

13 CULTURAL HERITAGE

13.1 Introduction

13.1.1 This Chapter, prepared by Archaeology Wales, reports the likely significant effects of the Proposed Development in terms of Cultural Heritage in the context of the Site and surrounding area. In particular it considers the likely significant effects of the construction and operation of the Proposed Development on the historic environment. The assessment of the direct impact is largely focused on the known and potential remains associated with the former Docks, whilst the assessment of indirect impact is concentrated on the Listed Buildings contained within the Mount Stuart Square and Pierhead Conservation Areas to the south and southwest.

13.1.2 This Chapter (and its associated appendices) is not intended to be read as a standalone assessment and reference should be made to the front end of this ES (Chapters 1 – 6), as well as the final chapters, ‘Summary of Residual and Cumulative Effects’ and ‘Conclusions’ (Chapters 21 - 22).

13.2 Legislation, Policy and Guidance

13.2.1 The relevant legislation, policy and guidance are listed below.

Legislative Framework

13.2.2 The applicable legislative framework is summarised as follows:

- Ancient Monuments and Archaeological Areas Act 1979;
- Historic Environment (Wales) Act 2016; and
- Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

13.2.3 The applicable planning policy is summarised as follows:

- Future Wales: The National Plan 2040 (February 2021);
- Planning Policy Wales (Edition 11, February 2021), Section 6;
- Cardiff Local Development Plan 2006 – 2026 (Adopted January 2016); and
- Technical Advice Note (TAN) 24: The Historic Environment, 2017.

Guidance

13.2.4 The applicable guidance is summarised as follows:

- Design Manual for Roads and Bridges (DMRB, Volume 11, Section 3, part 2 HA 208/07);
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Cadw, 2011);
- Setting of Historic Assets in Wales (Cadw, 2017);
- Tall Buildings Supplementary Planning Guidance (City of Cardiff Council, 2017);
- Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (The Welsh Archaeological Trusts, 2018);
- Guidelines for Digital Archives (Royal Commission on Ancient and Historic Monuments of Wales, 2015); and
- Standard and Guidance for Desk-Based Assessment (Chartered Institute for Archaeologists, 2020).

13.3 Assessment Methodology and Significance Criteria

Scope of the Assessment

13.3.1 A Historic Environment Desk-Based Assessment (HEDBA) was carried out in July 2021 (Appendix 13.1) in order to establish and assess the baseline conditions within the Site. The assessment entailed the compilation of all the previously identified heritage assets within the study area, as well as research carried out to identify any previously unrecorded assets. The assessment also looked at the potential for encountering these remains during ground works and for the unknown archaeological potential of the Site.

13.3.2 The assessment also considered the indirect impact on designated sites within a wider study area which largely focused on the Listed Buildings contained within the Mount Stuart Conservation Area to the southwest.

13.3.3 The results of this exercise have informed all potential mitigation measures.

Effects Not Considered within the Scope

13.3.4 No potential effects have been scoped out of the assessment.

Extent of the Study Area

13.3.5 The method of baseline data collection and assessment has been agreed with Glamorgan-Gwent Archaeological Trust Archaeological Planning Management (GGAT – APM) (Appendix 13.2) and is in accordance with current guidance and industry best practice.

13.3.6 The assessment uses two study areas, namely the inner area and the outer area. The inner area includes the Site and a 300 metre (m) buffer surrounding this area. Within this area all known sensitive receptors have been identified and assessed. The outer area is a 1 kilometre (km) buffer around the Site. Within this area only designated assets, such as Scheduled Monuments and Listed Buildings, are assessed. These are sensitive receptors which will be of at least regional importance. The size of these study areas was agreed with the GGAT Archaeological Planning Department (see below).

Consultation Undertaken to Date

13.3.7 Table 13.1 provides a summary of the consultation activities undertaken in support of the preparation of this Chapter.

Table 13.1: Summary of Consultation Undertaken to Date			
Organisation	Individual(s)	Meeting Date and other forms of Consultation	Summary of Outcome of Discussion
GGAT Archaeological Planning Department	Rob Dunning	Emails- 16 June 2021	Approval of Written Scheme of Investigation (WSI) and the study area to be assessed.
GGAT – Historic Environment Record		Email- 21 June 2021	Data gathering of non-designated assets

Assessment Methodology

13.3.8 The method of baseline data collection and assessment has been agreed with GGAT – APM within a Written Scheme of Investigation (Archaeology Wales, 2021) (Appendix 13.2) and is in accordance with current guidance and industry best practice.

13.3.9 All sites identified in the research have been assessed to determine their potential Sensitivity and the predicted Magnitude of Change on them from the Proposed Development. The assessment methodology follows that detailed in the DMRB

(Design Manual for Roads and Bridges (DMRB, Volume 11, Section 3, part 2 HA 208/07). DMRB is the established good practice guidance for assessing the impact of the effects of proposed developments on the archaeological and heritage resource, which it divides into three sub-topics:

- **Archaeological Remains** are the materials created or modified by past human activities that contribute to the study and understanding of past human societies and behaviour. Archaeology can include the study of a wide range of artefacts, field monuments, structures and landscape features, both visible and buried. For the purposes of the [DMRB] guidance the sub-topic generally excludes historic buildings and historic landscapes, always accepting there may be important archaeological aspects to these sub-topics.
- **Historic Buildings** are architectural or designed or other structures with a significant historical value. These may include structures that have no aesthetic appeal and sometimes structures not usually thought of as ‘buildings’, such as milestones or bridges.
- **Historic Landscapes** are defined by perceptions that emphasise the evidence of the past and its significance in shaping the present landscape. The definition encompasses all landscapes, including the countryside, townscapes and industrial landscapes as well as designed landscapes, such as gardens and parks.

13.3.10 The value or sensitivity of a receptor is categorised using its designation and importance internationally, nationally, regionally, or locally. These are scored using professional judgement guided by legislation, policy and acknowledged standards. The value of each sensitive receptor has been ranked according to the scale outlined in Table 13.2.

Table 13.2: Receptor Sensitivity/Value Criteria for Heritage Assets	
Receptor Sensitivity/Value	Description
Very High	<ul style="list-style-type: none"> • World Heritage Sites (including nominated sites). • Assets of acknowledged international importance. • Assets that can contribute significantly to acknowledged international research objectives.

High	<ul style="list-style-type: none"> • Scheduled Monuments (including proposed sites). • Grade I and Grade II* listed buildings. • Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. • Conservation areas containing very important buildings. • Undesignated assets of schedulable quality and importance. • Assets that can contribute significantly to acknowledged national research objectives.
Medium	<ul style="list-style-type: none"> • Designated or undesignated assets that contribute to regional research objectives. • Grade II Listed Buildings. • Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. • Conservation areas containing buildings that contribute significantly to its historic character. • Historic townscape or built-up areas with important integrated historic character in their buildings or built settings (e.g., including street furniture and other structures).
Low	<ul style="list-style-type: none"> • Designated and undesignated assets of local importance. • Assets compromised by poor preservation and/or poor survival of contextual associations. • Assets of limited value, but with potential to contribute to local research objectives.
Negligible	<ul style="list-style-type: none"> • Assets with very little or no surviving archaeological interest.
Unknown	<ul style="list-style-type: none"> • The importance of the resource has not been ascertained.

13.3.11 The magnitude of change is also assessed using the guidelines set out in the DMRB (Annexes 5-7 (Tables 5.3, 6.3 and 7.3)). This assessment is made without regard to the value of the resource, so the total destruction of a low value site is considered as the same magnitude of effect as the destruction of a high value asset. The effect can be either 'direct' or 'indirect'. A direct effect is where there is a physical impact on a heritage asset, typically during the construction phase. An indirect effect is when there is change to the asset or its setting. In the broadest terms, the setting of an asset comprises the objects and conditions around it, and within which it is perceived. Not all settings, however, contribute to the value of the assets they encompass. The setting will be a combination of views, other historic features and their relationships to the asset, ambience (topography, vegetation, sound, and other sensual

experiences) and context (what is known or thought about the asset, but not immediately experienced through the senses).

13.3.12 Table 13.3 outlines the values used when describing the magnitude of potential impacts on the heritage assets. These usually have a secondary qualification such as Positive/Negative, Direct/Indirect, or Temporary/Permanent.

Magnitude of Impact	Description
Very High	<ul style="list-style-type: none"> Change to most or all key archaeological materials/historic building elements such that the resource is totally altered. Comprehensive changes to setting.
High	<ul style="list-style-type: none"> Changes to many key archaeological materials/historic building elements such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset or that it is significantly modified
Medium	<ul style="list-style-type: none"> Changes to key archaeological materials/historic building elements such that the asset is slightly altered. Slight changes to setting/Change to setting of an historic building, such that it is noticeably changed.
Low	<ul style="list-style-type: none"> Very minor changes to archaeological materials or setting. Slight changes to historic buildings elements or setting that hardly affect it.
Very Low	<ul style="list-style-type: none"> Almost no change to elements, parcels or components. Almost no visual or audible changes to setting.

Significance Criteria

13.3.13 Effects that are deemed to be significant for the purposes of this assessment are those that are described as being of a moderate or major beneficial or adverse level. To assess the significance of the effects, the sensitivity of the receptor is considered in conjunction with the magnitude of change, using the matrix illustrated in Table 13.4.

		Magnitude of Change				
		Very Low	Low	Medium	High	Very High
Sensitivity	Very Low	Negligible	Negligible	Negligible	Minor	Minor
	Low	Negligible	Negligible	Minor	Moderate	Moderate
	Medium	Negligible	Minor	Moderate	Major	Major
	High	Minor	Moderate	Major	Major	Major
	Very High	Minor	Moderate	Major	Major	Major

13.4 Baseline Conditions

- 13.4.1 The existing Site is currently occupied by the Cardiff Council County Hall building, The Red Dragon Centre, and a Travelodge hotel (refer to Chapter 2 of this Environmental Statement (ES)). A large proportion of the area is tarmacked for parking and associated access roads, including Hemingway Road which runs roughly north-east – south-west across the Site. In the north-west corner is a small section of Silurian Park, a mixture of grass and trees. The entire Site is a modern development, which makes it very difficult to predict the survival of subsurface Sensitive Receptors.
- 13.4.2 The Red Dragon Centre (NPRN 423284) and the Cardiff Council County Hall building (NPRN 96090, please note this is listed as South Glamorgan County Hall on the National Monument Record and will be referred to as ‘County Hall’) are the only standing Sensitive Receptors on the Site. However, the remains of Bute West Dock (NPRN 34257), which was located in the west of the Proposed Development area, have been identified during ground investigations at depths of between 0.8m and 8.7m below the current ground level (Envirotrat, 2021; Arup, 2021).
- 13.4.3 Four other Sensitive Receptors have been identified within the Proposed Development area. These are the known locations of Bute East Dock (NPRN 34242), spurs of the Taff Vale Railway (NPRN 91550; PRN06422.0m) to Bute West Dock, a Weigh House (NPRN 34252), and the Norwegian Church (GGAT00813s). Due to the modern buildings and landscaping of the Site there is no surface evidence to suggest whether any of these survive as sub-surface remains. However, ground investigations encountered made ground across the Site to a depth of around 1m (Envirotrat, 2020; Envirotrat, 2021), while the shallowest depth the remains of Bute West Dock were encountered at was 0.8m from the surface, suggesting the Site was built up from the earlier ground level during the modern developments and other dock remains may survive under this layer.

Sensitive Receptors

- 13.4.4 There are 148 previously recorded Sensitive Receptors within the 300m study area. In some cases, these sites have been referenced on multiple records, and in Table 13.5 any duplicated sites have been amalgamated. The recorded sites include 59 Listed Buildings and two Conservation Areas, while the remaining sites are non-designated

assets. A further 13 new Sensitive Receptors were identified during the HEDBA (Appendix 13.1).

Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
-	Mount Stuart Square	-	19th Century	Commercial and Residential Area	Conservation Area
-	Pierhead	-	19th Century	Historic Dock Area	Conservation Area
NPRN 18157; LB 13952; GGAT01101s	Bute Crescent, 5, Butetown	ST1916174563	19th Century	House	Grade II Listed Building
NPRN 421838	Cardiff Merchant Seaman's Memorial	ST1932674437	21st Century	War Memorial	-
NPRN 19371; LB 13992; LB 13993; GGAT01186s	Mount Stuart Square (East Side), 6 and 7, Butetown	ST1899174675	19th Century	Dwelling, Office	Grade II Listed Building
NPRN 18396	Cory's Building, Bute Street, Butetown, Cardiff	ST1911774649	19th Century	Office	-
NPRN 302401; LB 14011	Cymric Buildings, West Bute Street, Butetown	ST1903274736	20th Century	Office	Grade II Listed Building
NPRN 34252	Weigh House, Bute East Dock	ST1942574842	20th Century, 19th Century	Weigh House	-
NPRN 19374; LB 14002	Mount Stuart Square (South Side), 20, Butetown	ST1892474644	19th Century	Dwelling, Office	Grade II Listed Building
NPRN 31825; LB 13974	National Westminster Bank, Bute Street, Cardiff	ST1907274703	20th Century	Bank (Financial)	Grade II* Listed Building
NPRN 19379; LB 14010; GGAT01193s	Saint Line House, Mount Stuart Square, Butetown	ST1900974739	20th Century	Office	Grade II Listed Building
NPRN 18165	Bute Place, Butetown	ST1913674617	19th Century	Road	-
NPRN 408815	South Wales Islamic Centre; Yemeni Mosque and Islamic Centre;	ST1885874994	Modern	Mosque	-



Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
	Islamic Culture Centre, Alice Street				
NPRN 400534	Glamorganshire Canal Sea Pound, Cardiff	ST1877075020	18th Century, Post Medieval	Canal Basin	-
NPRN 85399	Hodges Dry Dock, Glamorganshire Canal, Cardiff	ST18757511	Post Medieval	Dock	-
NPRN 9384	Loudon Square English Wesleyan Methodist Chapel, Butetown, Cardiff	ST18867519	Post Medieval	Chapel	-
NPRN 9322	Bethania Welsh Calvinistic Methodist Chapel (Hall; St Paul's Community Ch.), Loudon Square, Cardiff	ST1887375170	Post Medieval	Chapel	-
NPRN 96090	South Glamorgan County Hall	ST1933775179	20 th Century	Office	-
NPRN 18177	Bute Street, 125, Butetown	ST1907374787	19th Century	Bank (Financial), Office	-
NPRN 9256	Hannah Street English Independent Chapel, Cardiff	ST1893375060	Post Medieval	Chapel	-
NPRN 91550	Taff Vale Railway	ST1906774883	19th Century, Post Medieval	Railway	-
NPRN 11796	Merton House, Bute Crescent, Cardiff	ST1918374590	19th Century	Church, Working Mens Institute	-
NPRN 11785	Gospel Chapel, Bute Street, Cardiff,	ST1913474512	Post Medieval	Chapel	-
NPRN 9289	Siloam Welsh Baptist Chapel, Mount Stuart Square, Butetown	ST1899774698	19th Century	Chapel	-

Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
NPRN 9260	Mount Stuart Welsh Independent Chapel, Mount Stuart Square, Butetown, Cardiff	ST18947464	Post Medieval	Chapel	-
NPRN 18158; LB 13953; GGAT01102s	Bute Crescent, 6, Butetown	ST1915974557	19th Century	House	Grade II Listed Building
NPRN 28005; LB 14002; GGAT02258s	West Bute Street 34 and 35	ST1905474811	Post Medieval	Dwelling	Grade II Listed Building
NPRN 28004; LB 14021; GGAT02257s	West Bute Street 33	ST1905274802	Post Medieval	Dwelling	Grade II Listed Building
NPRN 307731	Colum Buildings, Mount Stuart Square, Butetown	ST1898174620	20th Century	Commercial Office	-
NPRN 400581	Graving Dock, West Bank of Sea Pound, Butetown, Cardiff	ST18827493	Modern	Dry Dock	-
NPRN 32773	Bute Crescent, Fountain, Butetown, Cardiff	ST1916074628	Post Medieval	Fountain	-
NPRN 302403	Ship And Pilot, Mount Stuart Square, Butetown	ST1896074618	19th Century	Public House	-
NPRN 34245	Coal Hoists, Bute East Dock	ST1975	Post Medieval	Hoist	-
NPRN 403909	Senedd Assembly Building, National Assembly For Wales, Cardiff	ST19347450	21st Century, Modern	Office, Parliament House	-
NPRN 07743	Welsh Industrial & Maritime Museum	ST1905474490	20th Century	Museum	-
NPRN 307739	Custom House; H.M. Immigration, 56 Bute Street	ST1912774682	Post Medieval	Office	-



Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
NPRN 307736; LB 14012	Cymric Buildings	ST1903574755	Post Medieval	Office	Grade II Listed Building
NPRN 34246	Electricity Sub Station, Bute East Dock	ST1940874692	20th Century	Electricity Sub Station	-
NPRN 18175	Bute Street, 123, Butetown	ST1907774770	19th Century	Dwelling	-
NPRN 32752	Bute Place, 3, Canopy, Cardiff	ST1916074628	20th Century	Fountain	-
NPRN 19372	Mount Stuart Square, 6-9, Butetown	ST1899074669	19th Century	Dwelling, Office	-
NPRN 19370	Mount Stuart Square (East Side), 4 and 5, Butetown	ST1899474686	20th Century	Office	-
NPRN 31744; LB 13963; GGAT01112s	Bute Street Railway Station, Taff Vale Railway, Cardiff	ST1907074875	19th Century, Post Medieval	Railway Station	Grade II* Listed Building
NPRN 31743	Mercantile Marine Office of the Board of Trade; 1-3 Bute Place	ST1914574640	Post Medieval	Office	-
NPRN 302127	Seamen's Institute, Butetown, Cardiff	ST1918074579	19th Century	Church, Working Mens Institute	-
NPRN 18174	Bute Street, 122, Butetown	ST1907774763	19th Century	Dwelling	-
NPRN 307734	Mount Stuart Square, 53, Butetown	ST1896574748	19th Century	House	-
NPRN 34242	Bute East Dock, Cardiff	ST1931075540	19th Century	Dock	-
NPRN 31816	Maritime Hall, Bute Street	ST19137459	Post Medieval	Public Building	-
NPRN 18172	Bute Street, 118 And 119, Butetown	ST1908074740	19th Century	Dwelling	-
NPRN 19090; LB 13973; GGAT01172s	James Street, 1, Butetown	ST1909274605	Post Medieval	Dwelling	Grade II Listed Building
NPRN 18171	Docks Non-Political Club, Butetown	ST1908274727	19th Century	Hotel	-

Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
NPRN 18170	Bute Street, 113-116, Butetown	ST1907374702	Post Medieval	Dwelling	-
NPRN 18169	Bute Street, 97-100, Butetown	ST1909874597	Post Medieval	Dwelling	-
NPRN 308222; NPRN 14304; GGAT01245s; LB 14014	St Stephen's Church, West Bute Street and Mount Stuart Square	ST1902474704	Post Medieval	Church	Grade II Listed Building
NPRN 34257	Bute West Dock, Cardiff	ST1902775311	19th Century	Dock	-
NPRN 32809; GGAT02172s; LB 13999	Mount Stuart Square, Telephone Box	ST1898074713	Post Medieval	Telephone Box	Grade II Listed Building
NPRN 85375	Crane, Sea Pound, Glamorganshire Canal, Cardiff	ST18867479	19th Century, Post Medieval	Crane	-
NPRN 31766; GGAT01183s; LB 14015	Coal Exchange, Mount Stuart Square, Cardiff	ST1894874700	19th Century	Coal Exchange	Grade II* Listed Building
NPRN 18160; GGAT01104s; LB 13955	Bute Crescent, 8, Butetown	ST1916274545	19th Century	House	Grade II Listed Building
NPRN 9365	Deutsche Seamans Mission	ST1891475163	Post Medieval	Chapel	-
NPRN 403908	Wales Millennium Centre	ST1925974630	21st Century	Concert Hall	-
NPRN 19378; LB 14007; GGAT02150s	Mount Stuart Square, 54-57, Butetown; Empire House; Evans & Reid Coal Company	ST1897974745	Post Medieval	Office	Grade II Listed Building
NPRN 19373; GGAT01188s	Gloucester Chambers, Mount Stuart Square, Butetown	ST1896574646	19th Century	Bank (Financial), Commercial Office, Legal Chambers	-
NPRN 31747	Bute Place, 1-3, Butetown, Cardiff	ST1913974635	19th Century	Government Office, Post Office	-
NPRN 31746	Williams and Glyns Bank, Bute Street, Cardiff	ST1907374784	19th Century, Post Medieval	Public Building	-

Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
NPRN 31745; NPRN 18167; LB 13964	Pascoe House, Bute Street	ST1909774808	Post Medieval	Office	Grade II Listed Building
NPRN 18156	Bute Crescent, 2, Butetown	ST1916274586	19th Century	Dwelling, Office	-
NPRN 18155	The Mount Stuart Hotel, Butetown	ST1915774601	19th Century	Public House	-
NPRN 405925	Crickhowell House, Cardiff Bay	ST1942274588	20th Century	Government Office	-
NPRN 307738; LB 13968; LB 13969	Dock Chambers, 4-5, Bute Street	ST1910374749	Post Medieval	Office	Grade II Listed Building
NPRN 413636; LB 13995; GGAT01187s	Mount Stuart Square, No.8	ST1898874665	19th Century	House, Office	Grade II Listed Building
NPRN 413347	Imperial Hotel, 44 Mount Stuart Square, Butetown	ST1891474764	19th Century	Public House	-
NPRN 18163; LB 13956; GGAT01108s	Bute Crescent, 12, Butetown	ST1916274520	19th Century	Commercial Office, House	Grade II Listed Building
NPRN 34254	Union Foundry, Bute East Dock, Butetown	ST1934774787	19th Century	Foundry	-
NPRN 19339; LB 13973	Midland Bank, Butetown	ST1909474596	19th Century	Bank (Financial), Commercial Office	Grade II Listed Building
NPRN 28006	Bute Dock Hotel, West Bute Street	ST1906474726	19th Century	Public House	-
NPRN 423042; LB 13991	Phoenix Buildings, Mount Stuart Square, Butetown	ST1899674696	20th Century	Office	Grade II Listed Building
NPRN 307732; LB 13998	Crichton House, Mount Stuart Square, Butetown	ST1898574641	20th Century	Office	Grade II Listed Building
NPRN 423024; LB 13996; GGAT01187s	Perch Buildings, Mount Stuart Square, Butetown	ST1898674659	19th Century	Dwelling, Office	Grade II Listed Building
NPRN 18162; LB 13956; GGAT01106s	Bute Crescent, 10, Butetown	ST1916274533	19th Century	Commercial Office, House	Grade II Listed Building

Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
NPRN 18163; LB 13956; GGAT01107s	Bute Crescent, 11, Butetown	ST1916274527	19th Century	Commercial Office, House	Grade II Listed Building
NPRN 34288; GGAT01682.29s	Cardiff-Bute West Dock Canal Basin for Glamorganshire Canal	ST1932074529	Post Medieval	Canal Basin	-
NPRN 307735; LB 14008; LB 14009	Mount Stuart Square, 58-59, Butetown	ST1899574742	19th Century	House	Grade II Listed Building
NPRN 18173	Bute Street, 120 and 121, Butetown	ST1907874753	19th Century	House	-
NPRN 302421; GGAT05440s	Packet Hotel, 95 Bute Street, Butetown	ST1910174571	19th Century	Inn	-
NPRN 423284	The Red Dragon Centre	ST1923474839	21st Century, 20th Century	Recreation Centre, Shopping Centre	-
NPRN 423144	Commercial Dry Dock, Roath Basin	ST1966174686	19th Century	Dry Dock	-
NPRN 19369; GGAT01184s; LB 13990	Lloyds Bank, Mount Stuart Square, Butetown	ST1899874714	19th Century	Bank (Financial)	Grade II Listed Building
NPRN 18161; LB 13956; GGAT01105s	Bute Crescent, 9, Butetown	ST1915974539	19th Century	House	Grade II Listed Building
NPRN 17987; LB 14001	Baltic House, Mount Stuart Square	ST1894074644	20th Century	Office	Grade II Listed Building
NPRN 400316	Mount Stuart Square, Butetown, Cardiff	ST1894374702	19th Century, Post Medieval	Square	-
NPRN 19377; GGAT05299s	Mount Stuart Square, 33, Butetown	ST1889474697	Post Medieval	Dwelling	-
NPRN 18159; LB 13954; GGAT01103s	Bute Crescent, 7, Butetown	ST1916074551	19th Century	House	Grade II Listed Building
NPRN 302409	Dowlais Chambers, West Bute Street, Butetown	ST1903074679	19th Century	Hotel, Office, Public House	-



Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
NPRN 18168	Bute Street, 63-68, Butetown	ST1913474549	19th Century	Shop, Warehouse	-
NPRN 18176	Bute Street, 124, Butetown	ST1907674776	19th Century	Dwelling	-
NPRN 422952	Mermaid Quay, Cardiff Bay	ST1914674487	20th Century	Shopping Centre	-
NPRN 34241; LB 14055; GGAT00941s	Pierhead Building; Bute Docks Office	ST19277448	Post Medieval	Office	Grade I Listed Building
NPRN 307733; NPRN19370; LB 13992; GGAT01185s	Coptic House, Mount Stuart Square, Butetown	ST1899374685	20th Century, Post Medieval	Office	Grade II Listed Building
GGAT00813s	Norwegian Church	ST19307477	Post Medieval	Church	-
GGAT01099s	Mount Stuart Public House, 1 Bute Crescent	ST19177447	Post Medieval	House	-
GGAT01100s	2 Bute Crescent	ST19177448	Post Medieval	House	-
GGAT01110s	Cast Iron Canopy, Butetown	ST19137462	Modern	Commemorative Monument	-
GGAT01111s; LB 13961	1 And 3 Bute Place	ST19137463	Post Medieval	Office	Grade II Listed Building
GGAT01191s	Casablanca Club	ST18917475	Post Medieval	Chapel	-
GGAT01659s; LB13979	125 Bute Street	ST1907274785	Post Medieval	Building	Grade II Listed Building
GGAT01682.0s	Glamorganshire Canal	ST1875576365	Post Medieval	Canal	-
GGAT01682.18s	Hodges Dry Dock, Glamorganshire Canal, Cardiff	ST18757511	Post Medieval	Canal Dock	-
GGAT01682.30s	Cardiff-Bute Dock East Canal Basin	ST1944774813	Post Medieval	Canal Basin	-
GGAT01682.39s	Glamorganshire Canal Sea Pound Cardiff	ST1877075020	Post Medieval	Canal Basin	-
GGAT01979s	Bute East Dock	ST1975	Post Medieval	Dock	-
GGAT02101s; LB 13999	Telephone Box, Mount Stuart Square	ST1898074713	Modern	Telephone Box	Grade II Listed Building



Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
GGAT02151s; LB14001	Baltic House, Mount Stuart Square	ST18947464	Modern	Shop	Grade II Listed Building
GGAT05103s; LB 14056	Wall & Lock of Bute East Dock Basin	ST1931474434	Post Medieval	Wall, Lock	Grade II Listed Building
GGAT05104s; LB 14052	Bute West Dock Basin	ST1921674454	Post Medieval	Dock	Grade II Listed Building
GGAT05105s; LB 14053; LB 14054	Navigation Lamps	ST1924274476	Post Medieval	Navigation Aid	Grade II Listed Building
GGAT05297s	127-129 Bute Street, Cardiff	ST1905174848	Post Medieval	Building	Ua Local List (Adopted)
GGAT05298s	130-131 Bute Street, Cardiff	ST1904474861	Post Medieval	Building	Ua Local List (Adopted)
GGAT05299s	33-34 Mount Stuart Square, Cardiff	ST1889574699	Post Medieval	Dwelling	-
GGAT05300s	3 James Street, Butetown, Cardiff	ST1907674603	Post Medieval	Building	Ua Local List (Adopted)
GGAT05339s	Former Granary, Collingdon Road Now Lloyd George Ave, Butetown	ST1894575360	Post Medieval	Grain Warehouse, Dwelling	Ua Local List (Adopted)
GGAT06422.0m	Taff Vale Railway	ST0180080300	Post Medieval	Railway	-
NCA001	Gridded field system west of Bute West Dock	ST1942075085	Post Medieval	Field System	-
NCA002	Square Reservoir to east of Bute West Dock	ST1942674975	Post Medieval	Reservoir	-
NCA003	Small Building associated with Square Reservoir	ST1934575025	Post Medieval	Industrial Building	-
NCA004	Building on West Wharf of Bute West Dock	ST1915874906	Post Medieval	Industrial Building	-
NCA005	Coal Staithes on Bute West Dock	ST1918675068	Post Medieval	Dock	-
NCA006	Warehouses to East of Bute West Dock	ST1941974951	Post Medieval	Warehouses	-

Table 13.5: Sites of archaeological interest within the 300m study area					
NPRN; LB; PRN	Name	NGR	Period	Type	Status
NCA007	Ballast Crane, Bute West Dock, West Wharf	ST1913875008	Post Medieval	Dock	-
NCA008	Taff Vale Railway Terminus Buildings	ST1914374915	Post Medieval	Railway	-
NCA009	Rhymney Railway	ST1932175147	Post Medieval	Railway	-
NCA010	Wharf Road West, Bute East Dock	ST1938575084	Post Medieval	Road	-
NCA011	Two irregularly shaped reservoirs between Bute West Dock and Bute East Dock	ST1943074980	Post Medieval	Reservoirs	-
NCA012	Warehouses between Bute West Dock and Bute East Dock	ST1942674942	Post Medieval	Warehouses	-
NCA013	Junction Dry Dock	ST1937074819	Post Medieval	Dock	-

The Historic Landscape

13.4.5 In order to assess the historic environment, Scheduled Monuments (SMs), Historic Parks and Gardens, Registered Historic Landscapes, Conservation Areas, and Listed Buildings were examined within a 1km search radius of the Proposed Development area to assess the impact on these assets. No SMs, Registered Historic Landscapes, or Registered Historic Park and Gardens were identified within the 1km study area.

13.4.6 Two Conservation Areas lie within a 1km study area: Mount Stuart Square and Pierhead. Both are considered to be of **Medium** sensitivity.

13.4.7 Mount Stuart Square Conservation Area is located c. 30m to the southwest of the Site, encompassing the streets around Mount Stuart Square, with the Grade II* Listed Cardiff Coal Exchange Building at the centre, Bute Street and West Bute Street. The area was the commercial centre of the docks in the late 19th and early 20th centuries and the buildings represent a range of architectural styles, with imposing façades and elaborate architectural detailing. A few of the area’s earlier, less imposing, residential

buildings also survive. Since the decline of the docks from the mid-20th century some buildings have deteriorated due to vacancy.

13.4.8 Pierhead Conservation Area is located 10m to the south of the Proposed Development area and extends along the waterfront to the southwest, covering the historic dock area and former dock workers housing on Windsor Esplanade, Windsor Terrace and Bute Esplanade. It also includes the modern development around Roald Dahl Plass, the Senedd, the Wales Millennium Centre, and Mermaid Quay.

Historic Buildings

13.4.9 Within a 1km study area of the Site, 112 Listed Buildings were identified, none of which lie within the Proposed Development area. They form two distinct clusters, the larger and closest to the Site is to the southwest of the Proposed Development area, largely within one of the two Conservation Areas, and the smaller group is to the northwest. They include one Grade I Listed Building, and four Grade II* Listed Buildings, which are considered to be of **High** sensitivity. The remaining Listed Buildings are Grade II listed, and these are considered to be of **Medium** sensitivity.

13.4.10 There are also four locally listed buildings within 300m of the Site. These are buildings of local architectural or historic interest and are considered to be of **Low** sensitivity.

Archaeological Remains

13.4.11 Cardiff went through a significant phase of development in the late post-medieval and early modern periods, associated with the industrial development of the area and in particular with the export of coal from the south Wales coal fields. The development of the Cardiff Docks area was integral to this, and this is reflected in the substantial number of recorded sites relating to this period. There are 121 sites listed in the regional Historic Environment Record (HER) and the National Monument Record (NMR) within 300m of the Proposed Development area. Ninety-seven relate to the late post-medieval industrial and commercial development of the Cardiff Docks, while 24 relate to the late 20th century redevelopment of the area. Furthermore, the HEDBA identified thirteen new sites within the Proposed Development area of post-medieval date.

13.4.12 Twenty sensitive receptors of post-medieval date are located within the Proposed Development area (Appendix 13.3, Figure 13.1). This includes the now in-filled

remains of the former Bute West Dock (NPRN 34257) and Bute East Dock (NPRN 34242), spurs of the Taff Vale Railway to Bute West Dock (NPRN 91550; PRN06422.0m), the original location of the Norwegian Church (GGAT00813s), and a former Weigh House (NPRN 34252). It also includes sensitive receptors identified during the HEDBA; a gridded field system (NCA001), a large, square reservoir (NCA002) with small building (NCA003), a large, rectangular building (NCA004) on Bute West Dock west wharf, six coal staithes on the east wharf (NCA005), a number of small buildings to the east of the Dock (NCA006), a ballast crane on the west wharf (NCA007), the Taff Vale Railway Terminus buildings (NCA008), Rhymney Railway lines to both Bute West and Bute East Docks (NCA009), Wharf Road West (NCA010) on Bute East Dock, two reservoirs (NCA011), multiple warehouses (NCA012), and Junction Dry Dock (NCA013). Seven of these receptors lie within or cross into the boundaries of the proposed Hotel and Arena (NPRN 34257, Spurs from NPRN 91550; PRN06422.0m, NCA002, NCA003, NCA005, NCA009 and NCA011). Any archaeological remains relating to the historic docks are considered to be of **Medium** sensitivity.

13.4.13 The sensitive receptors dating to the late 20th and early 21st century represent the redevelopment of the dock area into Cardiff Bay. They include The Red Dragon Centre (NPRN 423284) and County Hall (NPRN 96090) within the Proposed Development area and the Senedd Assembly Building (NPRN 403909) and Wales Millennium Centre (NPRN 403908) within the 300m search area to the south. They are considered to be of **Negligible** sensitivity.

Limitations

13.4.14 The baseline information has been compiled using all information available at the time of this report's production. Data from the regional HER, the NMR, and the Central Register of Air Photography for Wales are accurate to the time they were requested.

13.4.15 Although all known sensitive receptors have been identified within the Proposed Development area there remains a potential for unknown archaeological remains to be encountered.

13.5 Assessment of Effects

Design Solutions and Assumptions

13.5.1 It is assumed that the Proposed Development red line boundary will not significantly change from the current plan (see Appendix 2.1) and that therefore there will be no change to the number of sensitive receptors directly impacted by the Proposed Development or to the visibility (indirect impact) on sensitive receptors outside the red line boundary.

13.5.2 The required dig depths for the Proposed Development were not available at the time of this report's production. However, it is assumed that many of the buildings will require dug foundations or piling of depths greater than the known made ground layer (c. 1m deep across the Site).

Assessment of Effects

Historic Landscape

13.5.3 Two Conservation Areas, Mount Stuart Square and Pierhead, are the only designated sites relating to the historic landscape with a 1km search area of the Proposed Development. Both Conservation Areas are within 50m of the Site and will be indirectly (visually) affected by the Proposed Development.

13.5.4 In the case of Mount Stuart Square, none of the key views and vistas will be impacted by the Proposed Development as the direct line of sight is blocked by buildings. Views from several of the Listed Buildings on the east side of the Conservation Area along Bute Street will be impacted, although these views are from the rears of the buildings, which have their main façades facing onto Bute Street. Furthermore, a line of large trees along the west side of Lloyd George Avenue provides partial screening. When combined with the fact that the Proposed Development will not significantly change the character of the Site, Magnitude of Change on the Mount Stuart Conservation Area is considered to be **Very Low**.

13.5.5 The Pierhead Conservation Area has one key view in which the Proposed Development area will be clearly visible. This view is from the waterside of Cardiff Bay looking north across the Oval Basin. There is also a row of Listed Buildings along Bute Crescent which has clear views to the Site. However, as noted above, similarity in character of the Proposed Development to the current site use means that the impact on the setting of Pierhead Conservation Area will be **Very Low**.

Listed Buildings

- 13.5.6 The site visit for the HEDBA determined that 18 of the 112 Listed Buildings within a 1km search area of the Site have a clear line of sight to the Proposed Development area, including the Grade I Listed Pierhead building. However, as the Proposed Development is in keeping with the current setting of these buildings, the indirect impact is considered to be **Very Low**.
- 13.5.7 A further 15 Listed Buildings have a limited view towards the Proposed Development area. The indirect impact on these buildings will be **Very Low**.
- 13.5.8 The remaining Listed Buildings have no direct line of sight towards the Proposed Development area as they are blocked by other buildings. Therefore, there will be no change to these.

Non-designated Archaeological Sites

- 13.5.9 Twenty specific sites of archaeological interest have been identified within the bounds of the Proposed Development area.
- 13.5.10 The existing Red Dragon Centre (NPRN 423284) and County Hall (NPRN 96090) will both be demolished under the Proposed Development plan; therefore, the impact will be **Very High**.
- 13.5.11 The locations of the former Bute West Dock (NPRN 34257) and Bute East Dock (NPRN 34242), now filled in, lie within the Proposed Development area. Ground investigations have encountered the remains of Bute West Dock at depths of between 0.8 and 8.7m from the surface (Envirotrat, 2020), and it is highly likely that the remains of Bute East Dock will also exist. Any ground works of over 0.8m associated with the construction of the Proposed Development in the former Docks' locations is likely to encounter these structures. The extent of the damage will depend on the exact location and depths of the ground works required by the final design plan but where these structures are encountered, they are likely to be destroyed. Although the potential damage to the receptors would be high, it would impact a small proportion of the whole asset, and therefore the direct impact on both Docks is considered **High**.
- 13.5.12 The remaining sensitive receptors (Table 13.6) are the known locations of post-medieval buildings, railways and other related dock structures. While the above ground elements of these features were probably removed before the redevelopment

of the Docks in the late 20th century it is possible that some evidence of them remains below the identified made ground layer. Excavations relating to the Proposed Development could entirely or partially destroy these remains if they were encountered. Therefore, it is considered that the magnitude of change on these sensitive receptors would be **High/Very High**.

Table 13.6: Sites of archaeological interest within the 300m study area						
ID	Site Name	Status	Site Type	Sensitivity	Magnitude of Change	Significance
-	Mount Stuart Square	Conservation Area	Commercial and Residential Area	Medium	Very Low	Negligible
-	Pierhead	Conservation Area	Historic Dock Area	Medium	Very Low	Negligible
LB 14055	Pierhead Building	Listed Building	Commercial Building	High	Very Low	Minor
LB 14052	West Bute Dock Basin, including sea walls and catch pit	Listed Building	Dock	Medium	Very Low	Negligible
LB 14053	One of a pair of navigation lamps to the E of Bute West Dock Basin	Listed Building	Dock	Medium	Very Low	Negligible
LB 14054	One of a pair of navigation lamps to the E of Bute West Dock Basin	Listed Building	Dock	Medium	Very Low	Negligible
LB 13952	Dead End Saloon	Listed Building	Domestic/Commercial Building	Medium	Very Low	Negligible
LB 13953	6, Bute Crescent	Listed Building	Domestic/Commercial Building	Medium	Very Low	Negligible



LB 13954	Eli Jenkins	Listed Building	Domestic/ Commercial Building	Medium	Very Low	Negligible
LB 13955	8, Bute Crescent	Listed Building	Domestic/ Commercial Building	Medium	Very Low	Negligible
LB 13956	Ocean Building	Listed Building	Domestic/ Commercial Building	Medium	Very Low	Negligible
LB 14057	Former Warehouse (The "D" Shed)	Listed Building	Warehouse	Medium	Very Low	Negligible
LB 14021	33, West Bute Street	Listed Building	Domestic/ Commercial Building	Medium	Very Low	Negligible
LB 14022	34 & 35, West Bute Street	Listed Building	Domestic/ Commercial Building	Medium	Very Low	Negligible
LB 14023	36 & 37, West Bute Street	Listed Building	Domestic/ Commercial Building	Medium	Very Low	Negligible
LB 14024	Pillar Box Outside Royal Bank of Scotland	Listed Building	Pillar Box	Medium	Very Low	Negligible
LB 13979	Royal Bank of Scotland	Listed Building	Bank	Medium	Very Low	Negligible
LB 13964	Pascoe House	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13963	Cardiff Bay Station	Listed Building	Station	Medium	Very Low	Negligible
LB 13957	Bonded Warehouse	Listed Building	Warehouse	Medium	Very Low	Negligible
LB 13985	Cast Iron Posts and Railings to E of Dock Lane	Listed Building	Railings	Medium	Very Low	Negligible
LB 13960	1, Bute Place	Listed Building	Commercial Building	Medium	Very Low	Negligible



LB 13961	3, Bute Place	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13971	Former H.M. Immigration Building	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13792	Cory's Building	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13974	National Westminster Bank	Listed Building	Bank	Medium	Very Low	Negligible
LB 13975	Baltimore Hotel	Listed Building	Hotel	Medium	Very Low	Negligible
LB 13965	Meandros House	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13966	54b, Bute Street	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13967	54c, Bute Street	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13968	4, Dock Chambers (Emlyn House)	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13969	5, Dock Chambers (Emlyn House)	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 13970	Seaway House	Listed Building	Commercial Building	Medium	Very Low	Negligible
LB 14056	Sea Wall and Lock of Bute East Dock Basin	Listed Building	Dock	Medium	Very Low	Negligible
LB 14062	Dock Walls of Roath Basin, including Sea Walls and Sea Lock, Walls of Locks, and Dry Docks	Listed Building	Dock	Medium	Very Low	Negligible
NPRN 423284	The Red Dragon Centre	-	Commercial Building	Negligible	Very High	Minor



NPRN 96090	South Glamorgan County Hall	-	Public Building	Negligible	Very High	Minor
NPRN 34257	Bute West Dock	-	Dock	Medium	High	Major
NPRN 43243	Bute East Dock	-	Dock	Medium	High	Major
NPRN 34252	Weigh House, Bute East Dock	-	Dock	Medium	High/Very High	Major
GGAT008 13s	Norwegian Church	-	Church	Medium	High/Very High	Major
GGAT064 22.0m	Taff Vale Railway	-	Railway	Medium	High/Very High	Major
NCA001	Gridded field system west of Bute West Dock	-	Field System	Medium	High/Very High	Major
NCA002	Square Reservoir to east of Bute West Dock	-	Reservoir	Medium	High/Very High	Major
NCA003	Small Building associated with Square Reservoir	-	Industrial Building	Medium	High/Very High	Major
NCA004	Building on West Wharf of Bute West Dock	-	Industrial Building	Medium	High/Very High	Major
NCA005	Coal Staithes on Bute West Dock	-	Dock	Medium	High/Very High	Major
NCA006	Warehouses to East of Bute West Dock	-	Warehouses	Medium	High/Very High	Major
NCA007	Ballast Crane, Bute West Dock, West Wharf	-	Dock	Medium	High/Very High	Major

NCA008	Taff Vale Railway Terminus Buildings	-	Railway	Medium	High/Very High	Major
NCA009	Rhymney Railway	-	Railway	Medium	High/Very High	Major
NCA010	Wharf Road West, Bute East Dock	-	Road	Medium	High/Very High	Major
NCA011	Two irregularly shaped reservoirs between Bute West Dock and Bute East Dock	-	Reservoirs	Medium	High/Very High	Major
NCA012	Warehouses between Bute West Dock and Bute East Dock	-	Warehouses	Medium	High/Very High	Major
NCA013	Junction Dry Dock	-	Dock	Medium	High/Very High	Major

13.6 Mitigation

13.6.1 The direct impact of the Proposed Development on the 18 identified post-medieval dock sites within the Proposed Development area is considered to be of **Major** significance and this should be taken into account in the creation of the final design scheme. Seven of these sites lie within or cross into the boundaries of the proposed Hotel and Arena (NPRN 34257, Spurs from NPRN 91550; PRN06422.0m, NCA002, NCA003, NCA005, NCA009 and NCA011). Where possible, structures requiring ground works should be placed to avoid known sensitive receptors. However, as these assets cover large parts of the Proposed Development area this may prove unworkable.

13.6.2 In the event that ground works cannot be avoided in the location of known surviving assets, a programme of archaeological Strip, Map, Excavate (SME) is recommended to determine the extent of the archaeological remains and preserve by record any assets

that will be impacted. A SME would also mitigate against impacts to any unknown archaeological assets in the Proposed Development area. In areas with assets of unknown condition a programme of archaeological evaluation may be beneficial. A Written Scheme of Investigation (WSI) will be included with the planning application.

13.6.3 The impacts of the Proposed Development on The Red Dragon Centre (NPRN 423284) and County Hall (NPRN 96090) are considered to be of **Negligible** significance and no mitigation is recommended.

13.6.4 The similarity in character between the Proposed Development and the current site use means that the significance of the change to the settings of the two Conservation Areas (Mount Stuart Square and Pierhead) and 32 Listed Buildings is **Negligible**. The significance of the effect of the Grade I* Pierhead Building is **Minor**. No mitigation is recommended on any of these sensitive receptors.

13.7 Residual Effects

13.7.1 There will be no notable residual effects on the sensitive receptors following mitigation.

13.8 Assessment of Cumulative Effects

13.8.1 A review of planning applications submitted to Cardiff Council between 2016 and May 2021 has been undertaken to identify potential development schemes that could give rise to in-combination effects with the Proposed Development. These schemes are listed below with a consideration of their cumulative effects with the Proposed Development.

16/00660/MJR - The Wharf, Schooner Way, Atlantic Wharf

13.8.2 A mixed-use residential development of 180 dwellings with A1 (retail) and A3 (food and drink) use to ground floor and associated works.

13.8.3 The Wharf development is over 300m from the Site, also on the west of Atlantic Wharf, the former Bute East Dock (NPRN 34242). Immediately to the north is another proposed development, 19/00632/MJR (see below). Combined, the three developments cover almost half of the waterfront of the former west wharf. While the Proposed Development is of a similar character to the current Site, the development at The Wharf involved the demolition of a former public house, while 19/00632/MJR replaces an area of scrubland. However, as the current character of

the west side of Atlantic Wharf is a mixture of converted historic warehouse buildings and modern residential blocks the cumulative effect of these developments on the sensitive receptor is considered of **Negligible** significance.

17/01292/MJR Land at Suffolk House, Trade Street, Butetown

13.8.4 Demolition of existing buildings and re-development of the site for new student residential accommodation.

13.8.5 The Suffolk House development site lies over 800m to the northwest of the Proposed Development area and will have no cumulative effect on any of the sensitive receptors identified due to the intervening built environment.

17/01906/MJR Custom House, Custom House Street and former York Hotel, City Centre

13.8.6 Redevelopment of the site to provide a 248-bed hotel (class C1) and ancillary restaurant (class A3), including partial demolition of Custom House, retention and restoration of the Custom House Façade, demolition of the former York Hotel and associated access, parking and ancillary works.

13.8.7 The development, which is under construction, will have no cumulative effect as it lies 1km to the northwest of the Site and views are blocked by the built environment.

17/01300/MJR East Bay Close, Atlantic Wharf

13.8.8 Erection of student block to form 711 student rooms and ancillary accommodation plus landscaping and car parking.

13.8.9 The East Bay Close site, which is under construction, lies 800m north of the Proposed Development area. It is only around 150m to the northeast of Bute East Dock (NPRN 34242) and the Grade II Listed Bonded Warehouse (LB 13957). However, views to these sensitive receptors are blocked by the raised section of the Central Link as well as other intervening buildings.

17/02615/MJR Land on the north and south side of John Street, Callaghan Square, Butetown

13.8.10 Hybrid application comprising of full application for the proposed mixed-use commercial building on the south site, No. 1 John Street, and outline application for

proposed mixed-use commercial and leisure hotel for the north site, No. 2 John Street.

13.8.11 The development is situated at the northern end of Lloyd George Avenue, around 900m from the Proposed Development area. There will be no cumulative effects on identified sensitive receptors due to the intervening built environment.

18/00735/MJR Brains Brewery, Crawshay Street, Butetown

13.8.12 Full planning application for an office building providing business floorspace, with ancillary gym, marketplace / retail, and food and drink uses; a multi-storey car park with ancillary retail; and public realm, access, drainage and other infrastructure works.

13.8.13 The development will have no cumulative effect on sensitive receptors as it lies 1km to the northwest of the Site and views are blocked by the built environment.

18/01280/MJR Land adjacent to 12 – 14 Drake Walk, Atlantic Wharf

13.8.14 Six storey serviced accommodation comprising serviced apartments with ground floor commercial / amenity space, re-routing of public riverside walkway and renovation of existing dock feeder footbridge.

13.8.15 The development is 800m north northwest of the Proposed Development and borders the Dock Feeder Canal. Several sensitive receptors are located within 100m of the development, including two bridges over the feeder canal (LBs 13988 and 13989), the Marquis of Bute's Warehouse (LB 13982), and Spillers and Baker's Warehouse (LB 14016). However, none of these assets are visible from the Proposed Development area due to intervening buildings and therefore there will be no cumulative effect.

18/01705/MJR Site of former Marland House and NCP Car Park, Central Square

13.8.16 Erection of a transport interchange with an associated concourse and ancillary retail / commercial units (use classes A1 / A2 / A3), 305 residential apartments (use class C3), 10,318sqm (GIA) office floorspace (use class B1), a 249-space car park, public realm and related infrastructure and engineering works.

13.8.17 The development lies over 1km to the northwest of the Site and will have no cumulative effect on sensitive receptors as views are blocked by the built environment.

18/02634/MJR Plot J, Capital Quarter, Tyndall Street, Atlantic Wharf

13.8.18 Full planning application for 307 private rented sector (PRS) units and associated works.

13.8.19 The development lies over 1km to the northwest of the Site and will have no cumulative effect on sensitive receptors as views are blocked by the built environment.

19/00632/MJR Part of land at Schooner Way, Atlantic Wharf

13.8.20 Proposed mixed-use development comprising residential (12 units), office (use class B1 520sqm), local needs retail (use class A1 two units x 117sqm each), café (use class A3 120sqm), restaurant (use class A3 360sqm), plus undercroft parking.

13.8.21 The development is located on the waterfront of Atlantic Wharf, the former Bute East Dock (NPRN 34242), on the former west wharf, around 400m from the Proposed Development. The site is currently scrub. See above (paragraph 13.12.2) for an assessment of the cumulative effects with the neighbouring development 16/00660/MJR.

19/01930/MJR Crawshay Court, Curran Road, Butetown

13.8.22 188 unit apartment building with ancillary areas, parking, public open space, A1 / A3 unit(s) and a residents' roof terrace.

13.8.23 The development lies over 900m to the northwest of the Site and will have no cumulative effect on sensitive receptors as views are blocked by the built environment.

19/02851/MJR Site adjacent to St Mary the Virgin Church, Bute Street, Butetown

13.8.24 New build 2 form entry primary school & flying start and special resource base to replace existing St Mary the Virgin CIW Primary School.

13.8.25 The development is around 500m north northwest of the Proposed Development area. It is adjacent to the Grade II Listed Parish Church of St Mary the Virgin and St Stephen the Martyr (LB 13981) and close to the Grade II Listed Greek Orthodox Church of St. Nicholas. However, neither of these assets are visible from the Proposed Development area due to intervening buildings and therefore there will be no cumulative effect.

20/00102/MJR The Brewery, Crawshay Street, Butetown

13.8.26 Refurbishment and extensions to former brewhouse for a mixed-use development and retention of associated chimney.

13.8.27 The development lies over 1km to the northwest of the Site and will have no cumulative effect on sensitive receptors as views are blocked by the built environment.

20/00204/MJR 1, 2 and 3-7 Percy Street and Penarth Road, Butetown

13.8.28 Demolition of former BMW car showroom, workshop and offices along with five residential units fronting onto Percy Street.

13.8.29 The development lies over 1km to the northwest of the Site and will have no cumulative effect on sensitive receptors as views are blocked by the built environment.

20/00262/MNR Part of Canal Park adjacent to Cardiff and Vale College, Dumballs Road, Butetown

13.8.30 Construction of 3G pitch with floodlighting and spectator seating plus changing facilities with external pathways all within fenced enclosure.

13.8.31 The development is located over 300m to the west of the Proposed Development area. Within 200m of the development are several sensitive receptors, including NPRN 85399, the Hodges Dry Dock and GGAT01682.39s Sea Pound, both part of the Glamorganshire Canal, which the park is located on the route of. However, none of the identified sensitive receptors visible from the development are visible from the Proposed Development area due to intervening buildings and therefore there will be no cumulative effect.

20/00384/MJR Cardiff and Vale College, Dumballs Road, Butetown

13.8.32 Demolition of existing buildings / structures and the comprehensive mixed-use redevelopment to provide up to 2,500 new homes (class C3), business space (class B1) and a mix of complementary leisure, food and drink, hospitality, retail and health and wellbeing uses (class A1, A2, A3, C1, D1 and D2); creation of new open space (including a new riverside park and water taxi stop); new pedestrian, cycle and vehicular access points; pedestrian footbridge; vehicular and cycle parking facilities; landscaping;

public realm and other associated ancillary and highways works.

13.8.33 The development is located over 400m to the west of the Proposed Development area. Within 300m of the development are several sensitive receptors, including NPRN 85399, the Hodges Dry Dock and GGAT01682.39s Sea Pound. However, none of the identified sensitive receptors visible from the development are visible from the Proposed Development area due to intervening buildings and therefore there will be no cumulative effect.

21/01666/MJR Pre-Application Consultation, Land at Channel View, Grangetown

13.8.34 Hybrid planning application for mixed-use development. Outline planning permission is sought for: The redevelopment and extension of part of the existing Channel View Estate; The regeneration of the Marl public open space; The provision of a new bus/cycle/pedestrian link between Channel View Road and South Clive Street and a new cycle/pedestrian link between South Clive Street and Ferry Road; The provision of a new parking area; Together with associated works.

13.8.35 The development is over 1km to the southwest of the Site. The distance, local topography and built environment mean there will be no cumulative effects on identified sensitive receptors.

13.9 Conclusion

13.9.1 A Historic Environment Desk-Based Assessment was carried out in July 2021 (Appendix 13.1) in order to establish and assess the baseline conditions within the Site.

13.9.2 The assessment noted 123 previously recorded sites of archaeological interest within a 300m study area, and this includes two Conservation Areas and 59 Listed Buildings. Seven of these sites lie within the Proposed Development area. The assessment also identified 13 new sites of archaeological interest within the Proposed Development area.

13.9.3 No Registered Historic Landscapes, Scheduled Monuments or Registered Historic Parks & Gardens will be directly or indirectly affected by the Proposed Development.

13.9.4 No Conservation Areas will be directly affected by the Proposed Development, but there is the potential for two Conservation Areas bordering the Site, Mount Stuart Square and Pierhead, to be indirectly (visually) affected. However, the character of

their setting will not be significantly changed and therefore the Proposed Development will have a Negligible indirect impact.

- 13.9.5 There are 112 Listed Buildings within a 1km search area of the Site. None will be directly impacted by the Proposed Development but 33 of the buildings have views of the Site meaning they have the potential to be indirectly (visually) affected. As the character of their setting will not be significantly changed there will be a Negligible indirect impact.
- 13.9.6 Twenty specific sites of archaeological interest, including 13 new sites, have been identified within the Proposed Development boundary (Appendix 13.3, Figure 13.1). There is also a low potential for further unrecorded post-medieval sites. The existing Red Dragon Centre (NPRN 423284) and County Hall (NPRN 96090) will both be demolished under the Proposed Development plan; therefore, the impact will be Major. The newly identified sites (NCA001 – NCA013) along with the non-designated assets NPRN 34257 (former Bute West Dock), NPRN 34242 (Bute East Dock), NPRN 91550/PRN06422.0m (Taff Vale Railway), NPRN 34252 (former Weigh House), and GGAT00813s (Norwegian Church), are all part of the development of the Docks. They include not only the two earliest Docks, Bute West Dock and Bute East Dock, and the associated machinery, but also the rail and road infrastructure, warehouses and workshops. The extent to which these sites may have survived the 20th century redevelopment of the area is unclear. The value of any surviving remains of the Docks and their associated infrastructure is Medium, and the Proposed Development could have a Moderate/Major direct impact.
- 13.9.7 The direct impact of the Proposed Development on the 18 identified post-medieval dock sites within the Site should be taken into account in the creation of the final design scheme. Where possible, any ground works, foundations and piling should be placed to avoid known assets. In the event that ground works cannot be avoided in the location of known assets, a programme of archaeological Strip, Map, Excavate (SME) is recommended to determine the extent of the archaeological remains and preserve by record any assets that will be impacted. A SME would also mitigate against impacts to any unknown archaeological assets in the Proposed Development area. A WSI will be included with the planning application. The impact on the remaining two

sites, the Red Dragon Centre (NPRN 423284) and County Hall (NPRN 96090) are of Negligible archaeological value and no mitigation is recommended.

- 13.9.8 The similarity in character between the Proposed Development and the current site use means that the change to the settings of the two Conservation Areas (Mount Stuart Square and Pierhead) and the 33 Listed Buildings is Negligible, therefore no mitigation is recommended.