

Neath Port Talbot Council

By email

Eich cyfeirnod
Your reference

P2023/0219

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

19 April 2023

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Prior notification application for a proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets, Land Opposite 3 Grove Cottage, Margam, Port Talbot, SA13 2SY

Thank you for your letter of 4 April inviting our comments on the information submitted for the above planning application.

Advice

We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

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

AssessmentScheduled Monuments

GM477 Half Moon Camp
GM163 Hen Eglwys Chapel and Defended Enclosure
GM011 Margam Inscribed & Sculptured Stones
GM005 Margam Abbey

Registered Parks & Gardens

PGW(Gm)52(NEP) Margam Park

Listed Buildings

14148 - St Mary's Abbey Church
14149 - Ruins of Chapter House and Vestibule of St Mary's Abbey
14150 - Ruined Undercroft at St Mary's Abbey
14151 – Almshouses



14152 - Margam Orangery
14153 - Ivy Cottage including Facade of Former Banqueting House
14155 - Hen Eglwys
14162 - Kitchen Garden Walls including Vinery Glasshouse
14164 - Middle Lodge
14165 - Cwm Cottage
14166 - Margam Cottage
14167 - 2 Grove Cottages
23264 - Citrus House
23265 - Retaining Wall adjoining Citrus House
23267 - Terrace with Pools and Flower Beds Fronting Margam Orangery
23269 - Stones Museum
23270 - War Memorial
23271 - Pair of Gate Piers to the Former Margam House
23272 - Ornamental Pool
23273 - Former Changing Room
23275 - Broadwalk Steps
23276 - Arch over Culvert
23285 - Milepost near Margam Park Entrance
23293 - 3 Grove Cottages

This prior notification application is for a proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets on land opposite 3 Grove Cottage, Margam.

The above designated historic assets are located inside 500m of the proposed pole with the nearest being some 20m away. The impact of the proposed pole on the settings of designated historic assets has not been considered in any of the information submitted with this notification, even though Section 66 (i) of the Listed Building and Conservation Act 1990 states that *“In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* and this is reinforced in section 6.1.10 of Planning Policy Wales. Section 6.1.19 and 6.1.23 of Planning Policy Wales 2021 also identifies that the impact of a development on the settings of registered historic park and gardens and scheduled monuments are also material considerations in the determination of planning applications.

The lack of information on these issues demonstrates that the current notification has not considered these material considerations in the planning process. Consequently your authority should request more information on this issue. This will require an assessment of the impact of the proposed development on the setting of the scheduled monument to be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government’s best-practice guidance Setting of Historic Assets in Wales (2017).



Once this information has been submitted, Cadw should be re-consulted on this application.

Yours sincerely,

Laura Cooper
Diogelu a Pholisi/ Protection and Policy



Llywodraeth Cymru
Welsh Government

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.