

CARDIGAN TIDAL FLOOD RISK MANAGEMENT SCHEME

Volume 1: Environmental Statement Chapter 7 - Historic Environment

Client's project no. CE0587

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Cyfoeth Naturiol Cymru
Natural Resources Wales



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7. Historic Environment

7.1 Introduction

This chapter assesses the likely significant effects from construction and operation of the Scheme, with respect to the Historic Environment. This chapter details the baseline environment, assessment of likely significant effects, and where necessary, mitigation measures to avoid, reduce or minimise significant effects are proposed.

This chapter is not intended to be read as a standalone assessment, and references should be made to Chapters 1-4. This chapter should be read in conjunction with the following topic chapters due to potential interactions between topics:

- Chapter 5: Population and Human Health
- Chapter 8: Landscape and Visual Amenity

7.2 Competent expert evidence

This Historic Environment chapter has been undertaken by Philip Poucher, who has 25 years experience in the archaeology and heritage sector, living and working primarily in Wales for the past 20 years.

Philip has undertaken many historic environment impact assessments, examining the relationship between the historic environment and the potential impact from a variety of developments. He has a proven track record in analysing what is of significance for heritage assets, and what within their settings would contribute to understanding and appreciation of that significance. These are the criteria against which the magnitude of change and potential impacts are weighed as part of a methodical approach to EIA. He has written the historic environment chapters of several EIAs and is well-versed in the history and archaeology of Cardigan, having updated the previous desk-based assessment (Poucher, 2021 (see Appendix 7.1)), carried out work on the urban characterisation of Cardigan in 2007 (Cook and Poucher, 2007) and contributed to a short book on the history of Cardigan.

Qualifications include:

BA (Hons) Archaeology

MCIfA Member of the Chartered Institute of Archaeologists

7.3 Planning policy and legislative context

This section describes the relevant legislation, policy and guidance that has been considered in developing the Scheme design, and in the assessment of effects with respect to the Historic Environment. This legislation, policy and guidance has been reviewed and where applicable has informed the assessment through the identification and categorisation of sensitive receptors, requirements for mitigation, and the scope and/or method of assessment.

7.3.1 International and National Policy

- Future Wales: The National Plan 2040 (Welsh Government, 2021), including Policy 8: Flooding, Policy 25: Regional Growth Areas – Mid Wales and Policy 26: Growing the Mid Wales Economy.
- The Historic Environment (Wales) Act 2023 (Welsh Government, 2024a), including Part 2 scheduled monuments, Part 3 listed buildings, Part 4 conservation areas, Part 6 registered parks and gardens, historic place names and historic environment records.
- Planning Policy Wales Edition 12 (Welsh Government, 2024b), including relevant supplementary Technical Advice Notes (TANs), Circulars and Policy Clarification Letters (PCLs).

Table 7-1 - Summary of relevant national planning policies

Policy.	Summary	Relevance
Future Wales: The National Plan 2040 (Welsh Government, 2021)		
Policy 8 – Flooding	Flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have negative impacts on international and national statutory designated sites for nature conservation and the features for which they have been designated.	The policy addresses general flood risk management, but no specific reference to the historic environment is included within this policy.
Policy 25: Regional Growth Areas – Mid Wales	The Welsh Government supports sustainable growth and development in a series of inter-connected towns across the region. Development in these Regional Growth Areas should meet the regional housing, employment and social needs of Mid Wales. The Regional Growth Areas include Cardigan and the Teifi Valley. The Welsh Government supports development in all parts of the region in meeting local needs. Strategic and Local Development Plans will determine the most appropriate locations for growth in Mid Wales and should demonstrate how a regional approach has informed decisions on future growth.	The policy supports growth within Cardigan, referencing other policies within the Plan. It highlights the strong cultural heritage of the area but does not reference the historic environment specifically.

Policy.	Summary	Relevance
Policy 26: Growing the Mid Wales Economy	The Welsh Government supports the growth and development of existing and new economic opportunities across Mid Wales. The Welsh Government will work with local authorities, communities, stakeholders and businesses to ensure that its investments and policies support a strong regional economy. Strategic and Local Development Plans must develop policies that support agricultural and land based traditional rural enterprises; and provide a flexible framework to support the development of new, innovative and emerging technologies and sectors.	As above
The Historic Environment (Wales) Act 2023 (Welsh Government, 2024a)		
	Specific legislation consolidating existing primary and secondary legislation related to the historic environment in Wales, providing a legal framework for the management and protection of the historic environment in Wales.	This chapter considers the impact upon scheduled monuments, listed buildings, conservation areas, historic parks and gardens and assets listed on the Historic Environment Record.
Planning Policy Wales Edition 12 (Welsh Government, 2024b)		
Chapter 6, 'Distinctive and Natural Places'	Explains how planning systems must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out the planning policies for the sustainable management of specific categories of historic environment assets.	This chapter is informed by a desk-based assessment which identifies the known and potential elements of the historic environment, taking into the account the sources of information and guidance outlined within Chapter 6 of PPW (Ed.12). The Historic Environment chapter of the ES assesses the likely significance of the effect of the Scheme upon these identified receptors.

Policy.	Summary	Relevance
TAN [24] The Historic Environment (Welsh Government, 2017a)	This technical advice note provides guidance on how the planning system considers the historic environment during development, plan, preparation and decision making on planning and Listed Building Consent applications. It addressed conservation principles, heritage impact assessments, and the protection of archaeological remains and listed buildings.	Initial consultation has been undertaken with Cadw, who provide advice and decisions on applications affecting nationally significant historic environment features, and the development management section of Heneb – Dyfed Region, who provide advice and decisions on applications affecting the historic environment of the regional area. Agreed methodologies have been established and used in assessments.

7.3.2 Local Policy

The Historic Environment is subject to the relevant policies and procedures as laid out in the Ceredigion Local Development Plan (LDP) (end date 2022, adopted 2013) (Ceredigion County Council, 2013). The current plan is due for replacement but a replacement plan is currently paused whilst further work is being carried out in association with phosphate levels in the River Teifi (Afon Teifi) catchment area, therefore the plan adopted in 2013 is still applicable. Relevant policies in the existing LDP are set out in Table 7-2.

Table 7-2 - Summary of relevant local planning policies

Policy.	Summary	Relevance
Policy DM07: Conservation Areas	Development within Conservation Areas, as designated on the Proposal Map, and any future designated Conservation Areas must demonstrate that regard has been had to Conservation Area Appraisals, where available, and national guidance. National policies are regarded as sufficient to guide development in Conservation Areas, but Conservation Area Appraisal Reports should be taken into account in determining planning applications in these areas.	A Conservation Area Appraisal was produced in 2024, (Griffiths, 2024) this has been utilised within the assessment of the likely significance of the effect of the Scheme.
Policy DM19: Historic and Cultural Landscape	Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly negatively affected. Where possible development should enhance these qualities and special character. This policy makes specific mention of preserving scheduled monuments, registered historic landscapes and gardens, and utilising information held on the Historic Environment Record, National Monuments Record and Landmap.	The Historic Environment chapter assesses the likely significance of the effect of the Scheme upon all heritage assets listed within DM19 within the Site and surrounding area. Where likely significant negative effects are identified, mitigation measures to prevent, reduce, or offset them are proposed.

7.4 Assessment guidance

The following guidance documents were used in this assessment, as described in the Methodology (Section 7.7):

- Design Manual for Roads and Bridges (DMRB) Volume 11, LA106: Cultural Heritage Assessment (Highways England, 2020)
- Standard and guidance for historic environment desk-based assessment (CIfA, 2014, rev.2020)
- Heritage Impact Assessment in Wales (Welsh Government/Cadw, 2017b)
- Setting of Historic Assets in Wales (Welsh Government/Cadw, 2017c)
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Welsh Government/Cadw, 2011)
- Guide to Good Practice on Using The Register Of Landscapes Of Historic Interest In Wales In The Planning And Development Process (Revised 2nd Edition) (Welsh Government/Cadw & CCW, 2007)

7.5 Consultation

An EIA Scoping Opinion was provided by Ceredigion County Council and NRW Marine Licencing Team in December 2023. An update to the Scoping Opinion from Ceredigion County Council was provided on the 16th October 2025. It was agreed that the Historic Environment was to be scoped in and the methodologies provided, and used within this chapter, were appropriate. It was stated that the Environmental Statement should include:

- Assessment of direct and indirect impacts on designated assets
- Justification for significance and magnitude of change
- Consideration of cumulative effects
- Details of mitigation measures and how they will be delivered

These impacts and effects should be assessed for both the construction and operational phases of the Scheme.

Consultations with the Development Management section of Heneb – Dyfed Region, in their role as archaeological advisors to the Local Planning Authority has been undertaken and will likely be ongoing. Previous desk-based assessments have been produced (Meek 2015, Poucher, 2021 (see Appendix 7.1)) detailing the potential impacts of the Scheme on the historic environment, and a draft Written Scheme of Investigation has been produced and circulated, which details proposed mitigation related to the historic environment for the Scheme.

Heneb – Development Management (Dyfed Region) have provided a pre-application consultation response on the 21st May 2026. This response confirmed that in their view historic environment considerations can be mitigated through usual planning procedures and governed by a standard condition, in line with Planning Policy Wales and TAN 24 sections 4.13 and 4.14. They suggest an appropriate planning conditions could read:

No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (Heneb TTfWA - DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

Reason: to protect historic environment interests whilst enabling development

Consultation has also been undertaken with Cadw regarding the potential impacts of the Scheme on designated heritage assets within the study area. As stated above, previous desk-based assessments and a draft Written Scheme of Investigation have been produced and circulated. An Assessment of the Significance of the Impact of Development On the Historic Landscape (ASIDOHL) has also been produced as part of the current assessment, assessing the impacts upon the historic landscape (Poucher, 2025). This is included in Appendix 7.2.

7.6 Scoped in receptors and potential effects

Impacts and effects have been assessed for both the construction and operational phases of the Scheme. The receptors have been scoped in at the initial assessment phase, detailed in the desk-based assessment (Appendix 7.1) and summarised in Table 7 Receptors within the study area. The impacts have been assessed against maximum design parameters for the Scheme, as illustrated in Table 8 Design parameters.

7.7 Methodology

The purpose of this section is to describe how likely significant effects relating to the Historic Environment have been assessed. A more general explanation of assessment methodology used throughout the EIA is provided in Chapter 4: EIA Methodology.

7.7.1 Definition of the study area

The Scheme lies along the north bank of the Afon Teifi through Cardigan, Ceredigion, running from the Castle Street/Cardigan Bridge area along Strand to the Gloster Row car park.

This area comprises a built waterfront along the south side of Strand. At the western end lies a roadside area in front of the castle and modern commercial and residential units of a bathroom showroom and garage. Midway along lies a boathouse and hut and area of open ground used by the Scouts, with residential property and gardens to the east. The eastern end of the area comprises the Gloster Row car park and adjacent open ground. These properties are fronted by mixed vertical stone walling and embankments, with two slipways, one central adjacent to the Scout Boathouse, and one to the east adjacent to Gloster Row car park. A former slipway at the west end is now occupied by a DCWW discharge chamber. At high tide the river flows against the vertical stone walling and embankments, at low tide an area of estuarine mudflats fronts the area. Strand is a narrow street that runs parallel to the river, with a mix of commercial, residential and storage properties along the north side. The commercial centre of Cardigan lies to the northwest, beyond the site of Cardigan Castle. Residential and other properties lie to the north and northeast of the site, and along the southern banks of the river. Cardigan Bridge lies within 20m downstream, with the modern Priory Bridge 140m upstream.

This chapter makes extensive use of a detailed historic environment desk-based assessment produced in 2015 (Meek, 2015) and subsequently updated (Poucher, 2021 (see Appendix 7.1)), supplemented with current (October 2025) data. The desk-based assessment established a 100m zone around the Scheme to gather known information on the historic environment, which is considered appropriate for the scale of the Scheme and its potential impacts. A wider area has been included to examine the potential impact on the setting of high status receptors in the surrounding landscape, the extent of which is determined by a Zone of Theoretical Visibility of the Scheme and potential impacts along the estuarine area.

7.7.2 Baseline information

A comprehensive desk-based review was undertaken to inform the baseline assessment for the Historic Environment. This review was initially undertaken in 2015 (Meek, 2015), updated in 2021 (Poucher, 2021 (see Appendix 7.1)) and reviewed during the creation of this ES chapter. In addition, an ASIDOHL has been undertaken to assess the impacts upon the historic landscape (Poucher, 2025 (see Appendix 7.2)). The existing studies and datasets referred to as part of the desk-based review for the Historic Environment are summarised in Table 7-3.

Table 7-3 - Summary of desk-based review sources

Title.	Source	Year published	Author
Historic Environment Record	Heneb – The Trust for Welsh Archaeology	2025	Heneb
National Monument Record	Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW)	2025	RCAHMW
Scheduled monument, listed building, registered parks and gardens, conservation areas, registered historic landscape descriptions	Cof Cymru online database. DataMap Wales digital information	2025	Welsh Government / Cadw
Historic mapping	Various	Various	Speed, J, Wood, J, Ordnance Survey
Aerial Photography	Various		Royal Air Force, Ordnance Survey, RCAHMW, Google
LiDAR data	DataMap Wales digital information	2025	Welsh Government
Proposed Tidal Flood Alleviation Scheme, Cardigan, Ceredigion: Archaeological Desk-Based Assessment Update 2021 (Report No.2021/77)	Dyfed Archaeological Trust (now Heneb)	2021	Poucher, P

Title.	Source	Year published	Author
Proposed Tidal Flood Alleviation Scheme, Cardigan, Ceredigion: Archaeological Desk-Based Assessment. (Report No.2015/08)	Dyfed Archaeological Trust (now Heneb)	2015	Meek, J.,
Proposed Flood Alleviation Scheme At Cardigan, A Desk-Based Assessment, (Report No. 2006/12)	Cambria Archaeology (now Heneb)	2006	Murphy, K
Historic Town Surveys of Cardigan and Tregaron: Part 3: Cardigan Town, (Report No. 2007/21)	Cambria Archaeology (now Heneb)	2007	Cook, N & Poucher, P
Register of Landscapes of Outstanding Historic Interest in Wales. Cardiff: Cadw	Cadw	1998	Cadw
Strand and Carriers Lane. Cardigan, Wales: Archaeological Watching Brief	Headland Archaeology	2022	James, L
Aberteifi / Cardigan Conservation Area Appraisal	The Griffiths Heritage Consultancy Ltd	2024	The Griffiths Heritage Consultancy Ltd

7.7.3 Sensitivity

The first step in environmental assessment is understanding the value or sensitivity of environmental receptors.

The terms used to define sensitivity are based on and have been adapted from those used in the Design Manual for Roads and Bridges (DMRB) methodology (Highways England, 2020). In all cases, the evaluation of receptor sensitivity, impact magnitude and significance of effect has been informed by professional judgement and is underpinned by narrative to explain the conclusions reached.

The criteria for defining sensitivity (sometimes described as heritage value) in this chapter of the ES are outlined in Table 7-4.

Table 7-4 - Sensitivity criteria

Sensitivity/Value.	Definition
Very High	Very high importance and rarity, international scale, very limited potential for substitution. This includes World Heritage Sites (including nominated sites), assets of acknowledged international importance and assets that can contribute significantly to acknowledged international research objectives

Sensitivity/Value.	Definition
High	High importance and rarity, national scale and limited potential for substitution. This includes designated assets (scheduled monuments, listed buildings, registered parks and gardens, conservation areas, registered historic landscapes) including proposed sites, non-designated assets of schedulable or listing quality and importance, assets that can contribute significantly to acknowledged national research objectives
Medium	High or medium importance and rarity, regional scale, limited potential for substitution. Designated or non-designated assets that contribute to regional research objectives.
Low	Low or medium importance and rarity, local scale. Non-designated 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	Very low importance and rarity, local scale. Assets with very little or no surviving archaeological interest.

7.7.4 Magnitude of change

The significance of an effect is determined based on the sensitivity of a receptor and the magnitude of change. The criteria for defining magnitude in this chapter of the ES are outlined in Table 7-5.

Table 7-5 - Magnitude of change criteria

Magnitude of change.		Definition
High	Negative	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements. Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.
	Positive	Large scale or major improvement or resource quality; extensive restoration or enhancement; major improvement of attribute quality.
Medium	Negative	Loss of resource but not negatively affecting the integrity; partial loss of/damage to key characteristics, features or elements. Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.
	Positive	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Low	Negative	Some measurable change in attributes, quality or vulnerability, minor loss of, or alteration to, one (maybe more) key characteristics, features or elements. Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.

Magnitude of change.		Definition
	Positive	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some positive impact on attribute or a reduced risk of negative impact occurring.
Negligible	Negative	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Very minor changes to archaeological materials, or setting.
	Positive	Very minor benefit to, or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

7.7.5 Significance of effect

As stated, the significance of an effect is determined based on the sensitivity of a receptor and the magnitude of change. The method employed for this assessment is presented in Table 7-6. Where a range of significance levels is presented, the final assessment for each effect is based upon professional judgement. In all cases, the evaluation of receptor sensitivity, impact magnitude and significance of effect has been informed by professional judgement and is underpinned by narrative to explain the conclusions reached.

For the purpose of this assessment, any effects with a significance level of minor or less are not considered to be significant in terms of the EIA Regulations, whilst those that are scored as moderate might be significant, subject to professional judgement. A score that is not significant does not negate the requirement for further mitigation.

Table 7-6 - Assessment matrix for significance of effect

Sensitivity of Receptor.	Magnitude of Change				
	No Change	Negligible	Low	Medium	High
Negligible	Negligible	Negligible	Negligible or Minor	Negligible or Minor	Minor
Low	Negligible	Negligible or Minor	Negligible or Minor	Minor	Minor or Moderate
Medium	Negligible	Negligible or Minor	Minor	Moderate	Moderate or Major
High	Negligible	Minor	Minor or Moderate	Moderate or Major	Major
Very High	Negligible	Minor	Moderate or Major	Major	Major

Where the magnitude of change is 'no change', no effect would arise. The definitions for significance of effect levels are described as follows:

- **Major:** These positive or negative effects are considered to be very important considerations and are likely to be material in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance that are likely to suffer a most damaging

impact and loss of resource integrity. However, a major change in a site or feature of local importance may also enter this category.

- **Moderate:** These positive or negative effects have the potential to be important and may influence the key decision-making process. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall positive or negative effect on a particular resource or receptor.
- **Minor:** These positive or negative effects are generally, but not exclusively, raised as local factors. They are unlikely to be critical in the decision-making process but are important in the iterative design process of the Scheme, and in determining a mitigation strategy.
- **Negligible:** No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.
- **No change:** No loss or alteration of characteristics, features or elements; no observable impact in either direction.

7.8 Baseline environment and likely future evolution

The section below describes the baseline environment and its likely future evolution. The current baseline environment scenario refers to the current state of environmental characteristics within the Scheme Area.

7.8.1 Types of receptors

This chapter considers the significance of effect on designated receptors, non-designated receptors, and historic landscapes. Designated receptors include scheduled monuments, listed buildings, historic parks and gardens and conservation areas. Non-designated receptors include sites recorded on the regional Historic Environment Record and the National Monuments Record, and any other additional sites and areas of potential identified during the initial assessment stages. Historic landscapes include those listed on the Register of Landscapes of Historic Interest in Wales (Cadw, 1998).

Scheduled Monuments are historic and archaeological sites considered to be of national importance. These sites are given legal protection, and consideration of the impact of development upon these sites and their settings are considerations of the planning process.

Listed Buildings are buildings and structures of national importance given legal protection by being placed on a 'List' of Buildings of Special Architectural or Historic Interest. Buildings on the List are given one of three grades which denote their level of importance (Grade I, II* & II), Grade I being the highest. A listed building may not be demolished, extended, or altered without special permission from the local planning authority.

Parks and gardens of special historic interest in Wales are included on a Register of Historic Parks and Gardens, designed to provide comprehensive information to assist decision makers to help protect and preserve essential features of these parks and gardens, and enable their significance and character to be protected through the planning system. The Register is now statutory but does not impose new legal restrictions or change the consent regime.

Conservation Areas are designated to preserve and enhance the special character of areas of architectural or historic interest. The purpose of designating a Conservation Area is to provide the Planning Authority with an additional measure of control over an area that they consider to be of special historic or architectural value.

The regional Historic Environment Record is held and maintained by Heneb – The Trust for Welsh Archaeology and contains details of all historic and archaeological sites (both designated and non-designated) within the region. The National Monuments Record is held and maintained by the Royal Commission on the Ancient and Historical Monuments of Wales, and contains similar data.

Registered Historic Landscapes are landscapes of historic interest included on the Register of Landscapes of Historic Interest in Wales (Cadw, 1998). These landscapes are a non-statutory designation but considered of national importance. The landscape boundaries and associated details have been created to assist decision makers and landscape managers to help ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well-informed. The registered landscapes have been further sub-divided into individual Historic Landscape Character Areas, further details of which are included in the associated ASIDOHL (see Appendix 7.2).

7.8.2 Receptors within the study area

The study area is outlined in Section 7.7. This included the immediate footprint of the Scheme development, along with a study area of 100m in all directions, used to gather information on the heritage resource and establish potential impacts. This study area was established at the initial desk-based assessment stage. As the Scheme has developed, two potential site compound areas have also been established which partly lie outside this study area, therefore these compound locations have been included in addition to the 100m study area. A wider study area was used to examine the potential impact upon high-status designated receptors, based on professional judgement. In the event however, most high-status designated receptors also lay within the 100m study area, with only historic landscape components lying beyond that area.

No scheduled monument lies within the Scheme footprint. There are three scheduled monuments within the 100m study area surrounding the Scheme.

No listed buildings lie within the Scheme footprint. There are 36 listed buildings within the 100m study area surrounding the Scheme.

There is one registered historic park and garden within the 100m study area. The grade II listed Cardigan Castle (PGW (Dy) 72(CER)) is an 18th to 19th century pleasure garden set within the grounds of Cardigan Castle, set to provide a romantic setting to Castle Green House. The area is also a scheduled monument and shares a group value with Castle Green House (Listed building ref. 10459), Cardigan Castle (Listed building ref. 10458; scheduled monument CD123) and the outbuildings at the rear entrance drive to Castle Green House (Listed building ref. 10461). The gardens include significant viewpoints, described in the Cadw Register description as 'Fine panoramic views from the front of the house and gardens across the Afon Teifi and beyond' (Cadw, 2007).

With the exception of the Gloster Row car park the Scheme lies within the Cardigan Conservation Area, the boundary of which runs along the mean high water mark on the Teifi (including Cardigan Bridge). Details of the Cardigan Conservation Area, designated in 1989, are

contained within the Cardigan Conservation Area Appraisal (2024). The Conservation Area is described as high value in each aspect (Evidential, Historical, Aesthetic and Communal). It is described thus:

— Evidential;

There are still upstanding remnants of major Medieval buildings within Cardigan and much of the layout of the centre of the town still reveals a great deal about its Medieval origins. The town also still has a good survival of significant later Post Medieval buildings, evidenced in the number of sites that have been protected as listed buildings and Scheduled Ancient Monuments.

Many of the buildings within the town centre retain their Georgian structure and architectural features. These are important for understanding Georgian society and its impact on West Wales, building techniques and styles, and for the development of the town in this period.

The Victorian adaptation and construction within the town tells the story of the various social and economic forces at work during this period and the development and impact of new forms of transport and local businesses such as the brick works and the influence of fashion, places and people from further away than was previously possible.

The archival holdings and historical research which has been carried out for Cardigan are a prolific and valuable resource.

Cardigan has extensive archaeological potential.

— Historical;

Cardigan Castle is believed to be the first stone castle ever built by a Welshman. To celebrate its completion in 1176, Lord Rhys ap Gruffydd hosted a gathering of bards, musicians, and performers: the first Eisteddfod, and the start of the Welsh tradition of cultural festivals that continues today.

The town soon grew in the shadow of the castle, becoming both the centre of native Welsh and Royal control throughout its turbulent Medieval history. Its position as the county town and its maritime links meant Cardigan retained its importance in West Wales throughout much of the subsequent Post Medieval period.

By the beginning of the 13th century the settlement at Cardigan was regarded as a "privileged, fortified island of commercial activity, broad horizons, administrative autonomy and strategic importance" (Griffiths, R.A. 1990. 'The Making of medieval Cardigan in Ceredigion vol xi no 2, p97-133).

Cardigan exemplifies key historical events, characters and national and regional trends such as: the violent and disruptive Medieval conflicts in Wales between the Normans and the native Welsh; the growth and decline of the maritime industry in West Wales and nationally; the impact of the growth in popularity and prosperity of West Wales in the Georgian period; the growth of tourism; and the impact of the railways, amongst others.

— Aesthetic;

Cardigan is an attractive town, which has been made more so by continuous and extensive investment in its historic infrastructure. It is popular with tourists and locals alike.

The historic buildings, the river setting and its gently curving streets and small alleys, greatly contribute to the aesthetic value of the town and create a sense of discovery and engagement. High quality modern design, for example at the Castle, has contributed to its significance.

There are a few, mostly modern industrial or commercial, areas which detract from its aesthetic value. These are generally outside of the town centre. The few empty historic buildings within the main shopping area also detract from its visual appeal.

— Communal;

The conservation area contains a number of public buildings and community resources such as the Guildhall, Shire Hall, Castle, churches, pubs, chapels, shops, restaurants, hotels, and others.

The main commercial and economic activity happens within the boundary of the conservation area meaning that the area has a high community value for income and employment.

During the process of producing this appraisal, an initial survey was sent to stakeholders asking them to identify what they thought was important about the conservation area and if there were any issues. Unfortunately, no responses were received to this survey.

In order to gather public comments about the first draft of the appraisal and management plan, a public consultation drop in event was held at Cardigan during September 2023. The draft appraisal and management plan were also available to download via a web link. Three people attended the session and a good number of comments were received which have been used to revise the appraisal.

This rate of engagement is, from experience, considered to be rather on the low side for a town such as Cardigan. However, it is clear from the written and verbal responses that the local community has pride in the town, its architecture and history and would like it to be preserved and enhanced.

The Scheme lies within the Lower Teifi Valley Landscape of Special Historic Interest (HLW(D)14). This area encompasses the lower Teifi valley from the estuary to the confluence with the Afon Cych and area around Cenarth 16.5km upriver.

The Historic Environment Record (HER) records 54 receptors within the study area. The National Monuments Record (NMR) records 36 sites within the study area, largely also recorded as either listed buildings and/or on the HER, but includes five additional sites.

The archaeological and historical background to the area is outlined in the accompanying desk-based assessment. In brief, although many archaeological sites are recorded in the wider Teifi catchment area, the archaeological potential for the study area was considered to be low for the prehistoric, Roman and early medieval periods. Cardigan was definitively established as a castle and settlement during the medieval period, and therefore there is considered to be heightened potential for medieval and post-medieval archaeological sites.

Within the Scheme area there is an increased potential for medieval activity around the northern bridgehead, below the castle walls, although no specific features are recorded in this area. 18th century images show the tide reaching the base of the castle walls with no development in this area. A possible medieval bridge site is also suggested in the Gloster Row area, although there is little direct evidence for this. Other general medieval riverside activity is possible throughout the Scheme area, but no major medieval development has been evidenced. During the early 19th century Castle Terrace developed at the foot of the castle and western end of the Scheme area with a range of shops and workshops recorded. By the mid 19th century some sea defences and land reclamation may have begun along Strand and with the Scheme area. By the late 19th century Strand itself had developed as a street, with some development along the riverfront and trade directories listing workshops, maritime and industrial units. The extant riverside walling has clearly been rebuilt, repaired, extended, and adapted throughout its use. Test pit excavations show that in areas of modern redevelopment, from Cardigan Bridge to the J&M Garage, large scale clearance has taken place and concrete foundations added, as a result below-ground remains may be heavily disturbed in these areas. Recent archaeological monitoring of a rising main along Carrier's Lane and Strand and a discharge chamber on the riverfront adjacent to the Bathroom Centre recorded little of archaeological interest (James, 2022). Two wall fragments were recorded, which appeared to relate to the 19th century buildings of Castle Terrace, with riverine deposits below.

The locations of the various receptors within the study area are shown in Plate 7-1, Plate 7-2 and Plate 7-3, divided for clarity between their value/sensitivity. These receptors are also outlined in Table 7-7, along with their value/sensitivity and a brief description. There are numerous instances of overlaps where the same receptor is recorded from different sources, for example Cardigan Castle, recorded as scheduled monument (CD123), grade I listed building (LB ref.10458), within the HER (PRN 1082) and NMR (NPRN 92314). These receptors as listed as a single site in Table 7-7, with all references given. Henceforth only the top reference number (in bold) will be used as an identifier in this chapter.



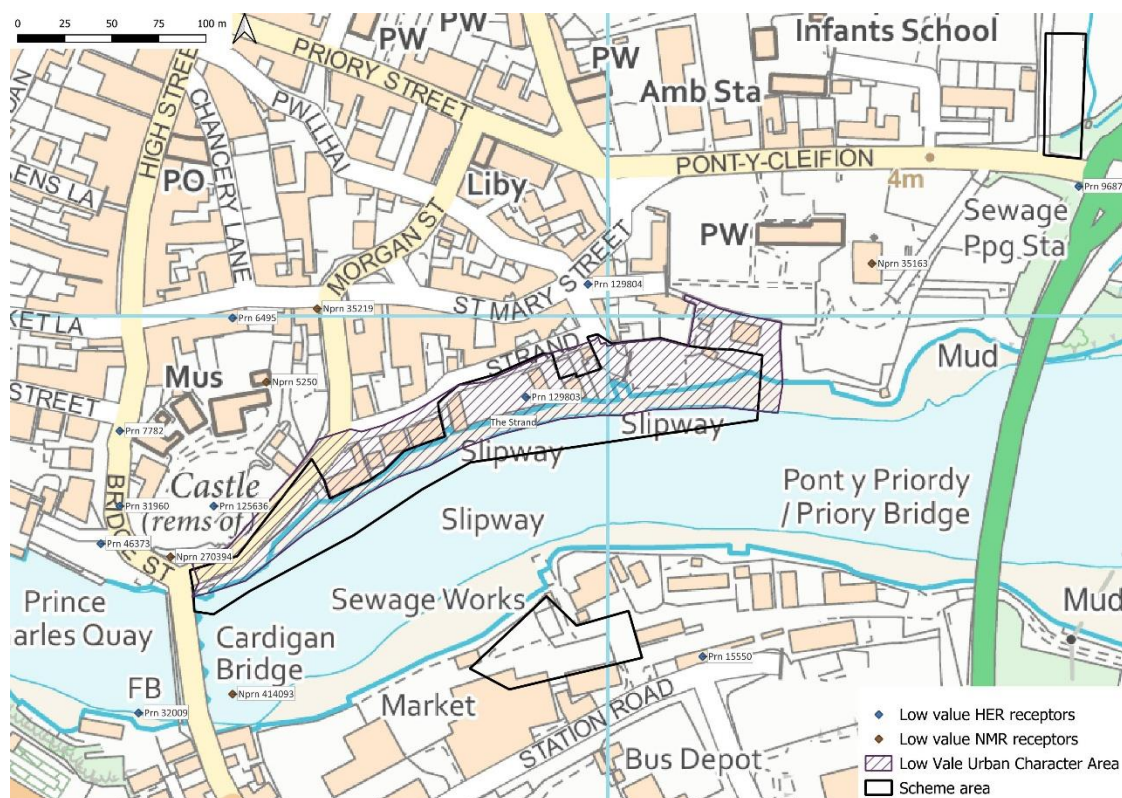


Plate 7-3 – Low value assets within the study area. (OS) Licence Number 100019311.

Table 7-7 - Receptors within the study area

Name and Reference No.	Sensitivity / Value	Description
Cardigan Bridge CD003 LB 10456 PRN 5303, 8506, 32015. NPRN 23850	High value Scheduled monument Grade II* listed building	Traditional road bridge across the Teifi, potentially constructed in the 13 th century, widened in the 18 th and 19 th centuries. Scheduled for its potential to contain significant archaeological information concerning chronology and building techniques.
Cardigan Castle CD123 LB ref.10458 PRN 1082 NPRN 92314	High value Scheduled monument Grade I listed building	Site of a medieval castle, built early 12 th century, rebuilt in stone in around 1171 by Lord Rhys and the site of the first eisteddfod in 1176. Visible masonry is mid-13 th century and later, and later incorporated into the house and grounds of Castle Green House. An archaeologically, historically and culturally significant site.
Cardigan Town Walls CD141 PRN 8371	High value Scheduled monument	Two surviving stretches of the medieval town wall of Cardigan, possibly 13 th century or later. Scheduled for its importance within the wider medieval context and its potential to contain information regarding chronology, building techniques and functional detail.
Castle Green House LB Ref.10459 PRN 20917 NPRN 5249	High value Grade II* listed building	Early to mid-19 th century house incorporating a castle tower, which lies within the castle grounds. Recently restored and opened as a museum.

Name and Reference No.	Sensitivity / Value	Description
The Parish Church of St Mary LB.Ref.10476 PRN 5302 NPRN 120061, 306605	High value Grade II* listed building	Parish church, former priory church with 12 th century origins.
No.7 St Mary's Street LB Ref. 10529 PRN 6607	High value Grade II* listed building	Late 18 th or early 19 th century gentry house
Avondale LB Ref. 10539 PRN 6487 NPRN 5082	High value Grade II* listed building	Early 18 th century house, which fronts St Mary's Street
Ty Castell LB Ref 10457 PRN 57346	Medium value Grade II listed building	Early to mid-19 th century house
Gatepiers & Gates to Castle Green House LB ref 10460 PRN 56500	Medium value Grade II listed building	Formal entrance gates of c.1828.
Outbuildings at Castle Green House Stable Yard LB ref.10461 PRN 57347 NPRN 31483	Medium value Grade II listed building	Outbuildings of c.1828, including stables and possible coach house.
Retaining Wall in Castle Green Grounds to E of House LB ref 10462 PRN 57348	Medium value Grade II listed building	19 th century retaining wall.
The Grosvenor Hotel LB ref 10463 PRN 6493 NPRN 5549	Medium value Grade II listed building	Later 18 th century house, now an Inn. Refurbished early 2000s.
Castle Chambers LB ref 10464 PRN 57349 NPRN 408688	Medium value Grade II listed building	Later 18 th century house.
Glenroy House LB ref 10465 PRN 6494 NPRN 5475	Medium value Grade II listed building	Early 19 th century house.
Pantwylan LB ref. 10469 PRN 57353	Medium value Grade II listed building	Early 19 th century warehouse.

Name and Reference No.	Sensitivity / Value	Description
Former Hope Chapel LB Ref 10470 PRN 57354	Medium value Grade II listed building	Former English Congregational Chapel of 1837, used as a printing house for much of the 20 th century.
Boundary Wall to Castle Green House LB ref 10471 PRN 56524	Medium value Grade II listed building	Early 20 th century boundary wall.
The Castle Inn LB ref 10472 PRN 6600, 32011 NPRN 5268	Medium value Grade II listed building	Early 19 th century Inn.
Bridge Warehouse LB ref 10473 PRN 5301, 57355 NPRN 34179	Medium value Grade II listed building	Early to mid 19 th century warehouse. Also known as Edwards Warehouse
Bridgend Warehouse LB ref 10474 PRN 5300 NPRN 34177	Medium value Grade II listed building	Mid 18 th century warehouse, remodelled in the mid 19 th century, now flats.
Imperial House LB ref 10475 PRN 57356	Medium value Grade II listed building	Early 19 th century villa, becoming Conservative Club building in the early 20 th century.
Gates & Gatepiers to Churchyard of Church of St Mary LB ref 10477 PRN 57357	Medium value Grade II listed building	Early 19 th century gates and piers.
No.8 St. Mary's Street LB ref 10530 PRN 57398	Medium value Grade II listed building	19 th century house.
No.9 St. Mary's Street LB ref 10531 PRN 97399 NPRN 35217	Medium value Grade II listed building	Early 19 th century house.
No.19 St. Mary's Street LB ref 10532 PRN 57400	Medium value Grade II listed building	Early to mid 19 th century house.
Cemaes; No.20 St Mary's St LB ref 10533 PRN 57401	Medium value Grade II listed building	Early to mid 19 th century house.
No.21 St. Mary's Street LB ref 10534 PRN 57402	Medium value Grade II listed building	Early to mid 19 th century pair of houses.

Name and Reference No.	Sensitivity / Value	Description
No.22 St. Mary's Street LB ref 10535 PRN 57403	Medium value Grade II listed building	Early to mid 19 th century pair of houses.
No.32 St.Mary's Street LB ref 10536 PRN 57404	Medium value Grade II listed building	Early 19 th century house.
The Angel Hotel LB ref 10537 PRN 6486 NPRN 5074	Medium value Grade II listed building	Early 19 th century hotel
Cardigan & Tivyside Advertiser; No.39 St.Mary's St LB ref 10538 PRN 57405 NPRN 35218	Medium value Grade II listed building	Early 19 th century house, now a newspaper office.
Pedestrian Gate between no 43 & The Old Stables LB ref 10540 PRN 57406	Medium value Grade II listed building	Early 19 th century gate.
The Old Stables LB ref 10541 PRN 56494 NPRN 407372	Medium value Grade II listed building	Early 19 th century stable block, now offices. Associated with Castle Green House.
The Old Custom House (part) LB ref 10542 PRN 57407 NPRN 35211	Medium value Grade II listed building	Early 19 th century former custom house, now shops.
The Old Custom House LB ref. 10543 PRN 57408 NPRN 35211	Medium value Grade II listed building	Early 19 th century former custom house, now shops.
No.43 St. Mary's Street LB ref. 10747 PRN 25745 NPRN 35220	Medium value Grade II listed building	Early 19 th century house.

Name and Reference No.	Sensitivity / Value	Description
1&2 Green Street, including attached stable and boundary wall LB ref 87473 PRN 127945 NPRN 305482	Medium value Grade II listed building	Early 18 th century pair of cottages. Now part of the entrance to Cardigan Castle.
Cardigan Castle PGW (Dy) 72(CER) NPRN 409005	High value Grade II listed park and garden	18 th to 19 th century pleasure garden set within the grounds of Cardigan Castle, set to provide a romantic setting to Castle Green House. Includes significant views across the Afon Teifi and beyond.
Cardigan Conservation Area	High value Conservation area	Conservation area drawn around the historic core of Cardigan.
Lower Teifi Valley Landscape of Special Historic Interest HLW(D)14	High value Historic Landscape	Historic landscape covering the lower Teifi valley, including Cardigan. Sub-divided into character areas, the Scheme lying with HLCA 410 Cardigan.
Territorial Hall PRN 6495 NPRN 35298	Low value Unlisted historic building	18th Century building
Teifi House PRN 6496 , 129805 NPRN 35284	Low value Unlisted historic building	18th century stone-built, 2-storey house
Cardigan Benedictine Priory PRN 6602	Medium value Undesignated archaeological site	Site of medieval Benedictine priory. The site is now occupied by Cardigan and District Memorial hospital
Volk's Bakery PRN 7782	Low value Undesignated archaeological site	Medieval artefacts recovered during a salvage excavation in the 1970s
Priory PRN 9687	Low value Undesignated archaeological site	Gilt-brass figure of St. John - part of altar cross found at this location
Bridge Street Gate PRN 13168	Medium value Undesignated archaeological site	Gateway through the medieval town walls
Wolf Gate PRN 13169	Medium value Undesignated archaeological site	Gateway through the medieval town walls
Cardigan Station PRN 15550	Low value Undesignated archaeological site	Site of Cardigan Railway station, which was closed during the 1960's. Few traces of the station now survive and the area is now an industrial estate and farmers mart.
Teifi Quay; Prince Charles Quay PRN 31960	Low value Undesignated archaeological site	Wharf

Name and Reference No.	Sensitivity / Value	Description
Mercantile Wharf PRN 32009	Low value Undesignated archaeological site	Post-medieval wharf on the south side of the river, below the bridge.
Capel Sidan; St Julian's Chapel PRN 40376	Medium value Undesignated archaeological site	Site of medieval chapel, supposedly built late 12 th century. Gone by 1800, may now lie beneath the former Cardigan railway station site.
Bridge Street Cottages PRN 46373	Low value Undesignated archaeological site	Row of 19th century cottages, now demolished
Cardigan Castle kiln PRN 125636	Low value Undesignated archaeological site	Medieval corn drying-kiln mentioned in records relating to Cardigan Castle in 1300.
St Mary's Foundry PRN 129803 NPRN 40392	Low value Undesignated historic building	Site of a Smithy marked on 1st and 2nd edition OS map.
Red Lion Inn PRN 129804	Low value Undesignated historic building	18th Century Public House
Cardigan Castle Green House Gardeners Cottage NPRN 5250	Low value Undesignated historic building	Gardeners' cottage built as part of Castle Green House
Cardigan Castle Pillbox NPRN 270394	Low value Undesignated historic building	Second world war, Type 24 'bullet proof' pillbox covering Cardigan Bridge.
The Priory NPRN 35163	Low value Undesignated historic building	Site of 17 th century house, rebuilt to designs by John Nash early 19 th century. Used as a hospital in the 20 th century
No.42 St. Mary's St NPRN 35219	Low value Undesignated historic building	Early 19 th century house with a shop front.
Cardigan Harbour NPRN 414093	Low value Undesignated archaeological site	Cardigan harbour, includes wharfs and warehouses on the west side of the bridge.
Strand - Urban character area 8 Archaeological potential	Low value Undesignated archaeological site	High potential for late 18th and 19th century archaeological remains related to the reclamation and development of Castle Terrace and Strand.
Strand - Urban character area 8 Archaeological potential	Low value Undesignated archaeological site	Given the history of Cardigan there is considered to be a low to medium potential for medieval archaeological remains throughout the area, relating to a potential for activity around Cardigan Bridge, a river crossing around the Gloster Row slipway and other riverside activity, such as quaysides, landing stages, fish traps, weirs, small fishing vessels and evidence of conflict.

7.9 Assessment of effects

This section describes the outcomes of the assessment, identifying the likely significant effects on the Historic Environment. Where likely significant effects are reported, additional mitigation is described in Section 7.10 with the residual effects described in Section 7.11.

7.9.1 Design parameters

The impacts of the construction and the operational phases of the Scheme have been assessed. The potential impacts arising from the construction phase and the operational phase of the Scheme are listed in Table 7-8, along with the maximum design parameters against which each impact has been assessed. A description of the potential effect on receptors caused by each identified impact is given below.

Table 7-8 - Design parameters

Potential Impacts.	Maximum Design Parameters	Justification
Ground breaking activities associated with construction	Construction phase Damage to or destruction of identified and potential receptors through ground-breaking activity due to: - Excavations and clearance for temporary haul roads, temporary piling platforms, working compounds and any other required hard standings and foundations - Removal of existing riverside walling in Areas 1 and 2. - Removal of stone gabions in Area 4 - Landscaping works and re-profiling to enable access - Proof digging and auguring prior to the Installation of sheet piling - Installation of sheet piling - Excavations for pile wall toe - Riverbank landscaping and regrading for set back area (Area 4) - Landscaping and excavations during reinstatement works and creation of public space	The damage or destruction of receptors through ground-breaking activity would be considered a permanent impact
Other construction activities causing ground disturbance and impacts	Construction phase Damage to identified and potential receptors through unintentional ground-breaking activity due to: - Vehicle movement across soft ground - Storage of overburden - Unplanned clearance and landscaping works	The damage or destruction of receptors through unintentional ground-breaking activity would be considered a permanent impact

Potential Impacts.	Maximum Design Parameters	Justification
Construction-related activities causing impacts	Construction phase Damage to identified and potential receptors through activities related to the construction activity due to: • Vibration from piling rigs • Vibration from general ground-breaking construction • Damage caused by the passage of construction vehicles along haul routes	The damage or destruction of receptors through vibration or movement of construction vehicles would be considered a permanent impact
Alterations to the setting of designated receptors	Construction phase Construction activity has the potential to impact upon the setting of designated receptors, through • Removing or affecting the condition of elements that contribute to the setting of these receptors, • Affecting access to and from these receptors • Affecting visibility to and from these receptors • Detrimental noise effects during construction activities Operational phase The operational life of the Scheme has the potential to alter the setting of designated receptors, by • Affecting important views to and from the receptors, • Altering the understanding of the receptors, • Impacting the tranquillity of the receptors • Altering the traditional layout and use of the landscape associated with the receptors	Impacts to setting during the construction phase would be considered permanent in relation to the removal or damage to aspects of the setting, and temporary (short-term) impact in changes to access, visibility and noise. Impacts to setting during the operational phase would be considered a permanent impact as the operational life is assumed to extend a generation or more.
Positive impacts to receptors	Operational phase The operational life of the Scheme has the potential to bring positive changes to all receptors, by • Reducing the risk of future flooding events and the resultant damage to the receptors • Improving access to and stability of the built receptors	Impacts during the operational phase would be considered a permanent impact as the operational life is assumed to extend a generation or more

7.9.2 Construction phase

Table 7-7 has listed all potential receptors that could be affected by the impacts outlined above. The associated desk-based assessment (Poucher, 2021 (see Appendix 7.1)) describes all receptors in detail, including those where no impact could be identified.

Of those potential receptors no change during the construction phase could be identified on the following:

- **CD141** Cardigan Town Walls
- **LB Ref. 10529** No.7 St.Mary's Street

- **LB ref 10460** Gatepiers & Gates to Castle Green House
- **LB ref. 10469** Pantywylan
- **LB Ref 10470** Former Hope Chapel
- **LB ref 10477** Gates & Gatepiers to Churchyard of Church of St Mary
- **LB ref 10540** Pedestrian Gate between no 43 & The Old Stables
- **LB ref 10542** The Old Custom House (part)
- **LB ref. 10543** The Old Custom House
- **PRN 6495** Territorial Hall
- **PRN 6602** Cardigan Benedictine Priory
- **PRN 7782** Volk's Bakery
- **PRN 13168** Bridge Street Gate
- **PRN 13169** Wolf Gate
- **PRN 31960** Teifi Quay; Prince Charles Quay
- **PRN 32009** Mercantile Wharf
- **PRN 46373** Bridge Street Cottages
- **PRN 125636** Cardigan Castle kiln
- **NPRN 270394** Cardigan Castle Pillbox
- **NPRN 35163** The Priory
- **NPRN 35219** No.42 St.Mary's St
- **NPRN 414093** Cardigan Harbour

A Noise and Vibration Assessment (Appendix 5.1 of Chapter 5: Population and Human Health) has identified potential impacts from noise and vibration during construction works on properties along Bridge Street, High Street and Quay Street including several listed buildings that have not been included within the assessment of likely significant effects on the historic environment. The impacts of noise and vibration on these additional receptors however are considered to be negligible and therefore they have not been added to the assessment of the historic environment.

The impacted receptors are presented in Table 7-9 with a brief discussion of the impact.

The magnitude of change is dependent on the extent to which construction activities would impact upon the receptors and the condition and extent of those receptors, as far as can be currently understood.

The impacts from construction activities would be direct, negative, permanent impacts upon the identified receptors through the loss of elements of these receptors that cannot be replaced. The impacts to setting would be negative, temporary (short-term) impacts to identified receptors during the construction phase.

Table 7-9 - Magnitude of change during construction phase

	Sensitivity / Value	Magnitude of change	Justification
Cardigan Bridge CD003	High value	Low negative	Temporary impact on setting in changes and restrictions to important views to and from the bridge along the riverside to the east, restricted access to the bridge from Strand and increased noise levels during construction works and use of haul roads. Structure not identified as being at risk from vibration works associated with construction, and mitigation measures would be in place to prevent accidental damage during adjacent construction works.
Cardigan Castle CD123	High value	Negligible / Low negative	Temporary impact on visual setting in changes to views from important viewpoints looking along the river from within the castle grounds. Temporary negligible impact on setting due to noise levels during constructions works affecting tranquillity and enjoyment of castle by temporary visitors.
Castle Green House LB Ref.10459	High value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works affecting tranquillity and enjoyment of the building by temporary visitors.
The Parish Church of St Mary LB.Ref.10476	High value	Negligible negative	Temporary impact on visual setting in changes to and restrictions to limited views to and from the church tower. Some slight restrictions on access from the riverside possible. Temporary negligible impact on setting due to noise levels during constructions works.
Avondale LB Ref. 10539	High value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works and use of haul roads.
Ty Castell Lb Ref 10457	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.

	Sensitivity / Value	Magnitude of change	Justification
Outbuildings at Castle Green House Stable Yard LB ref.10461	Medium value	Low negative	Temporary impact on visual setting in limited views to and from the buildings. Potential temporary impacts to access. Temporary minor impact on setting due to noise levels and vibration during constructions works. No structural damage is anticipated, impact affecting residents only and the building is not permanently occupied.
Retaining Wall in Castle Green Grounds to E of House LB ref 10462	Medium value Grade II listed building	Negligible negative	Temporary impact on visual setting in limited views to and from the structure.
The Grosvenor Hotel LB ref 10463	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works and use of haul roads
Castle Chambers LB ref 10464	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works and use of haul roads
Glenroy House LB ref 10465	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works and use of haul roads
Boundary Wall to Castle Green House LB ref 10471	Medium value	Negligible negative	Temporary impact on visual setting in limited views to and from the structure. Potential temporary impacts to access.
The Castle Inn LB ref 10472	Medium value	Low negative	Temporary impact on visual setting in limited but important views to and from the building. Temporary minor impact on setting due to noise levels during constructions works.
Bridge Warehouse LB ref 10473	Medium value	Negligible negative	Temporary impact on visual setting in limited views from the building. Temporary minor impact on setting due to noise levels during constructions works.
Bridgend Warehouse LB ref 10474	Medium value Grade II listed building	Negligible negative	Temporary impact on visual setting in limited views from the building. Temporary minor impact on setting due to noise levels during constructions works.

	Sensitivity / Value	Magnitude of change	Justification
Imperial House LB ref 10475	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
No.8 St. Mary's Street LB ref 10530	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
No.9 St. Mary's Street LB ref 10531	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
No.19 St. Mary's Street LB ref 10532	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
Cemaes; No.20 St Mary's St LB ref 10533	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
No.21 St. Mary's Street LB ref 10534	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
No.22 St. Mary's Street LB ref 10535	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
No.32 St. Mary's Street LB ref 10536	Medium value	Negligible negative	Temporary minor impact on setting due to noise levels during constructions works.
The Angel Hotel LB ref 10537	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works and use of haul roads.
Cardigan & Tivyside Advertiser; No.39 St. Mary's St LB ref 10538	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
The Old Stables LB ref 10541	Medium value	Negligible negative	Temporary minor impact on setting due to noise levels during constructions works and use of haul roads.
No.43 St. Mary's Street LB ref. 10747	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
18&2 Green Street, including attached stable and boundary wall LB ref 87473	Medium value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.

	Sensitivity / Value	Magnitude of change	Justification
Cardigan Castle PGW (Dy) 72(CER)	High value	Low negative	Temporary impact on visual setting in limited but significant views to and from the castle grounds. Significant views have been identified in the Cadw Register (Cadw, 2007) from the front of the house and gardens across the Afon Teifi and beyond. These views incorporate part of the development area, largely the west and east ends with the central area largely hidden by buildings. The development area also only forms part of the more extensive views that incorporate wider stretches of the river and traditional and modern development to the south of the river. The castle walls (and restrictions on access to them by visitors to the castle) and mature tree growth within and along the edge of the gardens have reduced the visibility of the development area from these viewpoints.
Cardigan Conservation Area	High value	Low negative	Direct impacts on current elements of the designated Conservation Area, but these are not anticipated to alter the values of the Conservation Area. Temporary visual and access impacts.
Lower Teifi Valley Landscape of Special Historic Interest HLW(D)14	High value	Negligible / Low negative	Direct impacts on physical elements of the historic landscape character area, such as slight change in alignment and change in appearance of riverside walling, removal of slipway access, reduction of Gloster Row car park and redesign of riverside area in front of the castle. These are not significant characteristics of the Historic Landscape area however. Impacts are assessed in the ASIDOHL (Appendix 7.2). Assessed as a negligible to low direct impact in absolute terms, negligible visual impact on the landscape as a whole.
Teifi House PRN 6496	Low value	Negligible / Low negative	Potential direct impact from construction traffic and activity around narrow access to Gloster Row adjacent to this property.
Priory PRN 9687	Low value	Low negative	Potential groundworks associated with northern compound could directly impact associated archaeological remains.

	Sensitivity / Value	Magnitude of change	Justification
Cardigan Station PRN 15550	Low value	Negligible / Low negative	Potential groundworks associated with southern compound could directly impact associated archaeological remains.
Capel Sidan; St Julian's Chapel PRN 40376	Medium value	Negligible / Low negative	Potential groundworks associated with southern compound could directly impact associated archaeological remains.
St Mary's Foundry PRN 129803	Low value	Low negative	Proximity to groundworks suggests potential direct impact through construction activities, including excavations, vibrations and movement of machinery. Noise and vibration assessment indicates this building may experience PPV levels exceeding guideline values for cosmetic damage. Temporary restrictions to access and noise levels during construction works negatively affecting setting.
Red Lion Inn PRN 129804	Low value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
Cardigan Castle Green House Gardeners Cottage NPRN 5250	Low value	No change / Negligible negative	Temporary negligible impact on setting due to noise levels during constructions works.
Strand - Urban character area 8 Archaeological potential (post-medieval)	Low value	Low / Medium negative	Direct impact on potential archaeological remains through ground-breaking activities.
Strand - Urban character area 8 Archaeological potential (medieval)	Low value	Low / Medium negative	Direct impact on potential archaeological remains through ground-breaking activities.

The methodology for establishing the significance of effect is outlined in Table 7-6. These results are laid out in Table 7-10. Negligible to minor effects are not considered significant. Moderate to major effects are considered significant.

Where no change during construction phase has been determined, as outlined in the list of 22 receptors, the significance of effect would be negligible and these results have been omitted from Table 7-10.

Table 7-10 - Significance of effect during construction phase

Name and Reference No.	Sensitivity / Value	Magnitude of change	Significance of effect
Cardigan Bridge CD003	High value	Low negative	Minor / Moderate
Cardigan Castle CD123	High value	Negligible / Low negative	Minor

Name and Reference No.	Sensitivity / Value	Magnitude of change	Significance of effect
Castle Green House LB Ref.10459	High value	No change / Negligible negative	Negligible
The Parish Church of St Mary LB.Ref.10476	High value	Negligible negative	Minor
Avondale LB Ref. 10539	High value	No change / Negligible negative	Negligible
Ty Castell Lb Ref 10457	Medium value	No change / Negligible negative	Negligible
Outbuildings at Castle Green House Stable Yard LB ref.10461	Medium value	Low negative	Minor
Retaining Wall in Castle Green Grounds to E of House LB ref 10462	Medium value	Negligible negative	Negligible
The Grosvenor Hotel LB ref 10463	Medium value	No change / Negligible negative	Negligible
Castle Chambers LB ref 10464	Medium value	No change / Negligible negative	Negligible
Glenroy House LB ref 10465	Medium value	No change / Negligible negative	Negligible
Boundary Wall to Castle Green House LB ref 10471	Medium value	Negligible negative	Negligible
The Castle Inn LB ref 10472	Medium value	Low negative	Minor
Bridge Warehouse LB ref 10473	Medium value	Negligible negative	Negligible
Bridgend Warehouse LB ref 10474	Medium value	Negligible negative	Negligible
Imperial House LB ref 10475	Medium value	No change / Negligible negative	Negligible
No.8 St. Mary's Street LB ref 10530	Medium value	No change / Negligible negative	Negligible
No.9 St. Mary's Street LB ref 10531	Medium value	No change / Negligible negative	Negligible
No.19 St. Mary's Street LB ref 10532	Medium value	No change / Negligible negative	Negligible
Cemaes; No.20 St Mary's St LB ref 10533	Medium value	No change / Negligible negative	Negligible
No.21 St. Mary's Street LB ref 10534	Medium value	No change / Negligible negative	Negligible
No.22 St. Mary's Street LB ref 10535	Medium value	No change / Negligible negative	Negligible

Name and Reference No.	Sensitivity / Value	Magnitude of change	Significance of effect
No.32 St. Mary's Street LB ref 10536	Medium value	Negligible negative	Negligible
The Angel Hotel LB ref 10537	Medium value	No change / Negligible negative	Negligible
Cardigan & Tivyside Advertiser; No.39 St. Mary's St LB ref 10538	Medium value	No change / Negligible negative	Negligible
The Old Stables LB ref 10541	Medium value	Negligible negative	Negligible
No.43 St. Mary's Street LB ref. 10747	Medium value	No change / Negligible negative	Negligible
1&2 Green Street, including attached stable and boundary wall LB ref 87473	Medium value	No change / Negligible negative	Negligible
Cardigan Castle PGW (Dy) 72(CER)	High value	Low negative	Minor
Cardigan Conservation Area	High value	Low negative	Minor / Moderate
Lower Teifi Valley Landscape of Special Historic Interest HLW(D)14	High value	Negligible / Low negative	Minor
Teifi House PRN 6496	Low value	Negligible / Low negative	Negligible
Priory PRN 9687	Low value	Low negative	Negligible / Minor
Cardigan Station PRN 15550	Low value	Negligible / Low negative	Negligible / Minor
Capel Sidan; St Julian's Chapel PRN 40376	Medium value	Negligible / Low negative	Negligible / Minor
St Mary's Foundry PRN 129803	Low value	Low negative	Negligible / Minor
Red Lion Inn PRN 129804	Low value	No change / Negligible negative	Negligible
Cardigan Castle Green House Gardeners Cottage NPRN 5250	Low value	No change / Negligible negative	Negligible
Strand - Urban character area 8 Archaeological potential (post-medieval)	Low value	Low / Medium negative	Minor

Name and Reference No.	Sensitivity / Value	Magnitude of change	Significance of effect
Strand - Urban character area 8 Archaeological potential (medieval)	Low value	Low / Medium negative	Minor

During the construction phase a negligible, or negligible to minor significance of effect is determined for 52 individual receptors. A minor significance of effect is determined for a further 8 individual receptors. This effect is not considered significant in terms of the EIA Regulations.

Two receptors, namely Cardigan Bridge CD003 and Cardigan Conservation Area have a significance of effect of minor to moderate. A moderate effect is considered possibly significant in terms of the EIA Regulations.

7.9.3 Operational phase

The operational phase of the development has the potential to impact upon the setting of a limited number of receptors. These impacts would be direct and indirect, both negative and positive, permanent factors as the operational life of the development is anticipated to last beyond a generation.

Of those potential receptors no change could be identified during the operational phase on the following:

- **LB Ref.10459** Castle Green House
- **LB Ref. 10529** No.7 St.Mary's Street
- **Lb Ref 10457** Ty Castell
- **LB ref 10460** Gatepiers & Gates to Castle Green House
- **LB ref 10462** Retaining Wall in Castle Green Grounds to E of House
- **LB ref 10463** The Grosvenor Hotel
- **LB ref 10464** Castle Chambers
- **LB ref 10465** Glenroy House
- **LB ref 10471** Boundary Wall to Castle Green House
- **LB ref 10477** Gates & Gatepiers to Churchyard of Church of St Mary
- **LB ref 10540** Pedestrian Gate between no 43 & The Old Stables
- **LB ref 10541** The Old Stables
- **LB ref 10542** The Old Custom House (part)
- **LB ref. 10543** The Old Custom House

- **LB ref 87473** 1&2 Green Street, including attached stable and boundary wall
- **PRN 6602** Cardigan Benedictine Priory
- **PRN 7782** Volk's Bakery
- **PRN 9687** Priory
- **PRN 13168** Bridge Street Gate
- **PRN 13169** Wolf Gate
- **PRN 15550** Cardigan Station
- **PRN 31960** Teifi Quay; Prince Charles Quay
- **PRN 32009** Mercantile Wharf
- **PRN 40376** Capel Sidan; St Julian's Chapel
- **PRN 46373** Bridge Street Cottages
- **PRN 125636** Cardigan Castle kiln
- **NPRN 5250** Cardigan Castle Green House Gardeners Cottage
- **NPRN 270394** Cardigan Castle Pillbox
- **NPRN 35163** The Priory
- **NPRN 414093** Cardigan Harbour
- **Archaeological potential (post-medieval)** Strand - Urban character area 8
- **Archaeological potential (medieval)** Strand - Urban character area 8

The impacted receptors are presented in Table 7-11 with a brief discussion of the impact.

Table 7-11 - Magnitude of change during operational phase

Name and Reference No.	Sensitivity / Value	Magnitude of change	Justification
Cardigan Bridge CD003	High value	Low negative	Change in the visual setting with views from (including important viewpoints) the bridge upriver impacted through a change in appearance and height of the riverside wall. The wall would be a new and prominent feature in these views, changing the current appearance of piecemeal development. Some views to the bridge impacted with the new riverside wall becoming a more prominent element when viewing the bridge from the east, potentially reducing the prominence of the bridge in these views. Improved amenity value of the area in front of the castle and immediately adjacent to the bridge, with improvements to its current appearance and public access would be a positive impact helping to offset visual changes, although negative impacts remain.
Cardigan Castle CD123	High value	Low negative	Change in the visual setting with views from (including important viewpoints) the castle walls and castle grounds over and along the Teifi altered with a more prominent riverside wall structure. Some views to the castle impacted with a heightened riverside wall being both more prominent in important views of the castle from the south and partially obscuring the base of the castle wall along Strand. Some negligible positive impacts through reducing the negative visual impacts in view from the south of modern Welsh Water station on riverside and improving the appearance of the area at the base of the castle walls..
Cardigan Town Walls CD141	High value	Negligible positive	Reduced risk of flooding and associated damage

Name and Reference No.	Sensitivity / Value	Magnitude of change	Justification
The Parish Church of St Mary LB.Ref.10476	High value	Negligible negative	Change in the visual setting with limited views from the church tower across the river impacted by alterations to the line of the riverside wall at the east end and overall increase in the height of the wall. Such views are however likely to be rarely accessed.
Avondale LB Ref. 10539	High value	Negligible positive	Reduced risk of flooding and associated damage to the building and its contents.
Outbuildings at Castle Green House Stable Yard LB ref.10461	Medium value	Negligible negative / Negligible positive	Slight change to visual setting in views to and from the buildings with a heightened and therefore more prominent riverside wall, potentially restricting some views of the river. Positive impacts of reduced flood risk and associated damage along with improved amenity value through improvements to the riverside area immediately to the south and masking of the new Welsh Water station.
Pantywyllan LB ref. 10469	Medium value	Negligible negative	Minor change to visual setting in views from building with increased height and prominence of riverside wall beyond the bridge affecting views of the river.
Former Hope Chapel LB Ref 10470	Medium value	Negligible positive	Reduced risk of flooding and associated damage.
The Castle Inn LB ref 10472	Medium value	Negligible negative	Change to visual setting in important views from the building across the river. The new riverside wall would be a more prominent feature and obscure current visible structures. This would be slightly offset however to improvements to the current appearance of the area immediately opposite the building and obscuring modern riverside Welsh Water structures.
Bridge Warehouse LB ref 10473	Medium value	Negligible negative	Change to visual setting with a more prominent riverside wall impacting views upriver from the building. These views are somewhat limited by the presence of Cardigan Bridge, reducing the impact.

Name and Reference No.	Sensitivity / Value	Magnitude of change	Justification
Bridgend Warehouse LB ref 10474	Medium value	Negligible negative	Change to visual setting with a more prominent riverside wall impacting views upriver from the building. These views are somewhat limited by the presence of Cardigan Bridge, reducing the impact.
Imperial House LB ref 10475	Medium value	Negligible positive	Reduced risk of flooding and associated damage.
No.8 St. Mary's Street LB ref 10530	Medium value	Negligible positive	Reduced risk of flooding and associated damage.
No.9 St. Mary's Street LB ref 10531	Medium value	Negligible positive	Reduced risk of flooding and associated damage.
No.19 St. Mary's Street LB ref 10532	Medium value	Low positive	Reduced risk (in a higher risk area) of flooding and associated damage.
Cemaes; No.20 St Mary's St LB ref 10533	Medium value	Low positive	Reduced risk (in a higher risk area) of flooding and associated damage.
No.21 St. Mary's Street LB ref 10534	Medium value	Low positive	Reduced risk (in a higher risk area) of flooding and associated damage.
No.22 St. Mary's Street LB ref 10535	Medium value	Low positive	Reduced risk (in a higher risk area) of flooding and associated damage.
No.32 St. Mary's Street LB ref 10536	Medium value	Low positive	Reduced risk (in a higher risk area) of flooding and associated damage.
The Angel Hotel LB ref 10537	Medium value	Low positive	Reduced risk (in a higher risk area) of flooding and associated damage.
Cardigan & Tivyside Advertiser; No.39 St.Mary's St LB ref 10538	Medium value	Low positive	Reduced risk (in a higher risk area) of flooding and associated damage.
No.43 St. Mary's Street LB ref. 10747	Medium value	Negligible positive	Reduced risk of flooding and associated damage.

Name and Reference No.	Sensitivity / Value	Magnitude of change	Justification
Cardigan Castle PGW (Dy) 72(CER)	High value	Low negative	Change to visual setting in significant viewpoints views to and from gardens. Significant views have been identified in the Cadw Register (Cadw, 2007) from the front of the house and gardens across the Afon Teifi and beyond. The more prominent riverside wall would be visible at the west and east ends from these viewpoints. The central area would be hidden by existing buildings however and the development area also only forms part of the more extensive views that incorporate wider stretches of the river and traditional and modern development to the south of the river. The castle walls (and restrictions on access to them by visitors to the castle) and mature tree growth within and along the edge of the gardens have reduced the visibility of the development area from these viewpoints.
Cardigan Conservation Area	High value	Negligible negative / Low positive	Alteration of current elements along river front, altering the appearance and prominence of the riverside wall, visibility of riverside structures and partial restrictions of access to the river through the removal of a slipway, along with alterations in views to and from individual historic buildings noted above (negative). Protection of more notable elements of character area from flood risks and associated damage, improvements to the area in front of the castle and a reduction in the prominence of some modern riverside structures by partially obscuring them with the new wall (positive).
Lower Teifi Valley Landscape of Special Historic Interest HLW(D)14	High value	Negligible negative	Impacts are assessed in the ASIDOHL (Appendix 7.2). Assessed as a negligible to low direct impact in absolute terms, negligible visual impact on the landscape as a whole.
Territorial Hall PRN 6495	Low value	Negligible positive	Reduced risk of flooding and associated damage.
Teifi House PRN 6496	Low value	Negligible positive	Reduced risk of flooding and associated damage.

Name and Reference No.	Sensitivity / Value	Magnitude of change	Justification
St Mary's Foundry PRN 129803	Low value	Negligible negative / Low positive	Slight change to setting, but reduced risk (in a higher risk area) of flooding and associated damage.
Red Lion Inn PRN 129804	Low value	Negligible positive	Reduced risk of flooding and associated damage.
No.42 St. Mary's St NPRN 35219	Low value	Negligible positive	Reduced risk of flooding and associated damage.

The methodology for establishing the significance of effect is outlined in Table 7-6. These results are laid out in Table 7-12. Negligible to minor effects are not considered significant. Moderate to major effects are considered significant.

Where no change during operational phase has been determined, as outlined in the list of 32 receptors, the significance of effect would be negligible, and these results have been omitted from Table 7-12.

Table 7-12 - Significance of effect during operational phase

Name and Reference No.	Sensitivity / Value	Magnitude of change	Significance of effect
Cardigan Bridge CD003	High value	Low negative	Minor / Moderate
Cardigan Castle CD123	High value	Low negative	Minor / Moderate
Cardigan Town Walls CD141	High value	Negligible positive	Minor
The Parish Church of St Mary LB.Ref.10476	High value	Negligible negative	Minor
Avondale LB Ref. 10539	High value	Negligible positive	Minor
Outbuildings at Castle Green House Stable Yard LB ref.10461	Medium value	Negligible negative / Negligible positive	Negligible / Minor
Pantyywlan LB ref. 10469	Medium value	Negligible negative	Negligible / Minor
Former Hope Chapel LB Ref 10470	Medium value	Negligible positive	Negligible / Minor
The Castle Inn LB ref 10472	Medium value	Negligible negative	Negligible / Minor
Bridge Warehouse LB ref 10473	Medium value	Negligible negative	Negligible
Bridgend Warehouse LB ref 10474	Medium value	Negligible negative	Negligible
Imperial House LB ref 10475	Medium value	Negligible positive	Negligible / Minor
No.8 St. Mary's Street LB ref 10530	Medium value	Negligible positive	Negligible / Minor

Name and Reference No.	Sensitivity / Value	Magnitude of change	Significance of effect
No.9 St. Mary's Street LB ref 10531	Medium value	Negligible positive	Negligible / Minor
No.19 St. Mary's Street LB ref 10532	Medium value	Low positive	Minor
Cemaes; No.20 St Mary's St LB ref 10533	Medium value	Low positive	Minor
No.21 St. Mary's Street LB ref 10534	Medium value	Low positive	Minor
No.22 St. Mary's Street LB ref 10535	Medium value	Low positive	Minor
No.32 St. Mary's Street LB ref 10536	Medium value	Low positive	Minor
The Angel Hotel LB ref 10537	Medium value	Low positive	Minor
Cardigan & Tivyside Advertiser; No.39 St. Mary's St LB ref 10538	Medium value	Low positive	Minor
No.43 St. Mary's Street LB ref. 10747	Medium value	Negligible positive	Negligible / Minor
Cardigan Castle PGW (Dy) 72(CER)	High value	Low negative	Minor / Moderate
Cardigan Conservation Area	High value	Negligible negative / Low positive	Minor
Lower Teifi Valley Landscape of Special Historic Interest HLW(D)14	High value	Negligible negative	Minor
Territorial Hall PRN 6495	Low value	Negligible positive	Negligible / Minor
Teifi House PRN 6496	Low value	Negligible positive	Negligible / Minor
St Mary's Foundry PRN 129803	Low value	Negligible negative / Low positive	Negligible / Minor
Red Lion Inn PRN 129804	Low value	Negligible positive	Negligible / Minor
No.42 St.Mary's St NPRN 35219	Low value	Negligible positive	Negligible / Minor

During the operational phase a negligible, or negligible to minor significance of effect is determined for 47 individual receptors. A minor significance of effect is determined for a further 12 individual receptors, of which only 2 receptors are considered to have a negative impact. This effect is not considered significant in terms of the EIA Regulations.

Three receptors, namely Cardigan Bridge CD003, Cardigan Castle CD123 and Cardigan Castle PGW (Dy) 72 (CER) have a significance of effect of minor to moderate. A moderate effect is considered possibly significant in terms of the EIA Regulations.

7.10 Mitigation measures

As outlined in Chapter 2: Project Development, the Scheme has undergone several design changes as it has been developed, with the current proposals incorporating mitigation measures to avoid and reduce impacts upon known elements of the historic environment during the construction phase. A detailed design is illustrated on the Environmental Masterplan.

These design changes include the placement of the proposed flood defence wall largely in front of the existing wall to avoid the need to remove buildings of potential historic interest and impact on the potential buried archaeological resource in this area, thereby reducing its impact on the Cardigan Conservation Area and the Lower Teifi Valley Landscape of Special Historic Interest (HLW(D)14). The point at which the new flood defence wall ties into existing structures at the west end has also been addressed to avoid direct impacts upon Cardigan Bridge (CD003). The design of the new flood defence wall incorporates slate cladding to integrate the structure into the traditional building material used in Cardigan and reduce the visual impact on receptors such as Cardigan Castle (CM003), Cardigan Conservation Area and the Lower Teifi Valley Landscape of Special Historic Interest (HLW(D)14). Improvements have also been introduced to the public realm area along Strand, in front of the castle to improve the appearance of the area, and public access. Street tree planting has been introduced but placed with consideration given to significant and important viewpoints from Cardigan Castle (CD003) and the associated registered Parks and Garden (PGW (Dy) 72(CER)).

As part of this process a draft Written Scheme of Investigation (Poucher, 2024) for archaeological works has been created in order to mitigate some of the potential direct impacts upon the historic environment during the construction phase. This Written Scheme of Investigation was developed alongside a slightly different alignment of the Scheme footprint which included the demolition of structures of historic interest along Strand. The current Scheme no longer requires such demolition, consequently mitigation measures associated with that, namely historic building recording, are no longer considered appropriate mitigation. The Written Scheme of Investigation does however detail the archaeological monitoring and recording of any ground disturbing works that may reveal archaeological deposits. Such ground disturbing work is detailed in Table 7-8, although the insertion of sheet piling is unlikely to afford the opportunity to monitor below-ground deposits. This Written Scheme of Investigation has been circulated amongst appropriate bodies, namely NRW, Cadw and Heneb-Development Management, for information and comment. An updated and approved Written Scheme of Investigation for archaeological mitigation would be required at Construction Phase therefore this is not included as an Appendix at this stage, but the principles for the archaeological monitoring and recording of groundworks has been established.

7.11 Significance and duration of residual effects

During the construction phase a minor to moderate significance of effect was identified on Cardigan Bridge CD003 and Cardigan Conservation Area. Mitigation measures designed into the Scheme to control construction activities would help alleviate potential damage to CD003. Impacts to the setting of both CD003 and Cardigan Conservation Area would be temporary (short-term) in nature during the construction phase, and direct impacts upon Cardigan Conservation Area are not considered to cause a distinct alteration to the various values of the Conservation Area. It is therefore considered that the significance of effect upon both receptors during the construction phase would be a minor negative residual effect, which is not significant.

During the operational phase a minor to moderate significance of effect was identified on Cardigan Bridge CD003, Cardigan Castle CD123 and Cardigan Castle PGW (Dy) 72 (CER). It is anticipated that significant views from Cardigan Castle CD123 and Cardigan Castle PGW (Dy) 72 (CER) would be limited to the west end of the Scheme with views further upriver obscured by riverside buildings and visual restrictions within the castle grounds. Design proposals for Area 1 (the former Castle Terrace area) improve the visual appearance of the area, improve public access through the area, take the significant viewpoints into account in the placement of trees and mask the modern Welsh Water works, all of which are considered to be a positive improvement on current views, and are therefore considered unlikely to detrimentally alter significant elements of the setting of these two receptors.

Cardigan Bridge CD003 includes important views that encompass a greater area of the Scheme, with much of the new flood defence wall visible as a new and prominent feature, changing the current appearance of the north side of the river from these viewpoints. The alignment of the Scheme to maintain a line close to the previous, visual design finishes such as the slate cladding of the wall, and in particular the treatment of the adjacent public space within Area 1 is considered to limit the detrimental impact upon the setting of this asset.

It is therefore considered that the significance of effect upon Cardigan Bridge CD003, Cardigan Castle CD123 and Cardigan Castle PGW (Dy) 72 (CER) during the operational phase would be a minor negative residual effect, which is not significant.

7.12 Monitoring

No future monitoring is required as a consequence of the assessment of historic environment, except where mitigation is required as determined by the planning authority or other appropriate determining body.

7.13 Difficulties and uncertainties

It is assumed that the information held within the consulted datasets is sufficiently accurate for the purpose of assessing impacts on the historic environment resource. The Historic Environment Record and National Monuments Record Wales (the primary datasets used in the assessment) are records of known archaeological and historical assets. They are not exhaustive and do not preclude the existence of further assets which are unknown at present.

Areas of archaeological potential can be identified, but the precise nature of this resource is not fully understood at this stage.

7.14 Summary of assessment

This chapter has assessed the baseline evidence for historic environment to provide an understanding of its significance and the likely impacts and environmental effects that would result from the Scheme.

A large number of individual receptors have been identified that could potentially be affected by the Scheme. With mitigation measures taken into account the residual significance of effect upon these receptors range from negligible to minor, which is not considered significant in terms of the EIA Regulations.

A summary of the results of the assessment is presented in Table 7-13.

Table 7-13 - Summary of potential effects on the historic environment

Receptor Name and Reference No.	Sensitivity / Value	Magnitude of change during construction phase	Magnitude of change operational phase	Significance of effect during construction phase	Significance of effect during operational phase	Residual significance of effect after mitigation
Cardigan Bridge CD003	High value	Low negative	Low negative	Minor / Moderate	Minor / Moderate	Minor
Cardigan Castle CD123	High value	Negligible / Low negative	Low negative	Minor	Minor / Moderate	Minor
Cardigan Town Walls CD141	High value	No change	Negligible positive	Negligible	Minor	Minor
Castle Green House LB Ref.10459	High value	No change / Negligible negative	No change	Negligible	Negligible	Negligible
The Parish Church of St Mary LB.Ref.10476	High value	Negligible negative	Negligible negative	Minor	Minor	Minor
No.7 St Mary's Street LB Ref. 10529	High value	No change	No change	Negligible	Negligible	Negligible
Avondale LB Ref. 10539	High value	No change / Negligible negative	Negligible positive	Negligible	Minor	Minor
Ty Castell Lb Ref 10457	Medium value	No change / Negligible negative	No change	Negligible	Negligible	Negligible
Gatepiers & Gates to Castle Green House LB ref 10460	Medium value	No change	No change	Negligible	Negligible	Negligible
Outbuildings at Castle Green House Stable Yard LB ref.10461	Medium value	Low negative	Negligible negative / Negligible positive	Minor	Negligible / Minor	Negligible / Minor
Retaining Wall in Castle Green Grounds to E of House LB ref 10462	Medium value	Negligible negative	No change	Negligible	Negligible	Negligible

Receptor Name and Reference No.	Sensitivity / Value	Magnitude of change during construction phase	Magnitude of change operational phase	Significance of effect during construction phase	Significance of effect during operational phase	Residual significance of effect after mitigation
The Grosvenor Hotel LB ref 10463	Medium value	No change / Negligible negative	No change	Negligible	Negligible	Negligible
Castle Chambers LB ref 10464	Medium value	No change / Negligible negative	No change	Negligible	Negligible	Negligible
Glenroy House LB ref 10465	Medium value	No change / Negligible negative ge	No change	Negligible	Negligible	Negligible
Pantyywylan LB ref. 10469	Medium value	No change	Negligible negative	Negligible	Negligible / Minor	Negligible / Minor
Former Hope Chapel LB Ref 10470	Medium value	No change	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor
Boundary Wall to Castle Green House LB ref 10471	Medium value	Negligible negative	No change	Negligible	Negligible	Negligible
The Castle Inn LB ref 10472	Medium value	Low negative	Negligible negative	Negligible	Minor	Negligible / Minor
Bridge Warehouse LB ref 10473	Medium value	Negligible negative	Negligible negative	Negligible	Negligible	Negligible
Bridgend Warehouse LB ref 10474	Medium value	Negligible negative	Negligible negative	Negligible	Negligible	Negligible
Imperial House LB ref 10475	Medium value	No change / Negligible negative	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor
Gates & Gatepiers to Churchyard of Church of St Mary LB ref 10477	Medium value	No change	No change	Negligible	Negligible	Negligible
No.8 St. Mary's Street LB ref 10530	Medium value	No change / Negligible negative	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor

Receptor Name and Reference No.	Sensitivity / Value	Magnitude of change during construction phase	Magnitude of change operational phase	Significance of effect during construction phase	Significance of effect during operational phase	Residual significance of effect after mitigation
No.9 St. Mary's Street LB ref 10531	Medium value	No change / Negligible negative	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor
No.19 St. Mary's Street LB ref 10532	Medium value	No change / Negligible negative	Low positive	Negligible	Minor	Minor
Cemaes; No.20 St Mary's St LB ref 10533	Medium value	No change / Negligible negative	Low positive	Negligible	Minor	Minor
No.21 St. Mary's Street LB ref 10534	Medium value	No change / Negligible negative	Low positive	Negligible	Minor	Minor
No.22 St. Mary's Street LB ref 10535	Medium value	No change / Negligible negative	Low positive	Negligible	Minor	Minor
No.32 St. Mary's Street LB ref 10536	Medium value	Negligible negative	Low positive	Negligible	Minor	Minor
The Angel Hotel LB ref 10537	Medium value	No change / Negligible negative	Low positive	Negligible	Minor	Minor
Cardigan & Tivyside Advertiser; No.39 St. Mary's St LB ref 10538	Medium value	No change / Negligible negative	Low positive	Negligible	Minor	Minor
Pedestrian Gate between no 43 & The Old Stables LB ref 10540	Medium value	No change	No change	Negligible	Negligible	Negligible
The Old Stables LB ref 10541	Medium value	Negligible negative	No change	Negligible	Negligible	Negligible
The Old Custom House (part) LB ref 10542	Medium value	No change	No change	Negligible	Negligible	Negligible
The Old Custom House LB ref. 10543	Medium value	No change	No change	Negligible	Negligible	Negligible

Receptor Name and Reference No.	Sensitivity / Value	Magnitude of change during construction phase	Magnitude of change operational phase	Significance of effect during construction phase	Significance of effect during operational phase	Residual significance of effect after mitigation
No.43 St. Mary's Street LB ref. 10747	Medium value	No change / Negligible negative	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor
1&2 Green Street, including attached stable and boundary wall LB ref 87473	Medium value	No change / Negligible negative	No change	Negligible	Negligible	Negligible
Cardigan Castle PGW (Dy) 72(CER)	High value	Low negative	Low negative	Minor	Minor / Moderate	Minor
Cardigan Conservation Area	High value	Low negative	Negligible negative / Low positive	Minor / Moderate	Minor	Minor
Lower Teifi Valley Landscape of Special Historic Interest HLW(D)14	High value	Negligible / Low negative	Negligible negative	Minor	Minor	Minor
Territorial Hall PRN 6495	Low value	No change	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor
Teifi House PRN 6496	Low value	Negligible / Low negative	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor
Cardigan Benedictine Priory PRN 6602	Medium value	No change	No change	Negligible	Negligible	Negligible
Volk's Bakery PRN 7782	Low value	No change	No change	Negligible	Negligible	Negligible
Priory PRN 9687	Low value	Low negative	No change	Negligible / Minor	Negligible	Negligible / Minor
Bridge Street Gate PRN 13168	Medium value	No change	No change	Negligible	Negligible	Negligible
Wolf Gate PRN 13169	Medium value	No change	No change	Negligible	Negligible	Negligible

Receptor Name and Reference No.	Sensitivity / Value	Magnitude of change during construction phase	Magnitude of change operational phase	Significance of effect during construction phase	Significance of effect during operational phase	Residual significance of effect after mitigation
Cardigan Station PRN 15550	Low value	Negligible / Low negative	No change	Negligible / Minor	Negligible	Negligible / Minor
Teifi Quay; Prince Charles Quay PRN 31960	Low value	No change	No change	Negligible	Negligible	Negligible
Mercantile Wharf PRN 32009	Low value	No change	No change	Negligible	Negligible	Negligible
Capel Sidan; St Julian's Chapel PRN 40376	Medium value	Negligible / Low negative	No change	Negligible / Minor	Negligible	Negligible / Minor
Bridge Street Cottages PRN 46373	Low value	No change	No change	Negligible	Negligible	Negligible
Cardigan Castle kiln PRN 125636	Low value	No change	No change	Negligible	Negligible	Negligible
St Mary's Foundry PRN 129803	Low value	Low negative	Negligible negative / Low positive	Negligible / Minor	Negligible / Minor	Negligible / Minor
Red Lion Inn PRN 129804	Low value	No change / Negligible negative	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor
Cardigan Castle Green House Gardeners Cottage NPRN 5250	Low value	No change / Negligible negative	No change	Negligible	Negligible	Negligible
Cardigan Castle Pillbox NPRN 270394	Low value	No change	No change	Negligible	Negligible	Negligible
The Priory NPRN 35163	Low value	No change	No change	Negligible	Negligible	Negligible
No.42 St. Mary's St NPRN 35219	Low value	No change	Negligible positive	Negligible	Negligible / Minor	Negligible / Minor

Receptor Name and Reference No.	Sensitivity / Value	Magnitude of change during construction phase	Magnitude of change operational phase	Significance of effect during construction phase	Significance of effect during operational phase	Residual significance of effect after mitigation
Cardigan Harbour NPRN 414093	Low value	No change	No change	Negligible	Negligible	Negligible
Strand - Urban character area 8 Archaeological potential (post-medieval)	Low value	Low / Medium negative	No change	Minor	Negligible	Negligible / Minor
Strand - Urban character area 8 Archaeological potential (medieval)	Low value	Low / Medium negative	No change	Minor	Negligible	Negligible / Minor

7.15 References

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