



Llywodraeth Cymru
Welsh Government

Mr M Howell
Principal Planning Officer
Newport City Council

By Email: morgan.howell@newport.gov.uk

Ein Cyf/Our ref: qA1414445
Eich Cyf/Your ref: 19/1165

Dyddiad/Date: 12 May 2020

Dear Mr Howell.

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES)
REGULATIONS 2012
LISTED BUILDING CONSENT FOR REPAIR AND RESTORATION WORKS TO
THE TRANSPORTER BRIDGE, INCLUDING THE GONDOLA, MOTOR HOUSE,
ANCHOR HOUSES AND ANCHOR CABLES AT NEWPORT TRANSPORTER
BRIDGE, BRUNEL STREET, NEWPORT, NP20 2JY.
APPLICATION NO. 19/1165.**

1. Consideration has been given to the above application for Listed Building Consent by the Welsh Ministers in accordance with the provisions of regulation 9 of the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012.
2. I am authorised by the Minister for Housing and Local Government to determine your application.
3. The application seeks Listed Building Consent for repair and restoration works to the Newport Transporter Bridge, including the gondola, motor house, anchor houses and anchor cables.

4. In considering an application for Listed Building Consent the decision maker is required by Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the structure or its setting or any feature of special architectural or historic interest which it possesses.
5. Policies relating to the conservation of the historic environment are set out in Chapter 6 'The Historic Environment' of Planning Policy Wales (Edition 10, December 2018). Paragraph 6.1.10 summarises the general presumption in favour of the preservation of listed buildings. Paragraph 6.1.13 requires applicants to demonstrate why alteration to or demolition of a listed building is desirable or necessary. This is supplemented by Technical Advice Note (TAN) 24: The Historic Environment (24 May 2017) and Chapter 5 provides detailed guidance on Listed Building Consent applications.
6. Section 3 of the Well-being of Future Generations (Wales) Act 2015 ("the WFG Act") places a duty on the Welsh Ministers, as a public body, to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle and aimed at achieving well-being goals, as defined in section 4 of the WFG Act. In order to act in that manner, I have taken into account the ways of working, set out in section 5 of the WFG Act and the associated statutory guidance (SPSF1: Core Guidance, Shared Purpose: Shared Future) as part of the procedures relating to applications for Listed Building Consent.
7. Cadw's Inspector of Historic Buildings has considered the information submitted with this application and has provided the following assessment in relation to the work proposed:

"The Grade I Newport Transporter Bridge was constructed between 1902 and 1906. It is listed as the finest and largest transporter bridge in Great Britain, the only one in the UK by Arnodin, and one of only a handful of surviving transporter bridges in the world.

The twin towers of the bridge stand around 75m above the road level. The bridge is electronically powered, with the Gondola being pulled across above the river by a cable wound round a drum in the Motor House, situated on the eastern bank of the River Usk. The bridge is located at what was a strategic point spanning the river and dominates the surrounding landscape in its urban environment. The bridge is open to the public and vehicular traffic for six months of the year, from April – September. The bridge is located in the area known as Pill. It is mainly a large industrial area of Newport that includes the Alexandra Docks and the busy A48 dual carriageway. The site also lies adjacent to the River Usk, which is a designated Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

The proposed work is for the major refurbishment and improvement of the transporter bridge, along with the provision of a new visitor facility. This work concerns the structural integrity of the bridge itself and will re-instate the decorative historic details that have been lost through in functional repairs undertaken in the past. Other works proposed are associated with the electrical infrastructure and present lighting provision, which is to be replaced with new, colour feature lighting, as the existing system has reached the end of its serviceable life. Works also include the restoration

and replacement of structural / decorative elements to the gondola, motor house and high-level balustrades. This will improve the appearance and condition of the transporter bridge, thereby enhancing the setting of the listed structure.

The proposed works associated to the restoration of the transporter bridge and ancillary structures, will hopefully extend the operational life of the bridge and are outlined below:

- Repair to the main structural elements of the transport bridge and gondola – repairs to the eastern side approach viaduct, motor & anchorage houses, replacement stiffening cables and ancillary cables, main traveller structural framework, boom anchor, stanchion and stair restraint cables, hanger rods, buffers and expansion joints etc.
- Re-instatement of original decorative features.
- Repairs to the high-level walkway to the bridge.
- Mechanical repairs to the drive machinery of the bridge.
- Refurbishment of the actual bridge and its operational system.
- Refurbishment of the gondola to the bridge.
- Improved drainage to the surrounding area.
- Proposed new lighting – recognising the bridge's landmark status.
- The provision of a walkway link, from the second floor level of the new visitor facilities to access the transporter bridge.
- Improved landscaping to the surrounding area of the transporter bridge and the new visitor facilities.
- High-level information boards.

The proposed repair works to the bridge will only have a minor detrimental effect to the existing Grade I listed structure, as the structures have been repaired previously. The proposed improvement work, along with the proposed visitor facilities and the walkway link at the second floor level to the bridge itself, will have a medium impact on the setting and historic structure, although the proposed works are the minimum required and are in line with structural requirements. There will be an impact on the setting by the proposed new visitor building, but this is not considered to be negative. The refurbishment work will help with the appearance of the overall site once it is finished and help enhance the landscape of the area. It is also hoped that the proposed repairs and restoration work will extend the operational life of the Newport Transporter Bridge by 25-30years.

The Historic Impact Assessment (HIA) has considered the impact of the repairs required and evaluated them in the Heritage Impact Statement (HIS) and identified the potential mitigation required, mostly. There is in part a lack of detail associated to the proposed works and the sensitivity of the site, which can be conditioned through the use of a Constructional Environment Management Plan (CEMP). It is made clear that, without intervention, the historic fabric which will otherwise continue to deteriorate. It should be noted that depending on the findings when work commences (opening up/dismantling and voids found etc.), there may be a requirement for further work not yet identified in the proposed scheme and depending on these findings, then there may be further work required that would be subject to another listed building consent application.

In my opinion, the proposed refurbishment work to the transporter bridge, demolition of the existing visitor centre and the provision of new expanded visitor facilities, with new lighting scheme and associated landscaping work, would not have any significant visual impact on the grade I listed structures, or its surroundings, but help

to enhance this area of Newport. Thus, bringing back into use this neglected historic asset and helping to enhance the wider setting of this historic environment and the surrounding landscape. I would recommend approval of the application”.

8. The primary consideration in this case is the statutory duty to have special regard to the desirability of preserving the structures or its setting or any features of special architectural or historical interest which is possessed. Your submissions indicate the works are necessary to repair and restore the structure, reconnect the bridge with the local community and raise its profile as a unique national heritage attraction.
9. I have considered the requirements in Regulation 63(1) of the The Conservation of Habitats and Species Regulations 2017 and note Natural Resources Wales (“NRW”) is satisfied, having reviewed the Habitats Regulation Assessment / Appropriate Assessment prepared by the Local Planning Authority, which includes proposed planning conditions, that the proposed works would not have an adverse effect on the integrity of the River Usk SAC European Site.
10. The Assessment was informed by the Ecological Impact Assessment (ECIA), submitted in support of the application, which includes a number of measures to be implemented in order to address potential environmental impacts from the works. Conditions are attached to this Listed Building Consent which require the works to be undertaken in accordance with the measures set out in the Ecological Impact Assessment. Conditions are also attached to secure a Construction Environmental Management Plan (CEMP) and lighting details.
11. In terms of European Protected Species, NRW considers there should not be a detriment to the maintenance of the favourable conservation status of the otter’s present, nor of any potential bats present, providing that the mitigation measures set out in sections of the Ecological Impact Assessment are implemented. NRW also considers a condition, regarding lighting, should be attached to any consent for the works. As noted above, conditions are attached to this Listed Building Consent to secure these measures.
12. I have also considered the relevant submissions with the application and I can find nothing in the information before me to lead me to disagree with Cadw’s assessment in respect of the effect of the works on the listed structure. I conclude the works would not have any significant visual impact on the Grade I Listed structure. I have considered the conditions set out in Cadw’s response and, subject to minor amendments, agree they are necessary, reasonable and meet the tests in Welsh Government Circular 016/2014, “The Use of Planning Conditions for Development Management”.
13. For the reasons given above, and in exercise of the authority referred to in paragraph 2, I hereby grant Listed Building Consent as set out in application 19/1165, subject to the following conditions:
 - i. The works to which this consent relates shall be begun not later than 5 years from the date of this letter.

- ii. The development shall be carried out in accordance with the following approved plans:
- Newport Transporter Bridge Visitor Centre – Site Location Plan, Drawing Reference: AWW_A_DWG_NTB, Drawing No: 0102, Revision P2; and
 - Newport Transporter Bridge Visitor Centre – Proposed Sections, Drawing Reference: AWW_A_DWG_NTB, Drawing No: 0305, Revision P3.
- iii. Prior to the commencement of the works hereby approved, a written scheme of environmental mitigation shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved written scheme.
- iv. Prior to the commencement of the works hereby approved, a method statement shall be submitted to and approved in writing by the Welsh Ministers. The method statement shall include:
- Details of the proposed new painting system used on the metalwork and ironwork, including the type of cleaning process for removal of existing paintwork, the type of surface preparation for the cast and wrought ironwork, the preparation of existing paints for retention under the new scheme of redecoration and the type of paint to be used;
 - Details for the redecoration of metalwork and joinery; and
 - Details for the removal of any asbestos.

The works shall be undertaken in accordance with the approved method statement.

- v. Prior to the commencement of the works hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Welsh Ministers. The CEMP shall include:
- Construction methods, including details of materials used during construction and how any waste generated will be managed;
 - A risk assessment of any potentially damaging construction activities;
 - General site management, including details of the work programme timetable, site clearance and drainage plans;
 - Biodiversity management, including details of habitat retention and protection, invasive species management and any mitigation measures;
 - A CEMP masterplan detailing the extent and phasing of development, location of landscape and environmental resources, design proposals and objectives for integration and mitigation measures;
 - Measures for control of nuisances, including details of working hours and duration and frequency of work;

- Resource management, including details of fuel and chemical site storage and containment, waste generation and the consumption of water and wastewater;
- Pollution prevention, including how relevant guidelines for pollution prevention and best practice will be implemented, emergency spill procedures and an incident response plan; and
- Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details.

The works shall be undertaken in accordance with the approved CEMP. This condition will be discharged by the Welsh Ministers in consultation with the relevant local planning authority's ecologist.

- vi. Prior to the commencement of the works hereby approved, details of external and internal decoration shall be submitted to and approved in writing by the Welsh Ministers. This shall include RAL colours where necessary. The works shall be undertaken in accordance with the approved details.
- vii. Prior to the commencement of the works hereby approved, samples of materials and finishes to be used on external surfaces shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- viii. Prior to the commencement of the works hereby approved, details of the colour feature lighting, illumination, light level monitoring surveys and floodlighting shall be submitted to and approved in writing by the Welsh Ministers. The lighting will be in strict accordance with the requirements specified in Section 7 of the 'Newport Transporter Bridge – Illumination Impact Profile' (Hoare Lea, 27th September 2019). The works shall be undertaken in accordance with the approved details and profile. This condition will be discharged by the Welsh Ministers in consultation with the relevant local planning authority's ecologist.
- ix. Prior to the commencement of the works hereby approved, details of how the proposed raised walkway connecting to the bridge from the proposed visitor centre will be secured to the bridge, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- x. Prior to the commencement of the works hereby approved, a paint analysis shall be undertaken and a report produced, detailing recommendations on the measures which will be taken if the presence of lead paint is discovered. The report shall be submitted to and agreed in writing by the Welsh Ministers prior to the commencement of the works hereby approved. The works shall be undertaken in accordance with the approved report.
- xi. Prior to the commencement of the works hereby approved, the renewed paint RAL colours for the metalwork and joinery to the bridge, motor

house, anchor houses and the gondola shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.

- xii. Prior to the commencement of the works hereby approved, a structural report detailing the condition of the gondola and setting out recommendations for how any repairs will be undertaken, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved report.
- xiii. Prior to the commencement of the work hereby approved, a detailed drawing at a scale of 1:5 demonstrating how the two interfaces between the bridge and proposed new junction with the visitor centre access bridge / walkway will be fixed in place, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved drawing.
- xiv. Prior to the commencement of the works hereby approved, a sample panel of 1mSq for the repointing of the stonework to the revetment wall and columns to the bridge, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- xv. Prior to the commencement of the works hereby approved, details of the high-level walkway balustrading and infill panels shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- xvi. Prior to the commencement of the work hereby approved, details of the decorative facia boarding and replacement gates associated with the proposed refurbishment of the gondola, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- xvii. Prior to the commencement of the works hereby approved, details of the decorative timber boarding to the motor house and cast iron pipework shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- xviii. Prior to the commencement of the works hereby approved, detailed information including the type, size, colour, location and fixing to be used for the proposed high-level information boards, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- xix. Prior to the commencement of the works hereby approved, details of proposed new drainage and discharge points to the bridge shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.

- xx. Prior to the commencement of the works hereby approved, details including the materials, finishes and colours of the connecting bridge / walkway between the visitor centre and transporter bridge shall be submitted to and approved in writing by the Welsh Ministers. The details shall also include any measures taken to stop abrasive actions occurring where the two surfaces meet. The works shall be undertaken in accordance with the approved details.
 - xxi. Prior to the commencement of the works hereby approved, a maintenance management plan for the transporter bridge, including the gondola, shall be submitted to and approved in writing by the Welsh Ministers.
 - xxii. The proposed rainwater goods shall be cast iron to match existing and the RAL colour shall be submitted to and approved in by the Welsh Minister prior to the commencement of the works hereby approved. The works shall be undertaken in accordance with the approved RAL colour.
 - xxiii. Light level monitoring surveys shall be carried out following the installation of lightning but prior to the site becoming operational and 2 years after the site becomes operational. The surveys shall be submitted to and approved in writing by the Welsh Ministers. Remedial action will be required if the light levels pre-development levels identified on Figure 9 of the 'Newport Transporter Bridge – Illumination Impact Profile' (Hoare Lea, 27th September 2019).
 - xxiv. The proposed works shall be undertaken in accordance with the measures set out in the Ecological Impact Assessment (18th February 2020, Version 3).
14. In reaching this decision, I have considered the well-being duty under section 3 of the WFG Act. In considering the relevant Welsh Government well-being objectives, this decision will 'promote and enhance the culture and heritage of Wales' by safeguarding the Historic Structure for the long term. I consider the decision accords with the sustainable development principle and is aimed at achieving the well-being objectives.
15. This letter does not convey any approval or consent which may be required under any enactment, bye law, order or regulation other than Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely



Owain Williams
Planning Manager – Decisions
Planning Directorate

Arwyddwyd o dan awdurdod Y Gweinidog Tai a Llywodraeth Lleol, un o Weinidogion Cymru.
Signed under authority of the Minister for Housing and Local Government; one of the Welsh Ministers.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

NOTE

(This note does not form part of the consent)

Where a condition requires or refers to the approval of the Welsh Ministers, you are advised to contact Cadw (the Welsh Government's historic environment division) in connection with any matter relating to the approval.

You can contact Cadw by writing to Cadw, Plas Carew, Unit 5/7 Cefn Coed Parc, Nantgarw, Cardiff CF15 7QQ or contact Rhodri Kelly email at Rhodri.Kelly@gov.wales or telephone him on 03000256003.

Ble mae amod yn gofyn neu gyfeirio at ganmoliaeth Gweinidogion Cymru, dylech chi gysylltu â Cadw (Cyfarwyddiaeth Amgylchedd Hanesyddol Llywodraeth Cymru) ynglŷn a unrhyw fater yn gysylltiedig â'r caniatâd. Gallwch gysylltu â Cadw drwy ysgrifennu at Cadw, Plas Carew, Uned 5/7 Cefn Coed Parc, Nantgarw, Caerdydd, CF15 7QQ neu gysylltu â Rhodri Kelly drwy e-bost: Rhodri.Kelly@gov.wales neu ei ffonio ar 03000256003.