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Geraint John Planning

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By email: consultations@gjplanning.co.uk

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LC

Dyddiad
Date

1 September 2021

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Dear Sir/Madam

Pre-Planning Application - The Removal of Fill Material and the Construction of Industrial Accommodation (B8 Use Class), New Access Roads and Associated Landscaping Works, Parc Calon Gwyrdd Limited – Land off Rover Way, Cardiff.

Thank you for your letter of 3 August inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM296 Pen y lan Roman Site

GM474 Relict Seawall on Rumney Great Wharf

Registered Parks and Gardens:

PGW (Gm) 24(CDF) Roath Park (grade I)

PGW (Gm) 29(CDF) Waterloo Gardens and Roath Mill Gardens (grade II)

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



This planning application is a proposal for outline consent for the removal of fill material and the construction of industrial accommodation (use class b8), new access roads and associated landscaping works on land off Rover Way, Cardiff.

The above designated historic assets are located inside 3km of the proposed development but apart from scheduled monument GM474 intervening topography, buildings, and vegetation block all views between them. Consequently the proposed development will have no impact on the settings of these designated historic assets.

Scheduled monument GM474 Relict Seawall on Rumney Great Wharf. The monument consists of a relict seawall 540m in length located to the north of the modern seawall on Rumney Great Wharf. Documentary evidence shows this length of wall to have been set back in 1591 and much of the surviving clay bank may be original. The wall stands between 1m to 2m high on the seawall side and 3.2m high on the landward side. It is 6m to 7m wide at the base and 2m at the top.

The seawall was located to protect the flat land behind it and views were not a factor in its position. Its setting relates to its relationship with the sea and the land it protects: However in recent year considerable works on the land behind it have altered this area from its' historic agricultural use to soil storage with bunds and industrial buildings and equipment being constructed.

The proposed development will be visible from the scheduled monument but not in a significant view and will be seen as part of the industrial complexes along Rover Way. As such whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood and appreciated. Consequently the proposed development will have no impact on the setting of scheduled monument GM474.

It is noted that the proposed development is located on reclaimed marshland, which formed part of the Gwent Levels. As such it is possible that important archaeological features could be located in the development area but this possibility has not been considered in the Environmental Statement that has been prepared for submission with the planning application. It is therefore strongly recommended that the Glamorgan-Gwent Archaeological Trust, the archaeological advisors to Cardiff City Council, should be consulted as part of this pre-application consultation to ascertain if information on this possible material consideration in the determination of this application should be provided.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
Diogelu a Pholisi / Protection and Policy

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.