



Head of Planning and Transportation
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

24th April 2023

FAO: Sarah Flower

Dear Sir

Re: The proposals for the site are the subject of a hybrid application and are made up of five distinct, but complementary, components as follows: 1. Outline planning permission is sought for the creation of a new 400-berth marina with floating pontoons within the No. 1 Dock at Barry Waterfront. 2. Full planning permission is sought for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD in order to- mitigate against potential future flood risk. 3. On the eastern part of the site outline planning permission is sought for the development of a marina office building which will include facilities for visitors/ members and a restaurant. 4. Adjacent to the marina building outline planning permission is sought for an incubator workspace building comprising offices, smart innovation space, break-out space and a café. 5. On the western part of the site outline planning permission is sought for residential development comprising townhouses and apartments. The application also proposes ancillary development including access, parking, landscaping and public open space and other associated infrastructure: No1 Dock and The Mole, Neptune Road, Barry Waterfront. Pl.App.No.: 2023/00051/HYB.

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website, **the proposal has an archaeological restraint.**

Information in the Historic Environment Record shows the area is sited on what was the sea separating Barry Island from the mainland, the area has been reclaimed and built up since the latter part of the 19th century. Historic mapping shows rail and dock infrastructure, subsequently demolished.

However, the supporting information submitted does not refer to the historic environment, archaeological resource or designations, and therefore no consideration has been made concerning any physical impact on buried archaeological remains, or any potential indirect, visual impact of the proposed development. As a result, there is insufficient information presented to allow an informed decision to be made regarding the archaeological resource.

In such circumstances, Planning Policy Wales 2021 (Edition 11) Section 6.1.26 notes that: "Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much

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reduced, through early discussion and assessment.” More details on this guidance can be found in TAN 24: The Historic Environment, Paragraph 4.7 and 4.8.

In order to ascertain the impact that the development will have on the archaeological resource, a suitably qualified archaeologist should initially prepare an archaeological desk-based assessment of the current knowledge of the archaeological resource in the application area in order for the impact of the proposed development to be determined and to allow informed mitigation measures to be proposed.

The assessment should be prepared in accordance with the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (2014) [CIfAS&GDBA 4.pdf \(archaeologists.net\)](#) and will require the specification or project design to be approved prior to the commencement of the work. It is our policy to recommend that it is undertaken by a CIfA Registered Organisation or accredited Member of CIfA [Looking for an archaeologist? | Chartered Institute for Archaeologists](#). The work will also need to provide information in accordance with Cadw’s Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011).

The impact of the development on the archaeological resource will be a material consideration in the determination of the current planning application consequently this should be deferred until the assessment has been submitted to your Members.

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully

Judith Doyle

Judith Doyle BA MBA FSA MCIfA
Stewardship Officer