

Newport City Council

By email

Eich cyfeirnod
Your reference

CONNIN/25/0500

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

15 July 2025

Llinell uniongyrchol
Direct line

03000 252791

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

**Planning Application – Demolition of single storey timber framed building,
Brynglas House, Education Inclusion, Brynglas Road, Newport, NP20 5QU**

Thank you for your letter of 27 June inviting our comments on the information submitted for the above planning application.

Advice

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

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)20(NPT) Bryn Glas

This application is for the proposed demolition of a single storey timber annexe building at Bryn Glas. The building was constructed in 1966 and is associated with the former use of Bryn Glas House as a school. It is now in poor condition, and it is proposed to replace the building with a level tarmacadam surface for a play yard for the adjoining relocated Millbrook Primary School (located in the former Adult Training Centre).

The proposal is located within the grade II registered historic park and garden at Bryn Glas. The grounds at Bryn Glas are registered for their historic interest as the



survival, in an urban area, of a late nineteenth century garden and the remains of a walled kitchen garden, associated with Bryn Glas House.

The building proposed for demolition is located within the former walled kitchen garden at Bryn Glas. The application is supported by a Heritage Impact Statement by Newport Norse. The HIS states that the boundary walls of the kitchen garden, except for the southern extent, have survived but are obscured by vegetation. It would be beneficial if the vegetation could be removed from the walls so that a condition survey can be undertaken and the necessary conservation repairs carried out.

The HIS report states that the proposed tarmac play surface will only occupy the footprint of the existing building and in the future could easily be returned to grass when the site is no longer required as a school. A grass surface would certainly be more in keeping with the registered park and garden than tarmac, should the opportunity arise in the future. The HIS concludes that the proposals will have a beneficial impact on the heritage at Bryn Glas from the removal of a negative and inappropriate form of development within the setting of Bryn Glas House, which makes no contribution to its significance. We have no reason to disagree with this conclusion and have no objection to these proposals.

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.