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By Email

Eich cyfeirnod Your reference	P/2026/0475
Ein cyfeirnod Our reference	
Dyddiad Date	7 October 2026
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Demolition of former weighbridge building and erection of new building at Maesyffynnon Road, Minera.

Thank you for your letter dated 24 September inviting our comments on the information submitted for the above planning application.

Advice

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

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 an Annex A.

Assessment

DE235 Minera Hoffman Limekiln
DE236 Bank of Six Vertical Limekilns at Minera Quarry

The application area is located inside 500m of scheduled monuments DE235 Minera Hoffman Limekiln and DE236 Bank of Six Vertical Limekilns at Minera Quarry. The proposed development will see the existing weighbridge building demolished. This building was built before 1884, sometime after the Hoffman Limekiln (bult 1868) and Vertical Limekilns (built 1852) were constructed. Whilst the weighbridge was in use at the same time as the limekilns it would have been for an ancillary purpose to the burning of lime and therefore contributes very little to the significance of the scheduled monuments. Views of the building are blocked or significantly screened by existing vegetation from the scheduled monuments and therefore its demolition will cause a very slight adverse impact on the settings of the above scheduled monuments.

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The proposed building will be constructed on part of the footprint of the existing structure and will be lower. Like the current building existing vegetation will block or significantly screen the proposed building in views from the scheduled monument. As such, whilst there may be a very slight visual change in the view from the limekilns this will not have any effect on the way that they are experienced, understood and appreciated. Consequently, whilst the demolition of the weighbridge building will have a very small impact on the settings of the limekilns, the proposed development will not have an unacceptably damaging effect upon the settings of scheduled monument DE235 and DE236.

Yours sincerely

Nick Segust
Case Officer
Historic Environment Inspectorate

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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.

PPWgov.wales/sites/default/files/publications/2024-07/planning-policy-wales-edition-12.pdfexplains 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 (TAN) 24: the historic environment | GOV.WALES 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.