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Mrs Emma Watkins
Vale of Glamorgan Council

Eich cyfeirnod Your reference	2020/00874/RG3
Ein cyfeirnod Our reference	
Dyddiad Date	28 th October 20202020
Llinell uniongyrchol Direct line	0300 0256201
Ebost Email:	Cadwplanning@gov.wales

Dear Mrs Watkins

Planning Application – 2020/00874/RG3 Proposed replacement primary school, St. Nicholas Church In Wales Primary School, St. Nicholas

Thank you for your letter of 8th October 2020 inviting our comments on the information submitted for the above planning application.

Advice

We have significant concerns that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

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

Assessment

Scheduled Monuments

GM008 St Lythan's Burial Chamber
GM009 Tinkinswood Burial Chamber
GM069 Doghill Moated Site, Dyffryn
GM079 Y Gaer
GM096 Cottrell Ringwork
GM116 Coed-y-Cwm Chambered Cairn
GM117 Coed y Cwm Ringwork
GM364 Cottrell Castle Mound
GM365 Two Cooking Mounds E of Ty'n-y-Pwll
GM450 Remains of Peterston Castle
GM613 Castle Ringwork 850m ENE of Ty'n-y-Coed

Registered Parks and Gardens

PGW (Gm) 32(GLA) Dyffryn (grade I)
PGW (Gm) 40(GLA) Coedarhydyglyn (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.

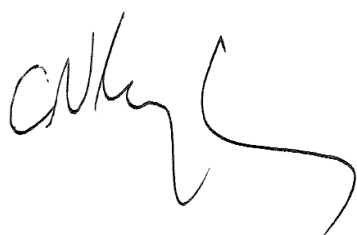


BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



The application is accompanied by a Historic Environment Desk-Based Assessment prepared by Dyfed Archaeological Trust which concluded that apart from scheduled monument GM096 Cottrell Ringwork and the registered Coedarhydyglyn historic park and garden, intervening topography, buildings and vegetation would block all views between the proposed development and the designated historic assets identified above and therefore there would be no impact on their settings: However, in respect to scheduled monument GM096 Cottrell Ringwork and the registered Coedarhydyglyn historic park and garden it was identified that the proposed development could have an adverse impact on the setting of these designated historic assets (it was also thought that there could be an adverse impact on the setting of Church of St. Nichols which is a listed building). It is clear that this assessment was carried out prior to the final design of the building, which is higher than the existing structure and may not have considered that the new building will be built on the playing fields to the north of the existing school, which is closer to these designated historic assets. Consequently there is a need for the impact of the proposed development, as now designed, on the settings of scheduled monument GM096 Cottrell Ringwork and the registered Coedarhydyglyn historic park and garden to be fully assessed as this will be a material consideration in the determination of this application (see Planning Policy Wales 2018 sections 6.1.19 and 6.1.23). The LPA should therefore request the applicant to provide an assessment of the impact of the proposed development on the setting of the scheduled monument and the registered historic park and garden prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017). Once this information has been submitted to the LPA, Cadw should be reconsulted on this application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neil Maylan', with a long, sweeping tail extending to the right.

Neil Maylan
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.