

Newport City Council

Eich cyfeirnod
Your reference

CONNEX/24/0678

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

28 August 2024

Llinell uniongyrchol
Direct line

03000 252791

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Proposed development of 42 dwellings, landscape planting and associated works, Monbank Development Site, Cardiff Road, Newport

Thank you for your letter of 23 August 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 scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

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

Assessment

Scheduled Monuments

MM009 Newport Castle
MM084 Tredegar Fort
MM134 Coed y Defaid Camp
MM184 Fourteen Locks, Monmouthshire Canal
MM190 Castell Glas Castle Mound

Registered Parks and Gardens

PGW(Gt)19(NPT) Bellevue Park
PGW(Gt)38(NPT) St. Woolos Cemetery
PGW(Gt)48(NPT) Tredegar Park
PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle

This planning application is for the development of 42 dwellings and associated works at Monbank Development Site, Cardiff Road, Newport.



The above designated historic assets are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them except for registered park and garden PGW(Gt)19(NPT) Bellevue Park. Consequently, the proposed development will have no impact on the settings of these designated historic assets other than PGW(Gt)19(NPT) Bellevue Park.

The proposed development is located some 100m south of the southwest boundary of the registered park and garden PGW(Gt)19(NPT) Bellevue Park registered for its historic interest as a good example of a late nineteenth-century public park remaining intact and having historical associations with the influential garden designer Thomas Hayton Mawson (1861-1933). It also has group value with the listed pavilion and conservatories, rustic tea house, terracing, park lodges, entrance gates and boundary walls.

Created on land donated by Lord Tredegar to alleviate unemployment, the park was designed by T.H Mawson, and opened in 1894. It is informally laid out and is characterised by sweeping walks with grass and ornamental trees dating from before the park's creation to the present day. At its centre is a small valley water garden with drinking fountains, rockwork, streams, pools and cascades.

To the west of the water garden is a two-storey tea pavilion (listed building 16955) built in 1910 by Mawson. The pavilion is built from stone with a red tiled roof and flanked by conservatories. Below it is a series of terraces built out over the slope on massive stone revetment walls (listed building 16956). A rustic tea house is located to the southwest of the pavilion (listed building 23136).

A bowling green was also added later. The park is bounded by stone walls and its main entrances are on the north and south sides, each with wrought iron gates and half-timbered lodges, also by Mawson and built 1893-94 (listed buildings 23134 and 23135). The site includes a Gorsedd circle built for the 1897 Eisteddfod.

The park was restored in the early 2000s with the support of the Heritage Lottery Fund.

Significant views are from the terraces over the river Usk and the Bristol Channel.

The proposed development is for a residential development of 42 houses, landscaping, and associated works.

The application area is potentially visible from elevated areas of the registered park and garden though outside of the significant views. In any such view trees within the park and between it and the application site will screen the proposed development and if views are possible, the proposal will be seen in the context of an established residential area. As such whilst there may be a very slight visual change in the view from the registered park and garden, this will not have any effect on the way that it is experienced, understood and appreciated.

Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW(Gt)19(NPT) Bellevue Park.

Yours sincerely,

Laura Cooper
Historic Environment Branch

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 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) 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.