

Newport City Council

Eich cyfeirnod
Your reference

CONNEX/24/0278

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

10 April 2024

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Demolition of existing petrol filling station and car wash, and construction of a replacement petrol filling station, including a new kiosk building, 4 pump islands, forecourt canopy, 2 jet wash bays, landscaping and car parking arrangements, 71 Cardiff Road, Newport, NP20 2EN

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

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the registered historic park and garden listed in our assessment of the application below.

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

Assessment

Registered Park and Garden

PGW(Gt)19(NPT) Bellevue Park

This planning application is for the erection of a modular office building, wash bay and equipment store with associated external works and proposed advertisement signage for a vehicle hire branch at Site Of Heli-Beds Cardiff Road, Newport, NP20 2EN.

The above designated historic asset is located inside 500m of the proposed development. The proposed development is located some 20m south of the south boundary of the registered park and garden PGW(Gt)19(NPT) Bellevue Park.

The proposed development is for the demolition of an existing petrol station and car wash and the construction of a replacement petrol station and car wash, including a new kiosk building, 4 pump islands, forecourt canopy, two jet wash bays and car parking arrangements.



The buildings currently present on the site will be demolished and the replacements will be similarly orientated and within the demolition footprint. Vehicular access points will remain in their existing position, with some widening of the east entrance.

The application is accompanied by a Planning and Heritage Statement produced by AS Design. This is proportionate and considers the potential effect of the development on the registered park and garden. It concludes that the application site makes no positive contribution to the setting of the registered park and garden and that the replacement of the current neglected buildings will improve the general appearance of the application site in views from the registered park and garden. We concur with this view, the proposed replacement where existing buildings will be replaced with those of similar function and form will have no impact on the setting of the registered park and garden PGW(Gt)19(NPT) Bellevue Park.

Yours sincerely,

Laura Cooper
Casework Officer

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.