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Welsh Government

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Mrs Y.J. Pritchard
Development Management
The Vale of Glamorgan Council

Reply by e-mail:
[REDACTED]

Eich cyfeirnod
Your reference 2017/00541/FUL

Ein cyfeirnod
Our reference DE

Dyddiad
Date 28 June 2017

Llinell uniongyrchol
Direct line 03000258102

Ebost
Email: [REDACTED]

Dear Mrs Pritchard,

Planning Application – Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, replacement tree planting and landscaping and associated works (resubmission application), Northcliffe Lodge, Northcliffe Drive, Penarth

Thank you for your e-mail of 15 June 2017 inviting our comments on the information submitted for the above planning application.

Advice

Having carefully considered the information provided with this planning application, I can confirm that the advice given in our pre-application response to LRM Planning on 13 April 2017 remains unchanged. Our assessment of the application is given below.

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.

Mae'r 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



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 circular guidance.

PPW (Chapter 6 – The Historic Environment) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings 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 an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. 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.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest 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.

Assessment

The proposed development is located within the vicinity, c300m to the south, of the scheduled monument known as Penarth Churchyard Cross (Now in St Augustine's Church) (GM227); as the name suggests located within the church itself. There are no other designated historic assets in the vicinity and so no historic assets will be affected.

Yours sincerely

Dave Edwards
Diogelu a Pholisi/ Protection and Policy