



Llywodraeth Cymru
Welsh Government

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff, CF15 7BQ
Ffôn 0300 2256000
E-bost cadw@gov.wales
cadw.gov.wales

**Planning Services
Cardiff Council**

developmentmanagement@cardiff.gov.uk

Eich cyfeirnod
Your reference

2020/01218/HYB

Ein cyfeirnod
Our reference

Dyddiad
Date

20 November 2020

Llinell uniongyrchol
Direct line

0300 0257894

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Residential development or up to 250 dwellings (submitted in outline), associated highway and bridge improvement / realignment works (submitted in full) on land at Leckwith Quays, Leckwith Road.

Thank you for your letter of 4 November inviting our comments on the information submitted for the above planning application.

Advice

Having carefully considered the information provided with this planning application, we have no objections to the proposed development. Our assessment of the application is given below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monuments

GM013 Llandaff Cathedral Bell Tower

GM014 Leckwith Bridge

GM018 Caerau Camp

GM023 Cwm George Camp

GM024 Tyn y Coed Earthwork

GM073 Old Bishop's Palace, Llandaff

GM115 Cross in Llandaff Cathedral

GM171 Cardiff Castle and Roman Fort

GM173 Dominican Friary

GM205 Ely Roman Villa

GM209 Pillar-Cross in Llandough Churchyard

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



GM553 The Wreck of the "Louisa"

GM583 Ely Tidal Harbour Coal Staithe Number One

Registered Parks and Gardens

PGW (Gm) 21(CDF) Sophia Gardens (II)

PGW (Gm) 22(CDF) Cardiff Castle and Bute Park (grade I)

PGW (Gm) 23(CDF) Victoria Park (grade II)

PGW (Gm) 26(CDF) Cathays Park (grade II)

PGW (Gm) 27(CDF) Insole Court (II*)

PGW (Gm) 28(CDF) Rookwood Hospital (II)

PGW (Gm) 42(GLA) Cwrty-yr-ala (grade II)

PGW (Gm) 59(CDF) Pontcanna Fields and Llandaff Fields (grade II*)

PGW (Gm) 71(CDF) Thompson's Park (Sir David's Field) (grade II)

PGW (Gm) 72(CDF) Grange Gardens (grade II)

PGW (GM 73(CDF) Fairwood House

The above designated historic assets are located inside 3km of the proposed development. An archaeological desk-based assessment prepared by the Glamorgan-Gwent Archaeological Trust (GGAT) has assessed the impact of the proposed development on these designated historic assets. They have concluded that, apart from scheduled monument GM014 Leckwith Bridge and the registered historic parks and gardens of Thompson's Park (Sir David's Field) and Fairwood House, intervening topography, buildings and vegetation will block all views of the development from these designated historic assets and therefore there will be no impact on their settings. In regard to the registered historic parks and gardens of Thompson's Park (Sir David's Field) and Fairwood House GGAT consider that the development will be visible from them, but given the distance between them, the visual impact will not alter the way that they are experienced, understood and appreciated. Consequently the proposed development will not have an impact on the settings of these registered historic parks and gardens

The proposed development will considerably alter the surroundings of scheduled monument GM014 Leckwith Bridge. The monument consists of the remains of a medieval bridge that crosses the canalised River Ely just north-west of the modern day A4055. The bridge is of rubble stone construction with three arches, the two outer ones pointed with double arch rings, the centre one semi-circular and probably rebuilt. The carriageway measures about 2.75m wide with refuges above the pointed cutwaters. The two elevations are the same and the low parapet walls are topped by flat slabs. Leland recorded Leckwith Bridge as being 'soundly built of stone' in 1536 but it was possibly partly reconstructed in the 17th century, with the central arch probably rebuilt in the 18th century. The bridge was by-passed in 1934 by the construction of the Leckwith New Bridge.

Views to and from the bridge did not have an influence on its' location, which is due to its' position crossing the river and the local topography and these are the significant factors relating to its' setting.

The proposed development will see the existing Leckwith New Bridge, which is located in close proximity to the scheduled monument on its southern side, demolished and replaced by a new bridge close to its' northern side. Leckwith New Bridge is a substantial structure which dominates the scheduled monument, its

demolition will therefore benefit the setting of the old bridge: however the replacement bridge will also dominate the scheduled monument and have an impact on its setting. The new bridge is a simpler structure to the Leckwith New Bridge and the proposed residential development will provide paths and public access that will allow the scheduled monument to be observed. As such whilst the proposed bridge will have a considerable impact on the setting of scheduled monument GM014 Leckwith Bridge this will be slightly less than the current impact of the Leckwith New Bridge.

Yours sincerely

Nick Segust
Case Officer
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-10.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.