

From:
Sent: 03 November 2022 09:51
To: CynllunioPlanning
Subject: Cadw - 0/50149 - 2022-11-03 - Demolition of tram station building and construction of replacement building, Victorian Tram Station, Church Walks, Llandudno - Response (A42738907)
Attachments: Cadw - 0_50149 - 2022-11-03 - Demolition of tram station building and construction of replacement building, Victorian Tram Station, Church Walks, Llandudno - Response.docx

Dear Sir / Madam

Please see the attached response letter.

Kind regards

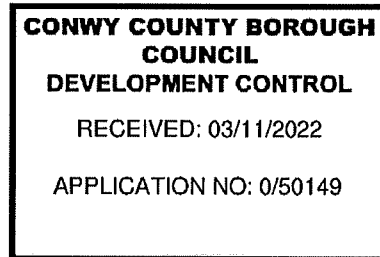


Rheolwr Gwaith Achos/ Casework Manager, Cadw
Llywodraeth Cymru / Welsh Government

FFôn / Tel:
E-bost/ Email:

**Cadw— er lles pawb,
For us all, to keep.**

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Planning
Conwy County Borough Council

Sent by email

Eich cyfeirnod
Your reference

0/50149

Ein cyfeirnod
Our reference

Dyddiad
Date

3 November 2022

Llinell uniongyrchol
Direct line

Ebost
Email: cadwplanning@gov.wales

Dear Sir / Madam,

Demolition of tram station building and construction of replacement building, Victorian Tram Station, Church Walks, Llandudno

Thank you for your letter 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 regarding 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

CN039 Pen y Dinas Camp

CN191 Kendricks Cave & Upper Kendricks Cave

Registered Parks and Gardens

PGW(Gd)1(CON) Happy Valley

PGW(Gd)11(CON) Haulfre Gardens

The above designated historic assets are located within 500m of the application area.

The proposal is accompanied by a Heritage Impact Assessment produced by Peter Jones-Hughes MIHBC that assess the impact of the proposal on the settings of the designated assets. This concludes that there will be no impact on the setting of scheduled monument CN191 Kendricks Cave & Upper Kendricks Cave or the Registered Parks and Gardens PGW(Gd)1(CON) Happy Valley and PGW(Gd)11(CON) Haulfre Gardens.



The Heritage Impact Assessment identifies the significant views from CN039 Pen y Dinas camp as being in an arc from east to south and identifies that the tram station will be clearly visible from CN039 Pen y Dinas Camp from the area of the ramparts above the steep south and southeast cliffs. However, in considers in these views the platform roof structure will partly shield the southwest part of the site, where the additions are proposed and concludes that there will be no adverse impact on the setting of scheduled monument CN039. We concur with these conclusions.

Yours sincerely,

Casework Manager

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.



