Welsh Government

Consultation on proposals for secondary legislation to support the Historic Environment (Wales) Act 2016 and various best-practice guidance documents

Annex 6

Draft
Setting of Historic Assets in Wales

The Historic Environment (Wales) Act 2016 was enacted to make important improvements to the existing systems for the protection and management of the Welsh historic environment. It also stands at the centre of an integrated package of secondary legislation, new and updated planning policy and advice, and best-practice guidance on a wide range of topics. Taken together, these will support and promote the careful management of change in the historic environment in accordance with current conservation philosophy and practice.

This draft document has been published as part of a twelve-week consultation on proposals for secondary legislation and draft guidance documents that complement the Historic Environment (Wales) Act 2016. It will close on 3 October 2016. The consultation document, the response form and all of the associated draft guidance documents are available from the Welsh Government's consultation web pages (http://gov.wales/consultations/cultureandsport/?lang=en).

This document has been prepared alongside a revised chapter 6, 'The Historic Environment', of *Planning Policy Wales* and the new *Technical Advice Note 24: The Historic Environment*. It can profitably be read in conjunction with them.

A public consultation on chapter 6 of *Planning Policy Wales* closed on 13 June 2016 and the responses are now being analysed. The chapter is still available on the consultation web page (http://gov.wales/consultations/planning/proposed-changes-to-planning-policy-wales-chapter-6-the-historic-environment/?lang=en) but changes may be made following the publication of the consultation results later this year. Any citations of *Planning Policy Wales* in the current document refer to this version.

In parallel with the present consultation, the Welsh Government's Planning Division is seeking views on *Technical Advice Note 24.* The twelve-week consultation will also close on 3 October 2016 and any views that you might care to offer would be gratefully received. Visit the Welsh Government's consultation pages (http://gov.wales/consultations/planning/?lang=en) to download *Technical Advice Note 24,* the consultation document and the response form. Any citations of *Technical Advice Note 24* in the current document refer to this version.

11 July 2016

11 July 2016

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Setting of Historic Assets in Wales

Setting of Historic Assets in Wales

Statement of Purpose

Setting of Historic Assets in Wales explains what setting is, how it contributes to the significance of a historic asset and why it is important.

Setting of Historic Assets in Wales also outlines the principles used to assess the potential impact of development or land management proposals on the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic parks and gardens, and conservation areas. These principles, however, are equally applicable to all individual historic assets, irrespective of their designation. The guidance is not intended to cover the impact on the setting of the historic environment at a landscape scale. This is considered by separate guidance.[1]

This best-practice guidance is aimed at developers, owners, occupiers and agents, who should use it to inform management plans and proposals for change which may have an impact on the setting of a historic asset. It should also help them to take account of Cadw's *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (*Conservation Principles*) to achieve high-quality sensitive change.[2]

Decision-making authorities and their advisers should also use this guidance alongside *Planning Policy Wales*: Chapter 6 — The Historic Environment,[3] *Technical Advice Note 24: The Historic Environment,*[4] *Conservation Principles* and other best-practice guidance to inform local policies and when considering individual applications for planning permission and listed building, scheduled monument and conservation area consent, including pre-application discussions.

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[1] *Guide to Good Practice on Using the Register of Landscapes in the Planning and Development Process*, Revised (2nd) edition including revisions to the assessment process (ASIDOHL2), Cadw, Welsh Assembly Government and Countryside Council for Wales, 2007
[2] Cadw is the Welsh Government's Historic Environment Service; *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*, Cadw, Welsh Assembly Government, 2011
[3] *Planning Policy Wales* — Chapter 6: The Historic Environment
[4] *Technical Advice Note 24: The Historic Environment*

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Fast Facts

- Setting is important to the way in which historic assets are understood, appreciated and experienced, and contributes to their significance.

- Setting often extends beyond the property boundary, or 'curtilage', of an individual historic asset into a broader landscape context. Intangible as well as physical factors can be important to understanding the setting of a historic asset. These may include function, sensory perceptions or historical, artistic, literary and scenic associations.

- National planning policy encourages local planning authorities to take the settings of historic assets into account when drawing up development plans and when determining planning applications.

- When change or development is proposed, it is important to identify the historic assets that might be affected, define the setting of each historic asset and assess the potential impact of the development on that setting. However, few cases will need extensive analysis and some proposals may not have any impact at all.

- If proposed change or development is likely to have an impact on setting, it is important that the applicant prepares a proportionate and objective written assessment to inform the decision-making process. This should take into account the significance of the asset and its setting, and quantify the extent of the impact. The methodology and level of information should be proportionate to the case.

- Development proposals should aim to minimise any harmful impact on the setting of a historic asset.

- Applicants can seek advice from local planning authorities about whether a planning application should include an assessment of the impact of their proposed development on the setting of a historic asset.

- The results of the assessment should be provided in a written report which is understandable to both specialist and non-specialist readers. A copy of the report should be lodged with the appropriate historic environment record.

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Introduction

The historic environment is central to Wales's cultural heritage and sense of identity. It is made up of a range of historic assets, including archaeological sites, ancient monuments, historic buildings, historic parks and gardens, and conservation areas. These components of the broader landscape and townscapes of Wales may have been in use for many years and evolved over a considerable period of time.

The historic environment is a resource that we need to cherish and protect for future generations. Protection, however, need not prevent change. Positive change can increase the long-term sustainability and economic viability of historic assets. It can also bring improvements to our understanding and appreciation of the historic environment as well as social and economic benefits through increased regeneration and tourism. Together, these benefits will help create the Wales we want in the future by meeting the well-being goals set out in the Well-being of Future Generations (Wales) Act.[5] But change to the historic environment needs to be managed and its impact may extend well beyond individual historic assets, which is why we need to consider and, where appropriate, protect their settings.

1. What is Setting?

Setting is the surroundings in which a historic asset is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape.[6] It often extends beyond the property boundary or 'curtilage' and into the surrounding landscape or townscape.[7] Although many historic assets are visible and their settings are obvious, those that are buried also have a setting.

The setting of a historic asset can include physical elements of its surroundings. These may be boundary walls, adjacent fields or functional and physical relationships with other historic assets or natural features. For example, the setting of a listed farmhouse might be its physical agricultural surroundings. Equally, the setting of a scheduled industrial steam engine house might be its associated industrial landscape of quarries, tramways, or waste heaps.

The setting of a historic asset can also include less tangible elements. These may include function, sensory perceptions or historical, artistic, literary and scenic associations. Although views to and from a historic asset are often the most obvious factor, other sensory elements can also have an impact on setting — for example, the noise from a road set in a cutting or the sounds and smells of a new industrial process in an existing building. Such elements can be more subjective and more difficult to assess than physical factors, but both make up the setting of a historic asset and contribute to its significance.

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[5] Well-being of Future Generations (Wales) Act 2015
[6] This definition of setting expands that given in *Conservation Principles*
[7] *Technical Advice Note 24: The Historic Environment*, para. 1.21

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The setting of a historic asset is not fixed and can change through time as the asset and its surroundings evolve. These changes may have a negative impact on the significance of an asset; for example, the loss of the surrounding physical elements that allow an asset to be understood, or the introduction of an adjacent new development that has a major visual impact. But changes can also have a positive impact that may enhance the setting, such as the removal of traffic from part of a historic town, or the opening up of views, or the return of a sense of enclosure to sites where it has been lost.

Factors contributing to the setting of a historic asset

Setting describes the relationship of a historic asset to the surrounding landscape or townscape. Its importance lies in what it contributes to the significance of a historic asset. Setting may include a range of factors:

- functional and physical relationships with other structures/historic assets and how these have changed over time
- topographic features that influenced its location
- physical character of the surrounding landscape or townscape, including any formal design or land use
- the original layout of the historic asset and how this has changed
- potential buried or archaeological elements surrounding the historic asset
- views to, from and across the historic asset or place
- formal or planned vistas
- the prominence of the historic asset in views throughout the surrounding area
- views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes
- historical, artistic, literary, place name, cultural or scenic associations
- other sensory elements — noise or smell associated with the historic asset
- tranquillity, remoteness, 'wildness'.

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2. When Should Setting be Assessed?

2.1 Managing Historic Assets

It is good management practice to understand the setting of historic assets that you own or manage. The definition and analysis of the setting of a historic asset should be part of any statement of significance[8] or conservation management plan. It is part of the baseline evidence that enables a full understanding of a historic asset and its significance. An assessment of setting is helpful whether or not a proposed change needs planning permission or other consents. Change can include repair, renewal, restoration and reconstruction, new work or alteration, and demolition.

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[8] See *Conservation Principles*

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2.2 Submitting a Planning Application

Applicants for planning permission must provide the local planning authority with sufficient, but proportionate, information to allow the assessment of the likely impact of their proposals on the setting of:

- a World Heritage Site
- a nationally important ancient monument (scheduled or unscheduled)[9]
- a listed building
- a conservation area
- a registered historic park and garden.

Understanding the setting of a historic asset can help you to draw up appropriate development proposals. This process can be used to identify alternative approaches and lead to improvements in the planning and design of your proposals so that they minimise harm and maximise benefit to the setting of a historic asset. This information will help the local planning authority to understand the reasons for your proposals when they are determining your planning application.

Well before you submit a planning application, it is good practice to seek expert advice and discuss your proposal with the local planning authority and, where appropriate, the Welsh Government's Historic Environment Service (Cadw). At a pre-application discussion, you can find out whether the proposed development is likely to have an impact on the setting of any historic asset and what assessment may be necessary.[10]

The scale of an assessment needs to be proportionate and will be determined by the likely impact of the proposal on the setting of the historic asset. For proposals involving a minimum impact on the setting of a single asset, a simple check-list approach to the assessment with a short statement for each of the four stages described below may be sufficient. For projects involving multiple assets or changes considered likely to have a major impact on significance, a more detailed analysis will be necessary.

Certain types of development require an environmental impact assessment (EIA), which might include assessing the impact of the development on the setting of a historic asset. Further information and advice about EIA can be found on the Welsh Government website.[11]

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[9] *Planning Policy Wales*: Chapter 6 — The Historic Environment, para. 6.4.6
[10] Developers must consult Cadw before submitting certain planning applications for major development (see the Town and Country Planning (Development Management Procedure) (Wales) Amendment Order 2016, article 4); Realising the Potential of Pre-application Discussions, Welsh Government Practice Guide, May 2012
[11] http://gov.wales/topics/planning/developcontrol/environmental-impact-assessment/?lang=en

Local planning authorities must consult Cadw on development proposals which in their opinion affect the setting of a scheduled monument (see annex)[12] or a registered historic park or garden, or the Outstanding Universal Value of a World Heritage Site.[13]

2.3 Listed Building, Scheduled Monument and Conservation Area Consent

Setting is a consideration in applications for listed building, conservation area and scheduled monument consents. Your assessment of setting may form part of a heritage impact statement. For more information, see *Heritage Impact Assessment in Wales*, *Managing Change to Listed Buildings* and *Managing Change to Scheduled Monuments*.[14]

3. Who Should Assess Setting?

Understanding the setting of a historic asset and assessing the impact of development requires knowledge, training and skill. For the purpose of planning applications — especially complex cases — the definition, analysis and assessment of the setting of a historic asset should be carried out by a qualified and competent expert.

For management purposes — such as the preparation of a conservation management plan — and depending on the complexity and extent of historic assets and their settings, owners or local groups may be able to analyse setting as set out in stages 1 and 2 below.

4. How to Assess the Impact of Change or Development on the Setting of Historic Assets

This section outlines the general principles that both assessors and decision makers should consider when assessing the impact of a proposed change or development on the setting of historic assets.

Essentially, there are four stages.

Stage 1: Identify the historic assets that might be affected by a proposed change or development and their significance.

Stage 2: Define and analyse the settings to understand how they contribute to the ways in which the historic assets are understood, appreciated and experienced.

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[12] [Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, schedule 4 (I)(i) and (ii)](#); see Annex 1 for criteria relating to scheduled monuments

[13] *Technical Advice Note 24*, para 1.26; *Managing Change to Registered Historic Parks and Gardens in Wales*, Welsh Government, Cadw, forthcoming; *Managing Change to World Heritage Sites in Wales*, Welsh Government, Cadw, forthcoming

[14] *Heritage Impact Assessment in Wales*, Welsh Government, Cadw, forthcoming*; Managing Change to Listed Buildings,* Welsh Government, Cadw, forthcoming; *Managing Change to Scheduled Monuments,* Welsh Government, Cadw, forthcoming

Stage 3: Evaluate the potential impact of a proposed change or development on those settings.

Stage 4: Consider options to mitigate the potential impact of a proposed change or development on those settings.

4.1 Stage 1: Identify the Historic Assets

A good starting point is to look for existing information in the historic environment records (HERs) for each local authority area, which are curated by the Welsh archaeological trusts. Other sources of information include Cof Cymru — Cadw's online record of national historic assets in Wales,[15] the National Monuments Record of Wales and local record offices.

Various techniques can help identify which historic assets and settings may be affected by the proposed change or development. For example, zones of theoretical visibility (ZTV) can be particularly effective for large-scale or complex projects,[16] otherwise a visual assessment from a range of viewpoints may be sufficient.

At the end of stage 1, it is good practice to prepare a short assessment that includes:

- details of the location, size and scale of the proposed change or development
- the location of the identified historic assets
- where appropriate, a plan overlaying the zone of theoretical visibility on the sites of the historic assets
- a rapid appraisal of the significance of the identified historic assets.

This assessment will help the assessor, the local planning authority and, where appropriate, Cadw agree the level of analysis needed to determine the likely impact of the change or development on the settings of the historic assets. The proposed assessment should be proportionate to the likely impact and its scope is best agreed before beginning stages 2 and 3.

An assessment for the management of a historic asset would include all the historic features inside its boundary. It would also include any historic and natural features outside the boundary, but which are visible to or from the historic asset and may contribute to its significance.

4.2 Stage 2: Define and Analyse the Setting

The setting of a historic asset is made up of:
- its current surroundings

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[15] Cof Cymru — National Historic Assets of Wales
[16] ZTV studies define the areas from which a development may be totally or partially visible by reference to surrounding topography. The analysis does not take into account any landscape artefacts such as trees, woodland, or buildings; hence the study is called a zone of theoretical visibility.

- our present understanding and appreciation
- what (if anything) survives of its historic surroundings combined with subsequent historic changes.

It is not a retrospective view of the landscape when an asset was constructed or at any other time during its history. Nor does setting depend on public rights of way or current ability to access the asset or viewpoints. Likewise, the number of visitors to a site or viewpoint does not affect the importance of the setting.

Stage 2 should identify the key factors which contribute to the significance of each historic asset and its setting. Answering the following questions, for example, can help define setting.

- How do the present surroundings contribute to our understanding and appreciation of the historic asset today?

- Thinking about when the historic asset was first built and developed:
    - what were its physical, functional and visual relationships with other structures/historic assets and natural features?
    - what topographic features influenced its location?
    - what was its relationship to the surrounding landscape?
    - was it constructed to take advantage of significant views? Although there may be a 360 degree view, some areas of the view may be more significant than others.

- Thinking about changes since the historic asset was built:
    - has its function changed?
    - what changes have happened to the surrounding landscape?
    - have changes happened because of changes to the historic asset?
    - has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?
    - have historic and designed views to and from the historic asset changed?

- Thinking about the original layout of the historic asset and its relationship to its associated landscape:
    - were these relationships designed or accidental?
    - how did these relationships change over time?
    - how do these relationships appear in the current landscape; are they visual or buried features?

- Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or

design), or sensory factors that can be vital to understand the historic asset and its setting?

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:

- views that were designed and developed to overlook the historic asset and its setting
- incidental views to and from the historic asset which contribute(d) to its significance
- important modern views to and from the historic asset
- important modern views over and across the historic asset.

4.3 Stage 3: Evaluate the Potential Impact of Change or Development

The impact of a proposed change or development on the setting of a historic asset can be a material consideration in determining a planning application or other consents, so it is important to consider whether the new development can be incorporated sensitively.

Factors to be considered when assessing the impact of a proposed change or development on the setting of a historic asset include:

- the visual impact of the proposed change or development relative to the scale of the historic asset and its setting
- the visual impact of the proposed change or development relative to the location of the historic asset
- whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it, including for example its functional or physical relationship with the surrounding landscape and associated structures
- the lifespan of the proposed change or development
- the extent of tree cover, whether it is deciduous or coniferous, and its likely longevity
- the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this
- the cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset
- the capability of a landscape setting to absorb change or new development without the erosion of its key characteristics

- the impact of the proposed change or development on non-visual factors of the setting, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses
- the impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smells.

Bearing in mind that the assessment and evaluation should be proportionate to the likely impact of the proposal on the setting, photographs from the viewpoints identified in stage 2 can be helpful to assess and explain the impact of the proposed change or development on setting.[17] Photomontages showing the proposed change or development in these views may also be very helpful. Geographic Information System (GIS) packages may support useful interpretative tools such as wireframes, viewshed analysis and digital terrain models.

At the end of stage 3 the historic environment assessor should be able to identify the impact of the proposals on the setting of the historic asset. It is helpful to express the impact of the development on the setting of the historic asset as positive, neutral or negative. Positive or negative impacts can be described as severe, moderate, slight and very slight. Severe equates to a 'significant impact' in environmental impact assessment terminology.

Depending on the level of impact, especially if it is severe or moderate, mitigation measures to reduce the negative impact of the proposals should be considered.

4.4 Stage 4: Consider Options to Mitigate the Impact of a Proposed Change or Development

Mitigation is the action taken to avoid or minimise any harm to the significance of a historic asset and its setting.

Mitigation could include, for example, modifications to the design and the introduction of screening. However, some mitigation measures could have a negative impact on the setting of the historic asset; for example, a screen of trees could be an alien form in an otherwise treeless landscape or obscure the intended planted design in a historic park or garden.

Mitigation could also include measures to improve the setting of the historic asset, such as the removal of a structure or tree belts which block identified significant views. For planning purposes, such measures would need to be within the application boundary.

If damaging effects on the setting of the historic asset have been identified and mitigation has been introduced, the level of impact should be re-assessed and included in the final assessment. Mitigation proposals should be submitted to the local planning authority as part of the final report to support the planning application.

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[17] The best possible views should be used. Do not use views with buildings or vegetation if positions giving unobscured views are available.

4.5 Document the Assessment

The results of the assessment should be provided in a written report which is understandable to both specialist and non-specialist readers.

A copy of the report should be deposited with the appropriate historic environment record for future consultation.

5. Offsetting

The introduction of offsetting or compensatory proposals, such as public access or interpretation panels, will not reduce the direct impact of the development on the setting of the historic asset and should not be accepted as mitigation. But, proposals for offsetting should nevertheless be presented to the decision-making authority so that it can weigh the benefits of the scheme, including the compensatory measures, against the impact of the development on the setting of the historic asset.

6 Enhancing the Setting

The positive management of a historic asset does not require Stage 3 of the assessment process. However, the assessor(s) could recommend measures to enhance the setting of a historic asset.

Enhancement measures could include the removal of trees to open up an intended view,[18] improved public access to a viewpoint or the provision of appropriate interpretation. Care should be taken when recommending enhancement measures so that the improvement to the setting of one historic asset does not have a negative impact on another.

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[18] Subject to other regulations, such as Tree Preservation Orders

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Annex

Local planning authorities must consult the Welsh Government's Historic Environment Service (Cadw) on all planning applications which in their opinion affect the setting of a scheduled monument and meet the following criteria.[19] Applications will need to include sufficient information to assess the impact of the proposal on the setting but this should be proportionate to the likely impact.

Criteria

Development likely to be visible from a scheduled monument and which meets one of the following criteria:

- it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument
- it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more
- it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more
- it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more
- it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more.

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[19] Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, schedule 4 (l)(i) and (ii)

Further Information

Policy and Guidance
Planning Policy Wales: Chapter 6 — The Historic Environment
Technical Advice Note 12: Design
Technical Advice Note 24: The Historic Environment

Best-practice Guidance
Conservation Principles for the Sustainable Management of the Historic Environment in Wales, Cadw, Welsh Assembly Government, 2011
Guide to Good Practice on Using the Register of Landscapes in the Planning and Development Process, Revised (2nd) edition including revisions to the assessment process (ASIDOHL2), Cadw, Welsh Assembly Government and Countryside Council for Wales, 2007
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Managing Change to Listed Buildings in Wales, Welsh Government, Cadw, forthcoming
Managing Change to Registered Historic Parks and Gardens in Wales, Welsh Government, Cadw, forthcoming
Managing Change to Scheduled Monuments in Wales, Welsh Government, Cadw, forthcoming
Managing Change to World Heritage Sites in Wales, Welsh Government, Cadw, forthcoming
Realising the Potential of Pre-application Discussions, Welsh Government Practice Guide, May 2012
Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, ICOMOS, 2005

Sources of Historical Information
Archives Wales www.archiveswales.org.uk — An online catalogue that allows you to search information in more than 7,000 collections of historical records in the holdings of 21 archives in Wales.
Cof Cymru — Cadw's online record of the national historic assets of Wales, which includes listed buildings, scheduled monuments, protected wrecks, World Heritage Sites and registered historic landscapes.[20]
The **historic environment records** of the Welsh archaeological trusts.
The **National Monuments Record of Wales** (NMRW), the national collection of information about the historic environment of Wales.
Historic Wales portal www.historicwales.gov.uk

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[20] Registered historic parks and gardens will be added to Cof Cymru during 2017

Contacts

Welsh Government
Historic Environment Service (Cadw)
Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff CF15 7QQ
Tel. 01443 336000
cadw@wales.gsi.gov.uk
gov.wales/cadw

Local Planning Authorities

Local planning authorities' conservation officers can be contacted via the relevant local authority website.

Royal Commission on the Ancient and Historical Monuments of Wales
Ffordd Penglais, Aberystwyth, SY23 3BU
Tel. 01970 621200
nmr.wales@rcahmw.gov.uk
www.rcahmw.gov.uk

National Monuments Record of Wales
nmr.wales@rcahmw.gov.uk
www.coflein.gov.uk

You can arrange to visit the public search room in Aberystwyth where staff will explain the resources available in the National Monuments Record of Wales for researching historic character, including historic maps, drawings, photographs and survey records.

Welsh Archaeological Trusts

Clwyd-Powys Archaeological Trust
41 Broad Street, Welshpool SY21 7RR
Tel. 01938 553670
trust@cpat.org.uk
www.cpat.org.uk

Dyfed Archaeological Trust
Corner House, 6 Carmarthen Street, Llandeilo SA19 6AE
Tel. 01558 823121
info@dyfedarchaeology.org.uk
www.dyfedarchaeology.org.uk

Glamorgan-Gwent Archaeological Trust
Heathfield House, Heathfield, Swansea SA1 6EL
Tel. 01792 655208
enquiries@ggat.org.uk
www.ggat.org.uk

Gwynedd Archaeological Trust
Craig Beuno, Garth Road, Bangor LL57 2RT
Tel. 01248 352535
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www.heneb.co.uk