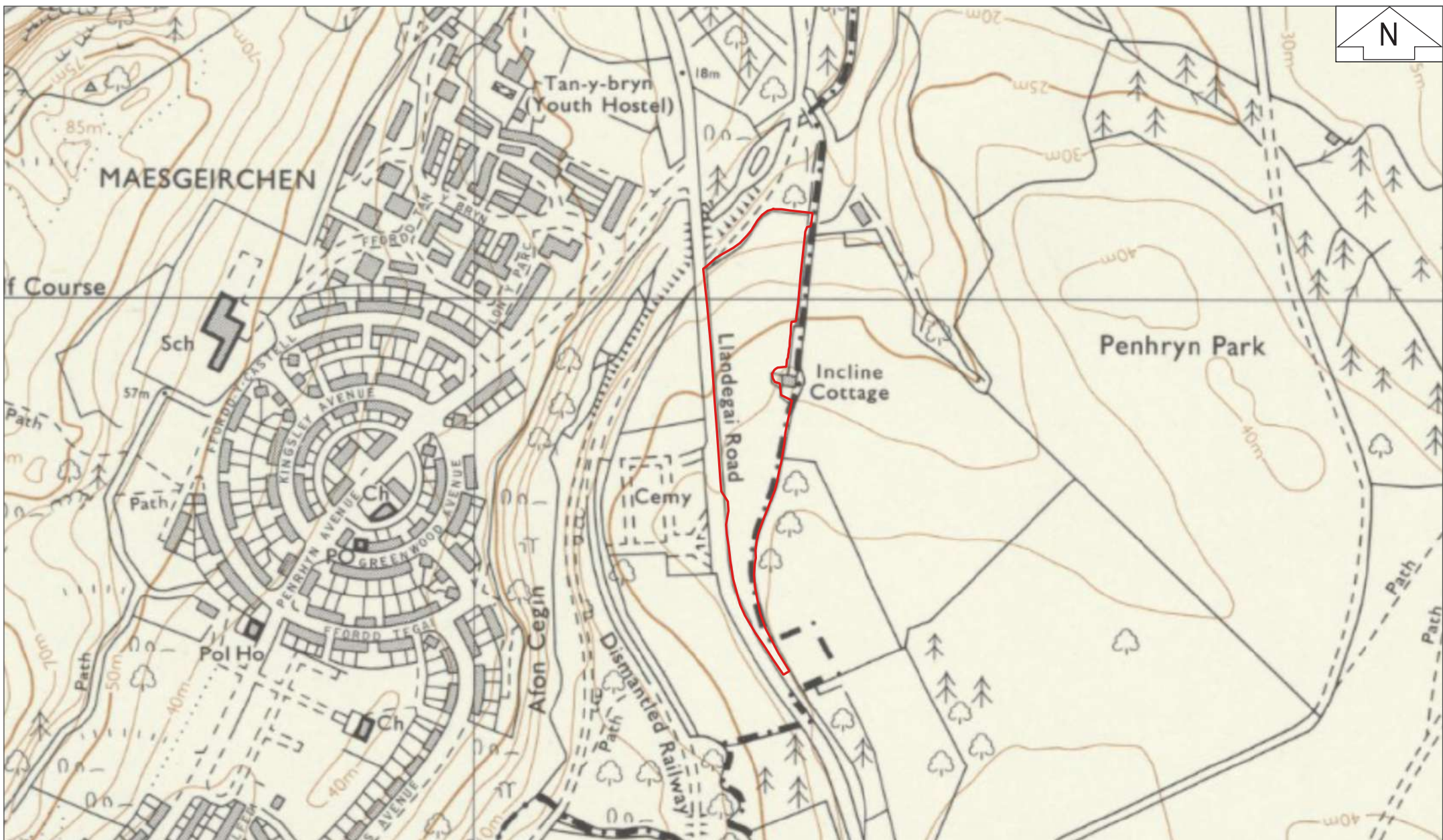


Figure 18: Ordnance Survey Map, Caernarvonshire, sheet SH57SE-A,
surveyed/revised: pre-1930-1962, published: 1963

 Approximate Site Location

Original scale: 1:10,560


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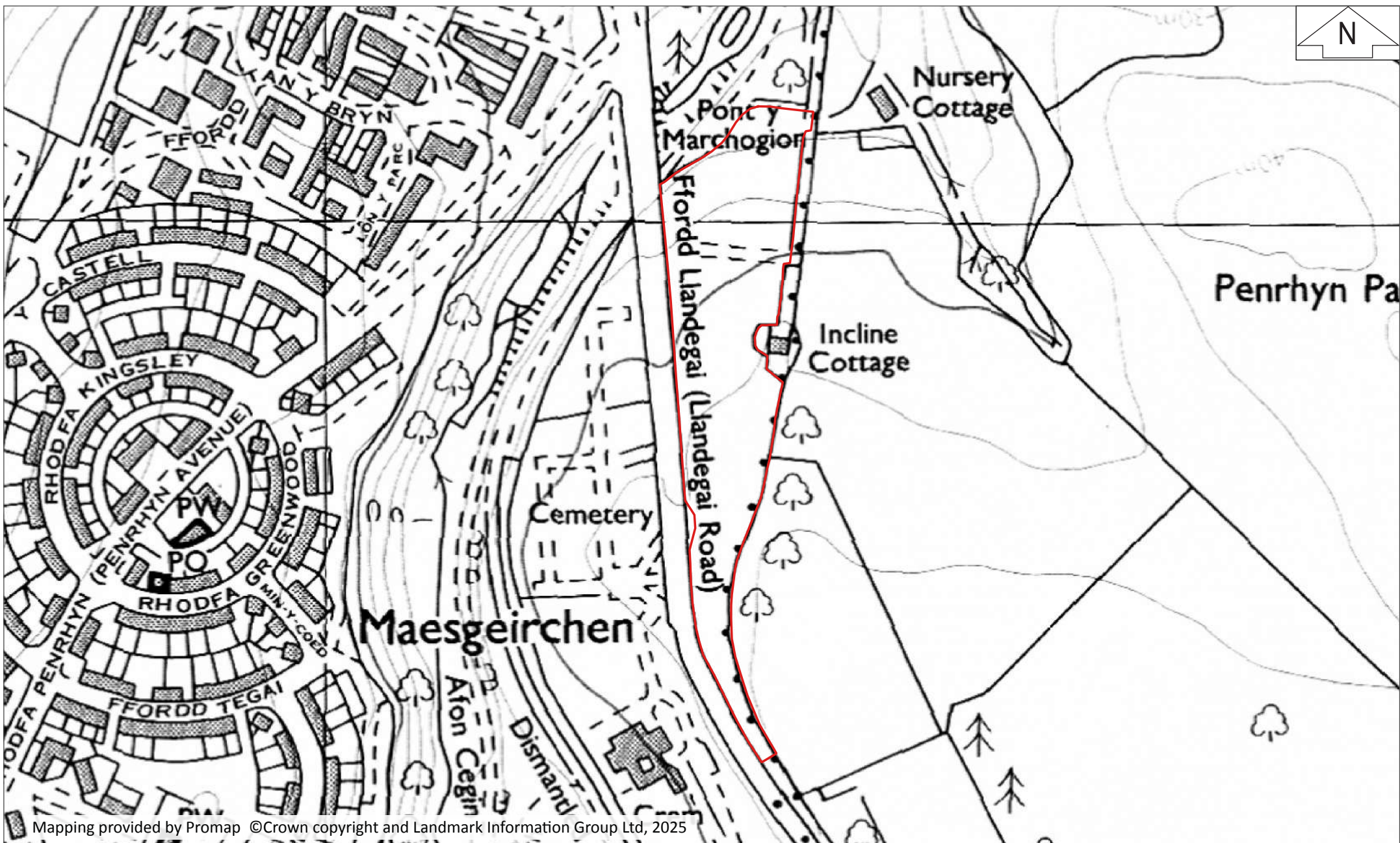


Figure 19: Ordnance Survey Map, Caernarvonshire, sheet SH57SE-A,
surveyed/revised: 1965-72, published: 1972

 Approximate Site Location

Original scale: 1:10,000

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Figure 20: Ordnance Survey Map, Caernarvonshire, 1989

Approximate Site Location

Original scale: 1:10,000


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Figure 21: Aerial Photograph, 2006

 Approximate Site Location

Original scale: unknown


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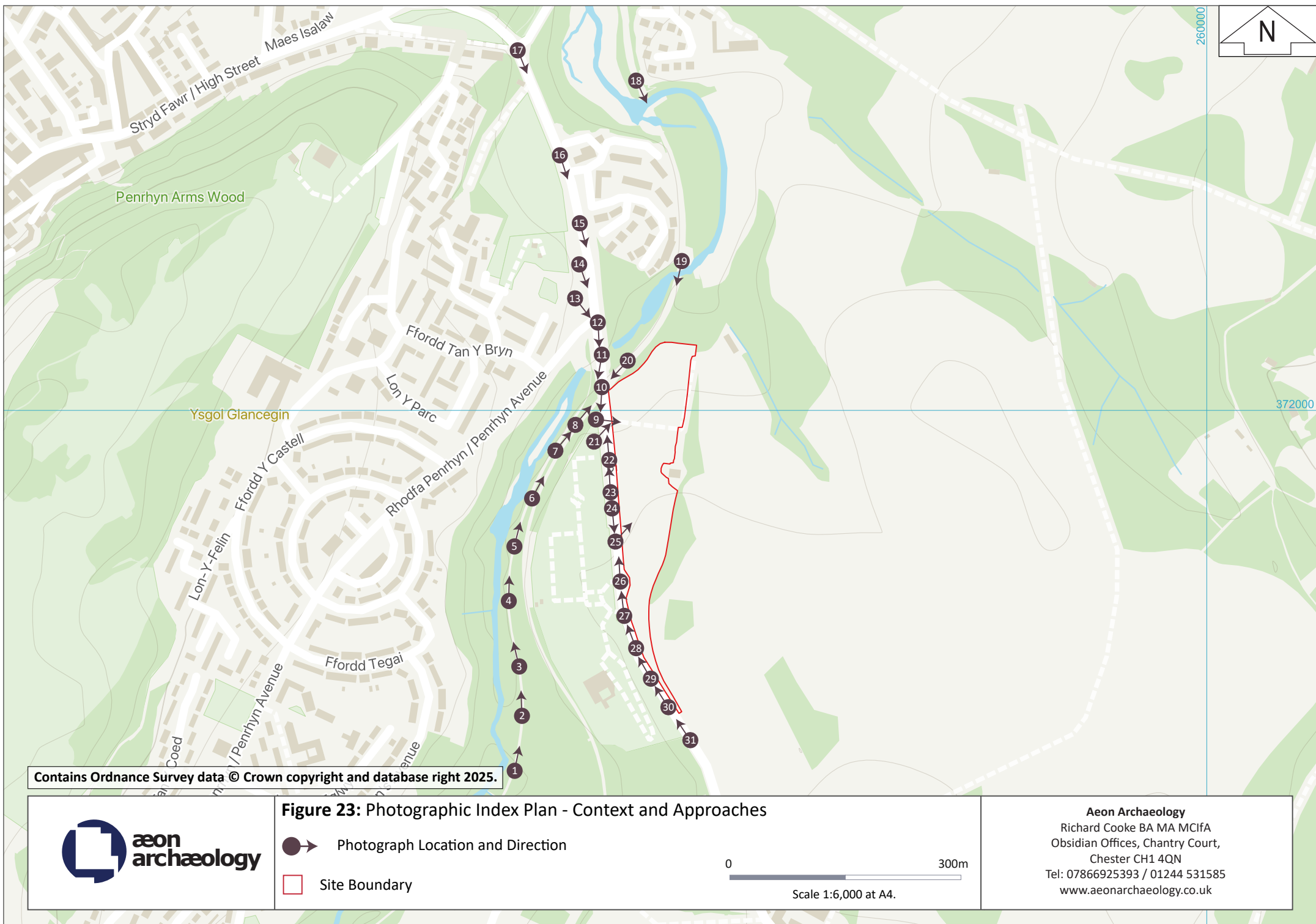


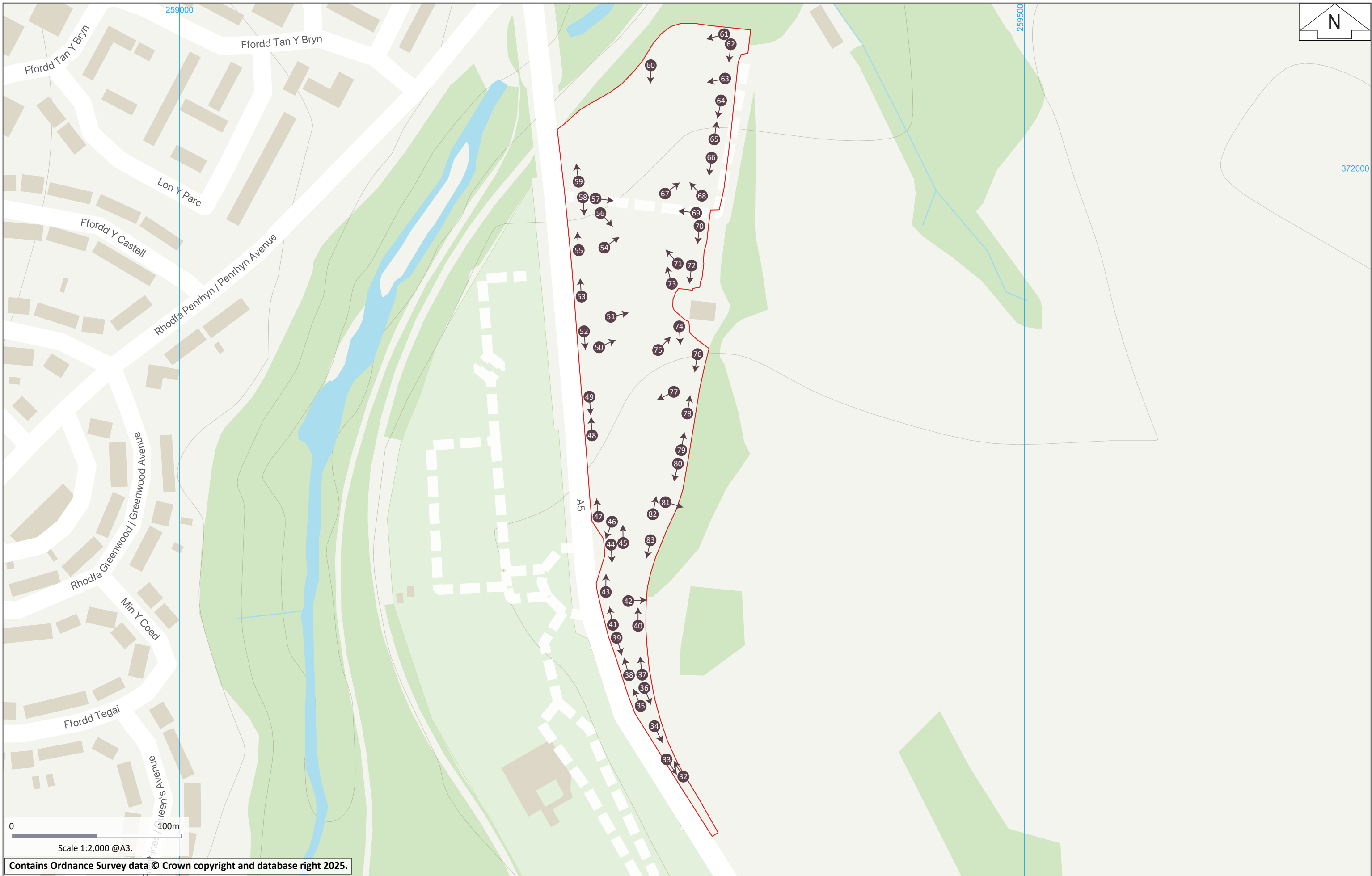
Figure 22: Aerial Photograph, 2018

 Approximate Site Location

Original scale: unknown

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Figure 24: Photographic Index Plan - Site

-  Photograph Location and Direction
-  Site Boundary

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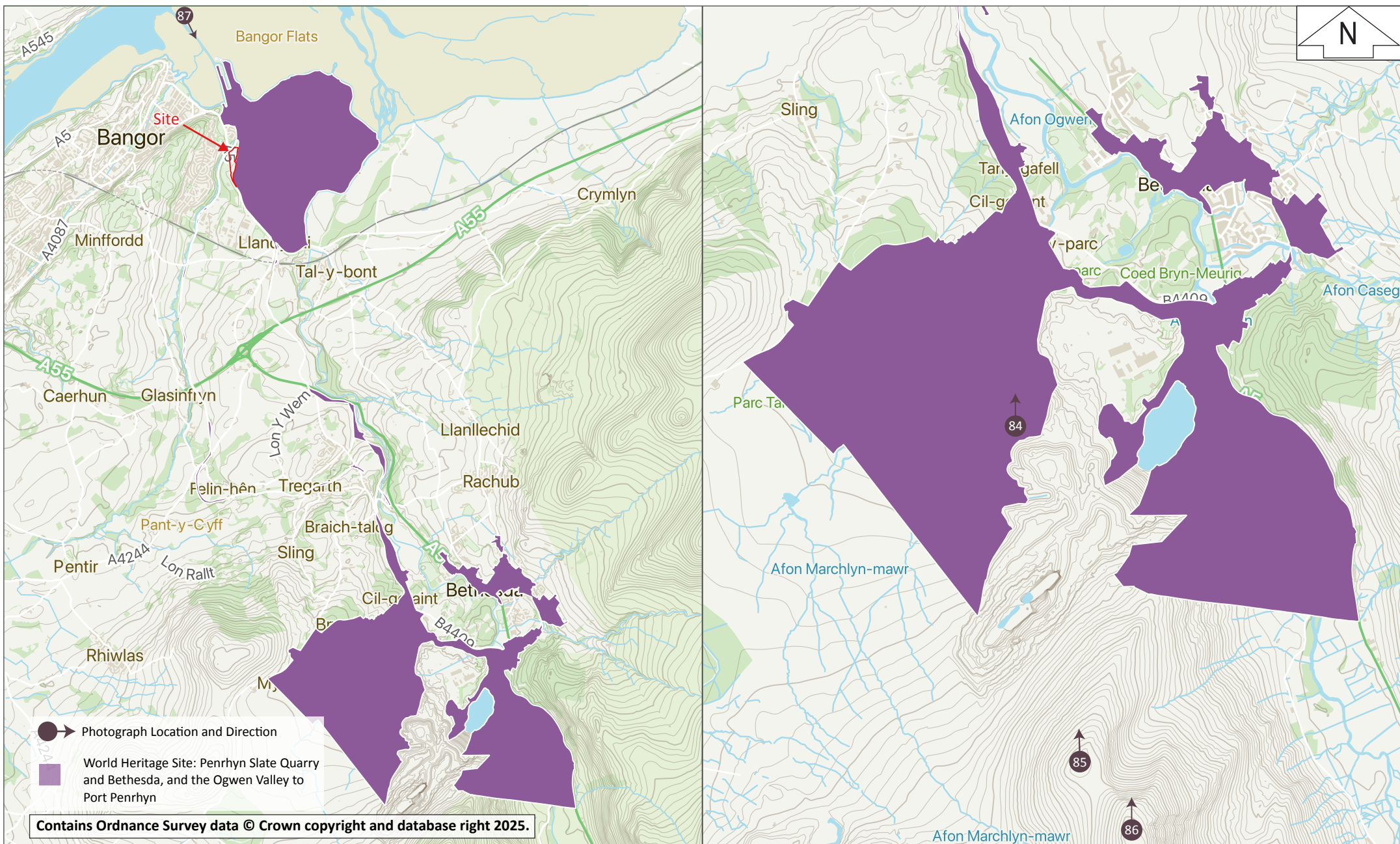
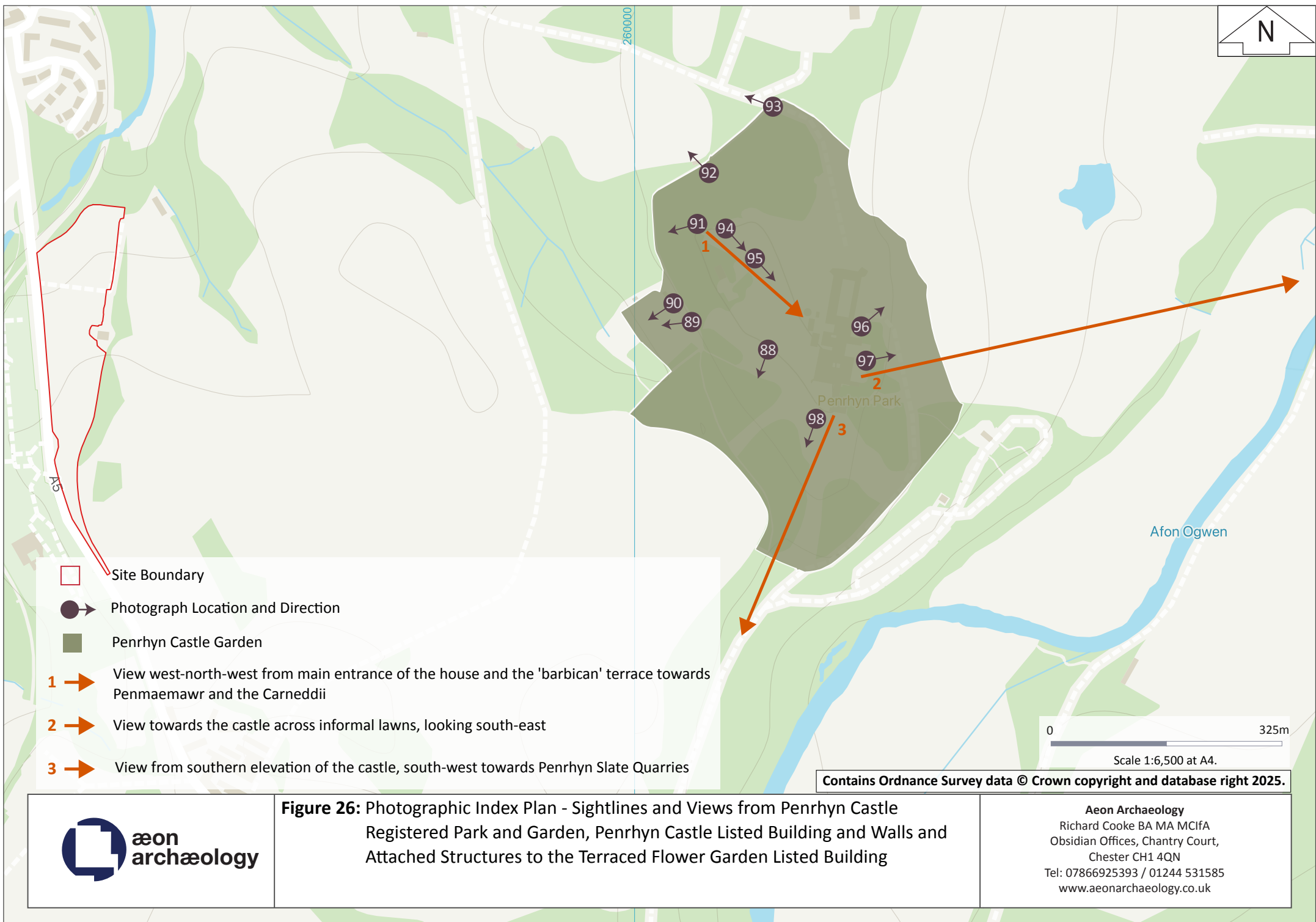


Figure 25: Photographic Index Plan – Sightlines South from the A545 Beaumaris Road, Anglesey, North Towards the Site from Ffordd Tair Mynydd and the Access Land to the South of Penrhyn Slate Quarries





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Figure 27: Photographic Index Plan – Sightlines from Pont Marchogian, Listed Building

- ➔ Photograph Location and Direction
- Pont Marchogian, CADW ref: 4084, Grade II

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Drawing provided by the client © Ainsley Gommen Architects

Figure 28: Proposed Masterplan

Original scale: 1:500 @A1



AA - Site Section - West



BB - Site Section - South



CC - Site Section - North



DD - Site Section - South



Figure 29: Proposed Site Sections



Figure 30: Proposed 3D View



Figure 31: Proposed Landscaping and Planting Plan

Drawing provided by the client © Land Studio



Original scale: 1:500 @A1

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