

WELSHPOOL CIVIC PRIDE

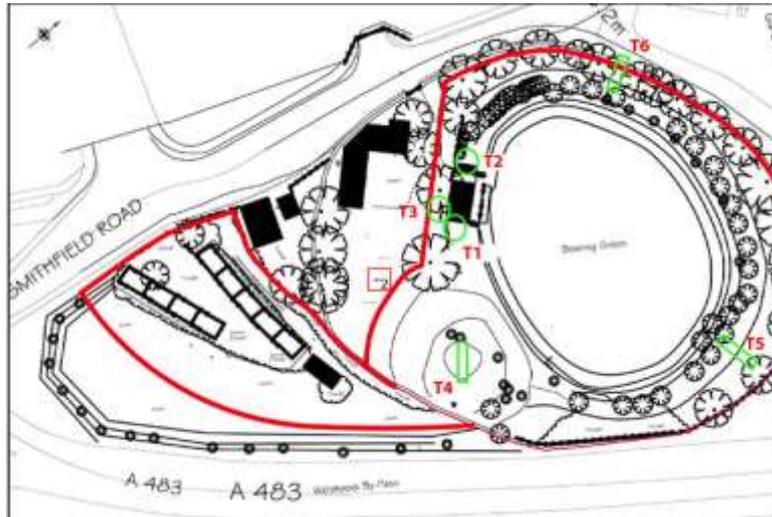
(Unincorporated Association)



WELSHPOOL AND LLANFAIR LIGHT RAILWAY CATTLE DOCKS (scheduled ancient monument)

R A Robinson FRICS FSLCC
Secretariat
Welshpool Civic Pride

30th November 2017



CONTENTS

1. Welshpool Civic Pride	page
2. Introduction	page
3. Site status	page
4. The scheme plan	page
5. The cost plan	page

Appendix A	Constitution
B	Site ownership plan
C	Site plan showing extent of ancient monument
D	Scheme Plan
E	Images of the site and its surroundings
F	Brief specification

1. Welshpool Civic Pride

- 1.1 Welshpool Civic Pride is an unincorporated association with a constitution as set out at appendix A.
- 1.2 The Management Board comprises 9 members who are Tony Harvey (Chair), Cllr Alison Davies, Cllr Malcolm Douglass, Rev Roger Brown, Colin Rogers, Frances Robinson, Chris Martin, Amy Bowen and Geff Lanagan.
The secretariat/treasurer is Robert Robinson.
- 1.3 The Association is registered as an Environmental Body – reference number.

2. Introduction

- 2.1 The Welshpool Civic Pride Group has been established to aid the protection of the Town's Heritage and the scheme described in this document is one of those sites which is an Ancient Monument.
- 2.2 The site is located at the entrance to the town from the bypass and is a significant part of the Welshpool and Llanfair Light Railway history.
- 2.3 The Motte and Bailey and Railway Cattle Docks Site has been divided into two projects as follows:
 - a) The restoration of the Motte & Bailey Castle and Bowling Club.
 - b) The restoration of the WLLR Cattle Docks.

The latter is the subject of this report.

3. Site status

- 3.1 The site is registered as a 'scheduled monument'.
- 3.2 The site is owned in two parts as follows (see plan at appendix B):
- a) Land coloured orange
The freehold is in the ownership of Powis Estates.
 - b) Land coloured green
The freehold is in the ownership of a Private Partnership.
- 3.3 The whole site is leased by Welshpool Town Council for 25 years from 2009 (within the Landlord and Tenant Act 1954 Part II) and is renewable.
- 3.4 The Association has been granted permission by a license to complete the scheme outlined in this document.
- 3.5 Welshpool Town Council will maintain the site when the scheme is completed.

4. The Scheme Plan

The detailed scheme outline is as follows (see appendix D):

- i) Restoration of the platform and cattle docks.
- ii) Installation of paths to access the site including for disabled people.
- iii) Interpretation boards.
- iv) Restoration of the old railway hut to provide an educational base for people to study the railway and other heritage.

5. The Cost Plan

5.01 The cost plan has been prepared by Robert Robinson FRICS FSLCC (Chartered Surveyor).

5.02 The total cost plan for the restoration and development of the Cattle Docks and Transfer Station is as follows:

Site clearance	£2,000
Skip hire	£1,000
Railway Docks surface works	£3,000
Replacement wooden gates	£4,000
Repainting and minor works to metal bars	£500
Dig out, weed mat and gravel area between platforms	£1,000
Provision of path from car park down to site and around railway hut	£5,000
Fencing off of area in front of railway hut for educational purposes	£1,000
Restoration of railway hut	£5,000
Signage and interpretation boards	£3,000
Railway trucks and sheep replica	£7,500
Contingency	£2,500
Total cost	£40,000

Local business and contractors will be used to complete the works.

A brief specification is set out at appendix F.

All figures include any VAT which cannot be reclaimed.

APPENDIX A

Constitution for an unincorporated association

Constitution of *Welshpool Civic Pride* of *Triangle House Union Street Welshpool*

Welshpool Civic Pride is a non-profit making environmental body whose objects are: *to restore and maintain heritage and cultural assets and to enhance the natural and built environment in the town of Welshpool.*

- A. Reclamation, remediation, restoration or any other operation intended to facilitate the economic, social or environmental use of land, where its use has been prevented or restricted because of a previous activity on the land, which has ceased.
- B. Operations intended to prevent or reduce any potential for pollution that may be caused, or to remedy or mitigate the effects of any pollution that has been caused by a previous activity on the land, which has ceased.
- C. The provision, maintenance or improvement of a public park or other public amenity in the vicinity of a landfill site, where it is for the protection of the environment.
- D. Where it is for the protection of the environment, the conservation or promotion of biological diversity through–
 - (i) the provision, conservation, restoration or enhancement of a natural habitat; or
 - (ii) the maintenance or recovery of a species in its natural habitat, on land or in water situated in the vicinity of a landfill site.
- E. The maintenance, repair or restoration of a building or other structure, which is a place of religious worship, or is of historic or architectural interest and which is open to the public, where it is for the protection of the environment.
- F. The provision of financial, administration and other similar services to organisations approved as environmental bodies by ENTRUST.

Welshpool Civic Pride shall not distribute profits and shall apply all of its income to the furtherance of the objects above.

The work of *Welshpool Civic Pride* shall not be for the benefit of landfill site operators who may contribute to *Welshpool Civic Pride* and claim credit under the Landfill Communities Fund. Nor shall it be for the benefit of contributing third parties, as defined in the landfill tax regulations.

Welshpool Civic Pride shall not carry out, promote or pay for work required to be completed under any notice issued under the Control of Pollution Act 1974, the Environmental Protection Act 1990, the Water Resources Act 1991, or required by any planning permission, statutory consent or by agreement under [section 106 of the Town and Country Planning Act 1990] (S75 of the Town and Country Planning Act).

Welshpool Civic Pride shall maintain audited accounts and keep full records that shall identify all its income and expenditure, and shall separately identify in these accounts the receipt and application of all contributions received under the Landfill Communities Fund.

Any projects that are to be funded by Landfill Communities Fund money shall only be undertaken once the project has been registered by ENTRUST.

All the activities operation and work of *Welshpool Civic Pride* shall be controlled by a Board of Management, the initial membership of which is as follows:-
Cllr A Davies, Cllr M Douglass, T Harvey, G Lanagan, Rev R Brown, C Rogers,
C Martin, Frances Robinson and A Bowen. Secretariat R A Robinson

The Board of Management shall meet at least once a year to consider and control the activities of *Welshpool Civic Pride* and shall record its proceedings in writing.

The quorum for meetings shall be 5, and when decisions are made by voting, each member of Board of Management shall exercise one vote. In the event of a tied vote, the Chairman shall have the casting vote as long as they are not a local authority or landfill operator representative, where the casting vote will pass to an independent member.

The Board of Management may appoint and remove members as it sees fit, and shall notify ENTRUST within 7 days of any such changes, including the names, addresses and occupations and employers of any new members.

Dissolution Clause:

In the event of *Welshpool Civic Pride* dissolution any remaining Landfill Communities Fund money shall be transferred to another enrolled Environmental Body. It shall not be distributed to the members of *Welshpool Civic Pride* or donated to a charity or organisation with similar objects.

There are 9 of members of the Board of Management of *Welshpool Civic Pride*

Signature Tony Harvey

Signature Geff Lanagan

Signature Roger Brown

Signature Colin Rogers

Signature Cllr Alison Davies

Signature Amy Bowen

Signature Frances Robinson

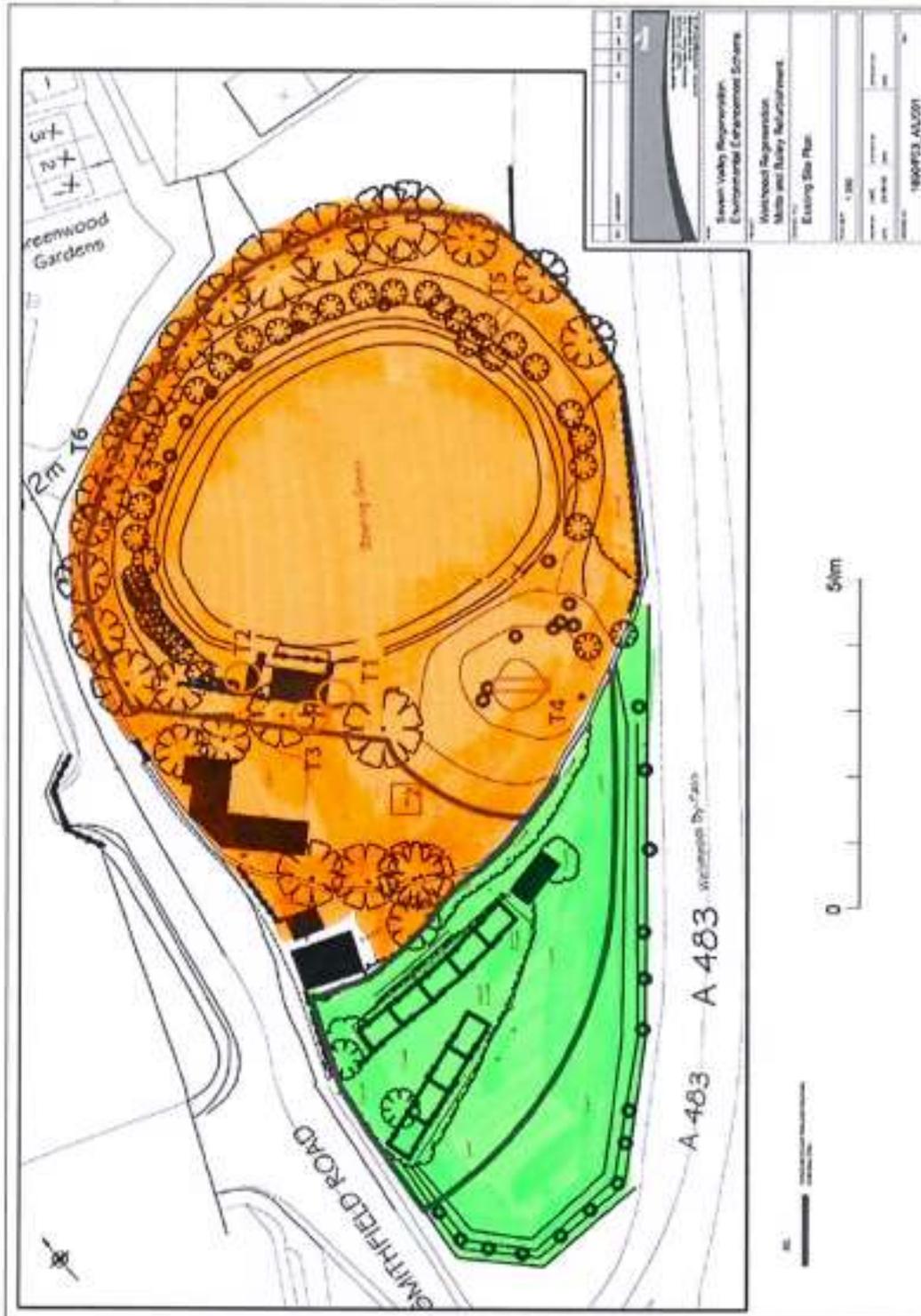
Signature Cllr Malcolm Douglass

Signature Chris Martin

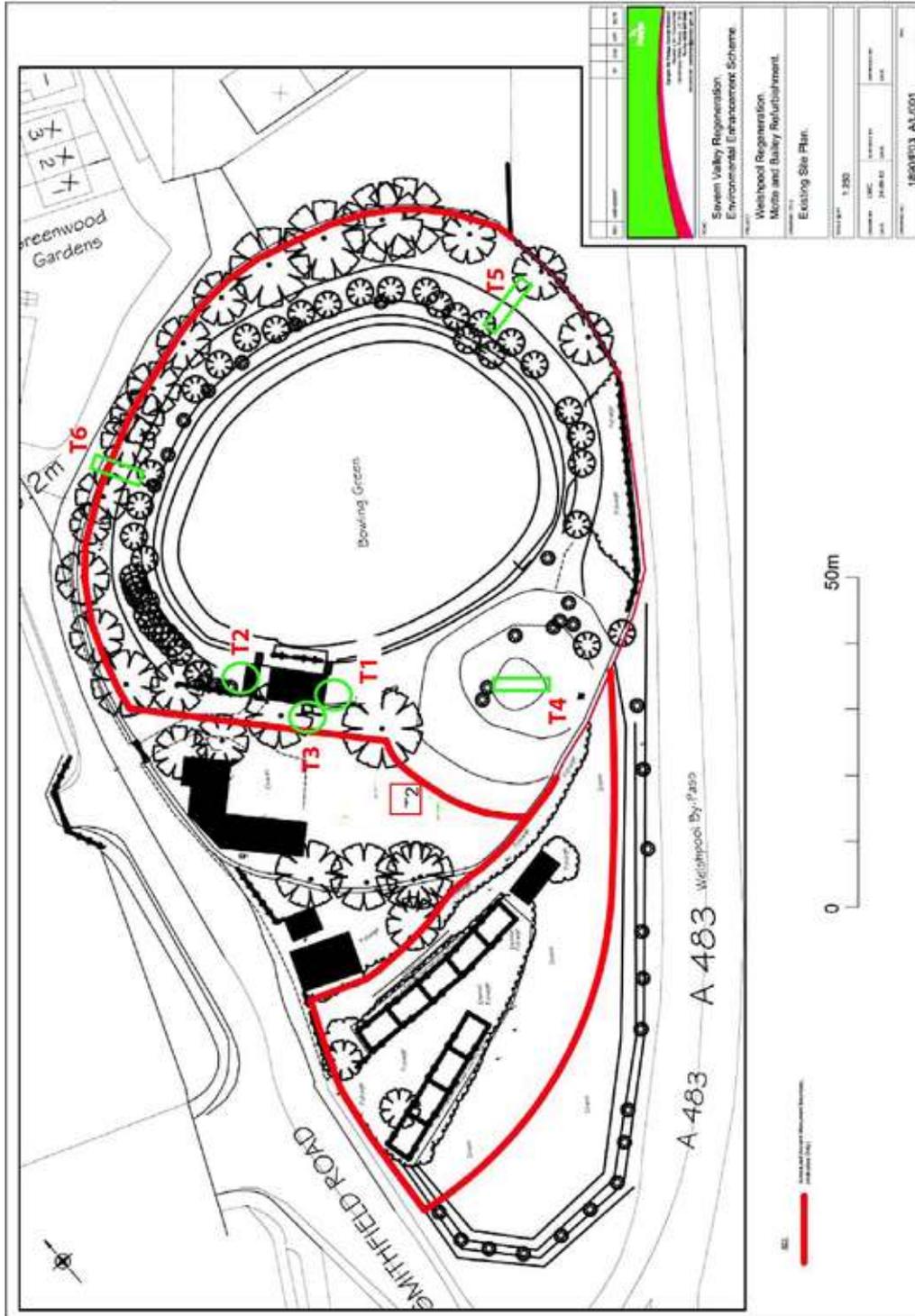
Secretariat Robert Robinson

Dated 28th November 2017.

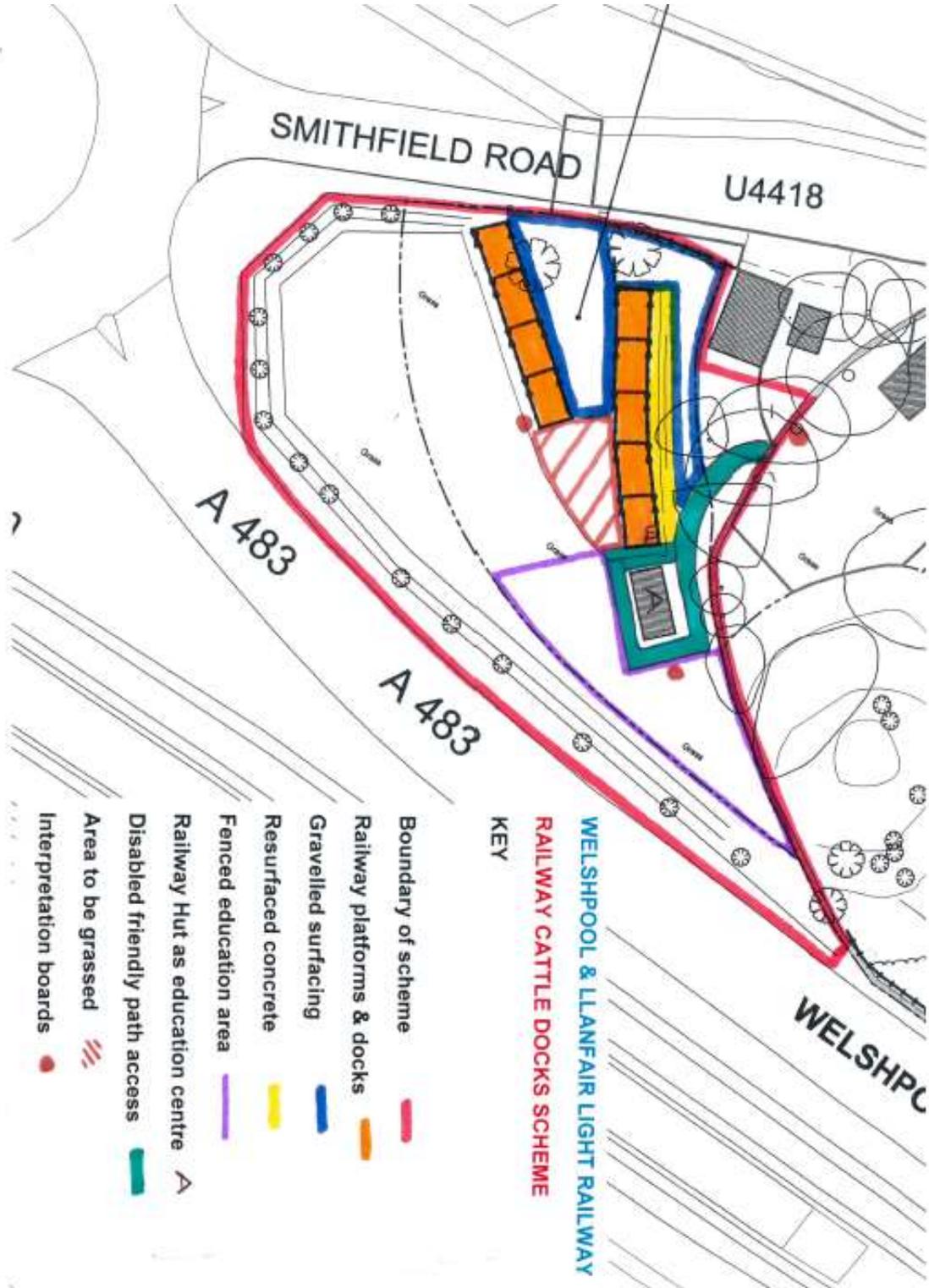
APPENDIX B



APPENDIX C



APPENDIX D



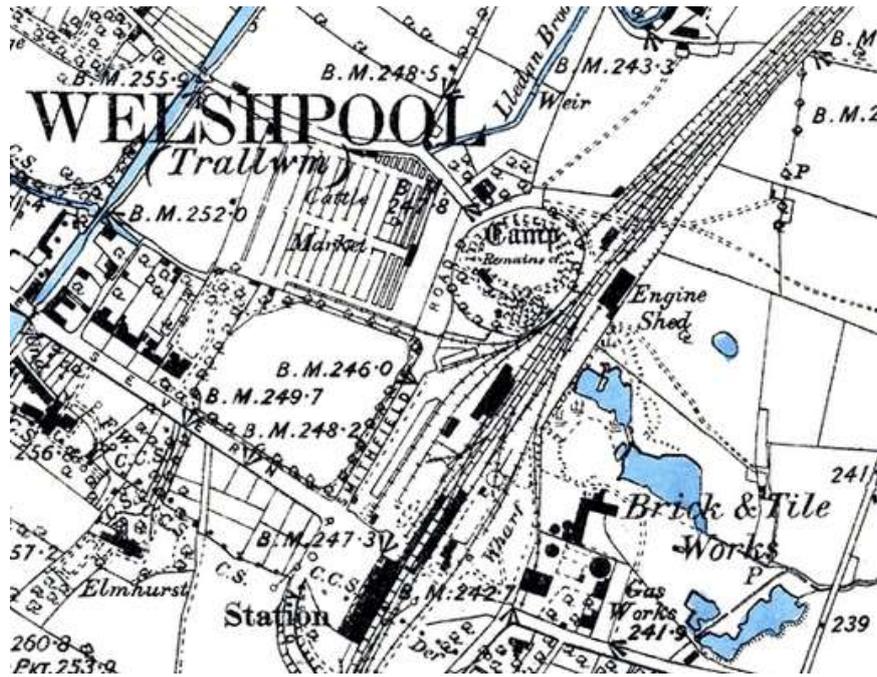
APPENDIX E



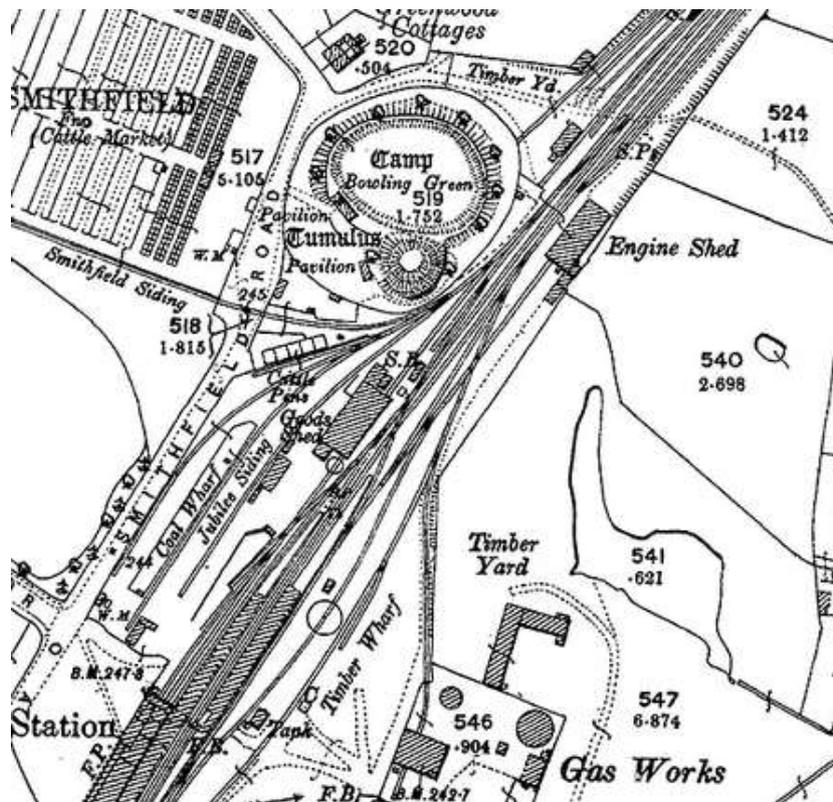
LOCATION VIEW WITH RAILWAY DOCKS TO THE LEFT



ANOTHER LOCATION VIEW WITH RAILWAY DOCKS TO THE LEFT



MAP OF SITE BEFORE WLLR RAIL CONNECTION



MAP OF SITE SHOWING LOCATION OF RAILWAY DOCKS



RAILWAY ACTIVITY AROUND 1950



THE DUAL TRACKS AND CATTLE DOCKS



VIEW OF CATTLE DOCKS WITH RAILWAY HUT



TYPE OF WAGGON USED FOR SHEEP



RAILWAY DOCKS IN USE WITH MAIN LINE TRAIN



MORE USE OF THE CATTLE DOCKS



**COMBINED TRACKWORK AROUND THE
WELSHPOOL END OF THE LINE**



THE MAIN LINE RAILWAY STATION



ARIAL VIEW SHOWING NEW CAR PARK AND RAILWAY DOCKS AREA MARKED

BRIEF SPECIFICATION

Railway platforms & docks

Remove tree trunk and roots
Reaffix and replace loose and missing blocks
Replace with replica wooden gates to cattle pens
Reaffix and repaint steel railings to cattle pens

Gravelled surfacing

Dig out and level surface
Fit concrete edging to area
Lay plastic woven weed sheeting
Gravel surface

Resurfaced concrete

Fill cracks and holes with concrete

Fenced education area

Steel painted 1m high fenced railings around site with single gates (to allow disabled access)

Railway Hut as education centre

Remove all debris
Fit 4x2 timbers and corrugated iron roofing
Replace windows in timber with plastic window panes
Fit to window areas with metal bar security gratings
Repoint brickwork as needed
Interpretation boards to be inside building along with shelving]

All ability access path

Provide concrete edged path with sub base and tarmac finish
To disturb the stone walling as little as possible to allow access.

Area to be grassed

Remove weeds, add top soil and grass seed.

Interpretation boards

Various interpretation boards to be provided with information on the site and how it would have worked including photographs.