Trevor Basin World Heritage Site Access Improvements

Planning Statement

MAY 2024

Prepared By:
Arcadis Consulting (UK) Limited

Prepared For:
Canal & River Trust

Our Ref:
10058635-AUK-XX-XX-RP-TC-0001-01



Toby Roberts
Graduate Planner



Charlie Mayer
Principal Planner



Sarah Tooby
Associate Technical Director

Arcadis Consulting (UK) Limited is a private limited company registered in England under registered number 02212959. Registered office at: 80 Fenchurch Street, London EC3M 4BY, UK. Part of the Arcadis Group of Companies along with other entities in the UK. Regulated by RICS.

Version Control (optional)

Issue	Revision No.	Date Issued	Page No.	Description	Reviewed By
Draft	01	May 2024		Planning Statement	Sarah Tooby

This report dated 10 May 2024 has been prepared for Canal & River Trust (the "Client") in accordance with the terms and conditions of appointment dated 23 November 2022(the "Appointment") between the Client and **Arcadis Consulting (UK) Limited** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

Contents

1 Introduction 2
2 Site Location and Context 4
3 Proposed Works 6
4 Planning Policy Context 8
5 Planning Assessment 21
6 Conclusion 25

Tables

Table 1: List of Supporting Documentation for Planning Application 2
Table 2: Strategic LDP policies relevant to the proposed development 13
Table 3: Non-strategic LDP policies relevant to the proposed development 15

Figures

Figure 1: Site Location 5
Figure 2: World Heritage Site Boundary 20

1 Introduction

Background

Arcadis Consulting (UK) Limited has been commissioned by Canal & River Trust to prepare a planning application for public realm and footpath improvements at Trevor Basin, Wrexham. This will be referred to as the 'Pontcysyllte Aqueduct Access Improvements' for the remainder of the document.

This Planning Statement has been prepared to support the planning application for Pontcysyllte Aqueduct Access Improvements.

Supporting Documentation

The planning application for Pontcysyllte Aqueduct Access Improvements comprises the following plans and documents in Table 1. These should be read in conjunction with this Planning Statement:

Table 1: List of Supporting Documentation for Planning Application

Plan / Document	References
Application Form and Ownership Certificates	-
Existing Situation	10058635-AUK-XX-XX-DR-LA-0010
Developed Sketch Layout	10058635-AUK-XX-XX-DR-LA-0015
Visualisation	10058635-AUK-XX-XX-DR-LA-0016
Long Section Elevation	10058635-AUK-XX-XX-DR-LA-0017
Section Elevations	10058635-AUK-XX-XX-DR-LA-0018
Step Section with Handrail Detail	10058635-AUK-XX-XX-DR-LA-0025
Surface Materials Colour Palette	10058635-AUK-XX-XX-DR-LA-0026
Site Location Plan	10058635-AUK-XX-XX-DR-LA-0028
Aerial Location Plan	10058635-AUK-XX-XX-DR-LA-0029
Existing Contours	10058635-AUK-XX-XX-DR-LA-0033
Proposals Plan	10058635-AUK-XX-XX-DR-LA-0035
Topographical Survey	221237/002 and 003
Planning Statement (this document)	10058635-AUK-XX-XX-RP-TC-0001-01
Design and Access Statement	10058635-AUK-XX-XX-RP-LA-0002-1

Arboricultural Impact Assessment	10058635-AUK-XX-XX-RP-ZZ-0001-01
Preliminary Ecological Appraisal	10058635-AUK-XX-XX-RP-ZZ-0050-01
Heritage Impact Statement	-
Archaeological Review	PD24-069
Landscape Statement	10058635-AUK-XX-XX-RP-LA-0001-01

Report Structure

The structure of this Planning Statement is set out as follows:

- Chapter 2 sets out the location, local context, and relevant planning history of the site.
- Chapter 3 provides a description of the proposed works.
- Chapter 4 sets out the planning policy relevant to the site and the proposed development.
- Chapter 5 provides an appraisal of how the proposed development complies with relevant local and national planning policy.
- Chapter 6 summarises the report and concludes with reasons for planning approval.

2 Site Location and Context

This chapter sets out the location, local context, and relevant planning history of the site.

Site Location

The application site is located within the administrative boundary of Wrexham County Borough Council.

The site runs under and predominantly along the east of the Pontcysyllte Aqueduct, a UNESCO World Heritage Site (WHS). Trevor village centre is located approximately 0.25km northwest of the site. Cefn Mawr village centre is located approximately 1km to the east of the site.

The A539 Llangollen Road is located approximately 0.4km north of the site at its closest point and connects Trevor to Llangollen to the east and Ruabon to the east. The B5434 Gate Road is located approximately 0.05km west of the site at its closest point and connects Trevor to the A5 at Froncysyllte to the south.

The site boundary is shown in red on the Site Location Plan (10058635-AUK-XX-XX-DR-LA-0028) below in Figure 1.

Site Context

The majority of the site area is currently used as the existing step access that runs along the eastern side of Pontcysyllte Aqueduct and connects the existing Public Right of Way (PRoW) network to the north and south. The topography of the site slopes down steeply from north to south.

The aqueduct dominates the area immediately surrounding the site. It passes over the River Dee towards the small settlements located at Froncysyllte. It was designated as a WHS in 2009 for its innovative structure and role as a testament to the ‘Canal Age’ in Britain, which helped usher in the Industrial Revolution.

The area to the north west of the site contains the village of Trevor. To the north of the site are the Pontcysyllte Aqueduct Visitor Centre and Car Park. To the east and north east are areas of woodland, disused open land, and fenced parking associated with the WHS.

The River Dee runs mainly east-west to the south of the site. The area to the south of the site predominantly consists of open fields used for farming and recreation and interspersed with woodland.

Wider areas to the north, east and west of the site are predominantly residential and consist of the villages of Trevor, Acrefair, and Cefn Mawr. The villages primarily comprise 19th and early 20th century worker cottages and grew to support historic industries including limestone quarrying and brickmaking. Outside of the villages that border the site, the wider area is largely rural in character.

Planning History

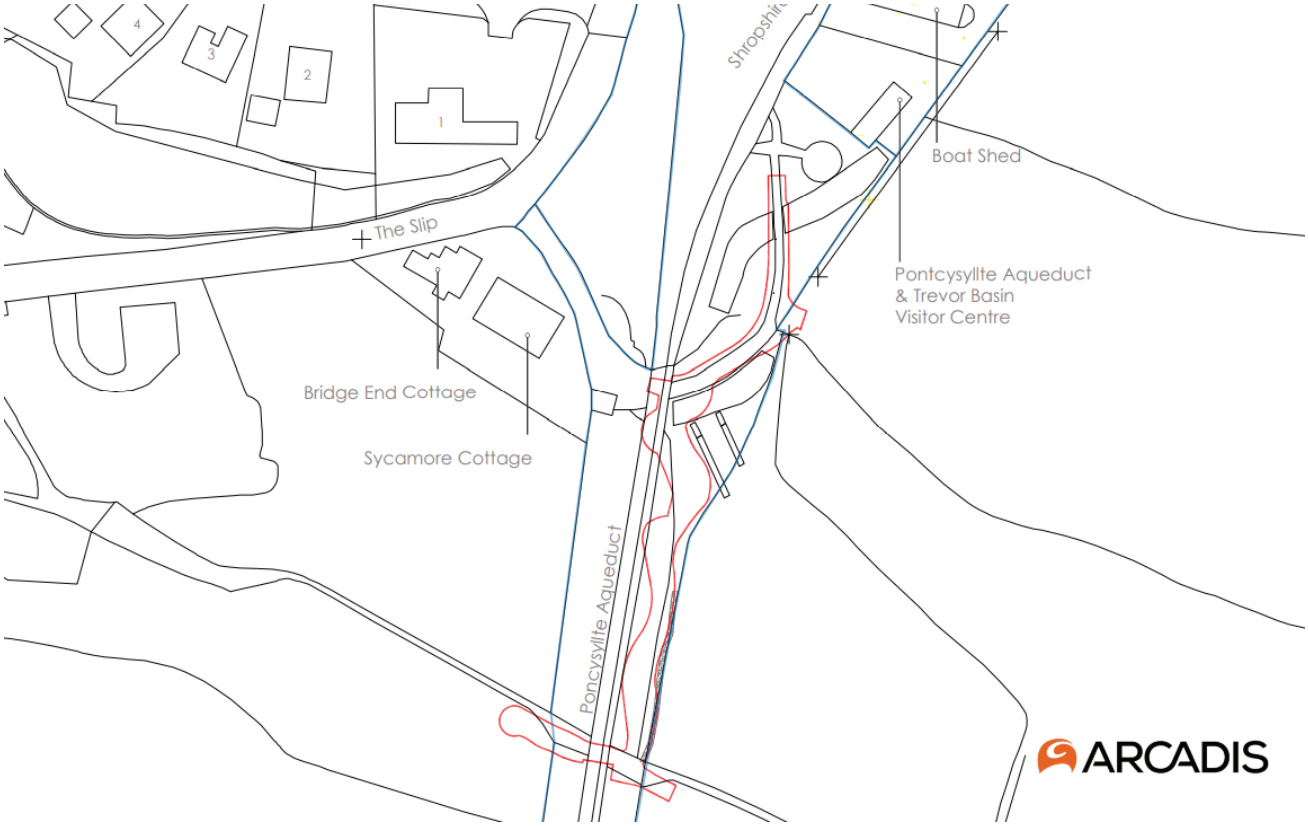
There are no planning applications relevant to the site. The site is within the area of the wider emerging Trevor Basin Technical Masterplan (TBTM), which Wrexham County Borough Council (WCBC) endorsed in November 2020.

The TBTM notes that ‘public realm improvements’ will be needed ‘to create a higher-quality environment and experience fitting for the WHS’. To achieve this ambition, the masterplan highlights that incorporating ‘immersive design’, ‘accessibility to the river’ and creating ‘viewing platforms’ can assist in achieving this ambition[1].

[1] Wrexham County Borough Council (Trevor Basin Technical Masterplan): Item 7.pdf (wrexham.gov.uk)

The TBTM seeks to improve visitor experiences and increase ‘dwell’ times in the masterplan area by improving visitor management through a joint ambition of improving the public realm, wayfinding, parking, accessibility and the breadth of activities and destinations found at the WHS.

Figure 1: Site Location



3 Proposed Works

This chapter provides a description of the proposed works.

Description of the Proposed Works

This planning application seeks permission for the following works:

Improvements to public footpath below Pontcysyllte Aqueduct including realigned footpath; new steps and landings; new railings and handrails; vegetation clearance; and hard and soft landscaping.

As part of the redevelopment of the site the following works are proposed:

- New step alignment to move footpath away from the Aqueduct and reduce steepness:
  - Flights of steps will consist of 7 x 300mm tread and 170mm riser.
  - Step widths will vary with landscaping with minimum 2000mm.
  - Landings will vary in length with minimum 1200mm.
- Centrally positioned handrails along steps
- Retention of covered space beneath Aqueduct linking to existing footpath to the north west
- Low-growing planting along edges of new steps and landings
- Retention and protection of existing hedge line along eastern edge of path
- Widened ‘node’ at southern end of path linking to existing footpath to the south east
- Railings to the edge of the River Dee bank
- Vegetation clearance to improve views of Aqueduct from the west

Design Features and Layout

The layout of the proposed development has been developed to provide a more comfortable user experience by delivering a more consistent ‘rhythm’ to users’ journeys up and down the steps. The proposed step alignment is further from the Aqueduct at key points where it is currently very close. This would help to protect the structure from further erosion and damage caused by the close proximity of footpath users to it.

Arboriculture

The site is located within an area of broadleaved woodland and is lined with existing trees and vegetation. The proposed development would encroach on the Root Protection Areas (RPAs) of two tree groups and one individual tree (all of moderate quality) along the eastern edge of the steps. The proposed works would require some facilitation pruning of the two tree groups. The trees have been assessed to have good vitality and it is therefore not likely that the proposed works would have significant impacts on these trees or any others in the area.

Archaeology

Archaeological investigations of the area found potential for post-medieval archaeological assets within and close to the site boundary. The design of the proposed development therefore avoids these features by incorporating two lengths of retaining structure to stabilise the embankment. These would take the form of narrow-gauge gabion baskets carefully filled with hand-selected stone to give the appearance of dry-stone walling.

Flooding and Drainage

It is proposed to adopt the drainage strategy of the existing stepped access at Trevor Basin. As such any surface water running off from the proposed development surface would shed from the stepped surface into the adjacent vegetated region where it would be slowed down and likely naturally infiltrated.

Based on the existing topography and contours, any surface water not infiltrated would act as overland flow running into the stream eastwards of the proposed development, which feeds into the River Dee. The greenfield runoff rates for the impermeable development surface area were calculated to no greater than the greenfield peak flow rate.

Handrails

Handrails would generally be positioned centrally along flights of steps. To minimise the number of handrails, the descent would be aligned to enable the localised levels to be altered to bring ground level up to the edges of the landings, removing the requirement for handrails where there is a drop hazard.

Materials

The likely materials used for the proposed development have been chosen with the intention of sitting comfortably within the setting of the World Heritage Site and complementing the local vernacular materials of the Aqueduct whilst fulfilling requirements for robustness, quality and deliverability.

The proposed steps would be built from sandstone to match the existing Cefn sandstone of the Aqueduct as closely as reasonably possible.

Whilst it may have been desirable to use local Cefn stone for the base surface, the local quarries could not supply either the volume or the type of stone required and therefore a complementary stone has been identified. The proposed complementary stone is Crosland Hill, quarried at the Wellfield Quarry in Huddersfield, North Yorkshire, which is a ‘buff’ sandstone with naturally occurring variations.

The proposed landings and footpaths would comprise Breedon hoggin gravel in a buff colour palette. This would provide an appropriate surface whilst aesthetically complementing the sandstone on site.

Public Rights of Way (PRoW)

The proposed development would involve a minor change in alignment to the ProW Footpath LLA/35. It has been confirmed by the WCBC Rights of Way Officer that the minor nature of the realignment would not require a permanent diversion order for the ProW.

Step Flights and Landings

The proposed step flights have been designed to have the same number of steps with the same size tread and riser. This would involve flights of 7 steps with 300mm and 170mm risers. Landings would be of varying lengths, with a minimum of 1200mm, but with similar gradients to provide continuity with the steps.

4 Planning Policy Context

This chapter sets out the national and local planning policy relevant to the site and the proposed development.

Overview

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) requires applications to be determined in accordance with policies of the statutory Development Plan unless material considerations indicate otherwise. The planning system in Wales is a devolved responsibility of the Welsh Government. National planning policy is a key material consideration for local planning authorities and forms part of the statutory development plan.

The planning policy framework relevant to the determination of future planning applications is set out below.

At a national level, Planning Policy Wales (PPW) Edition 12 (Welsh Government, February 2024) provides relevant planning guidance informed by the Well Being Future Generations Act, together with Future Wales – The National Plan 2040 (February 2021), as well as supporting Technical Advice Notes (TANs). The content of national guidance must be taken into account by local planning authorities when deciding planning applications.

At the local level, planning policy is provided through the Wrexham Local Development Plan 2 (LDP) 2013 – 2028 (Adopted December 2023).

Material Considerations

In addition to national planning policy and the Development Plan there are several material considerations. These are listed below:

- Trevor Basin Masterplan (2020)
- Local Planning Guidance Note 7 – Landscape and Development
- Local Planning Guidance Note 17 – Trees and Development
- Local Planning Guidance Note 32 – Biodiversity and Development
- Local Planning Guidance Note 33 – Pontcysyllte Aqueduct and Canal World Heritage Site

Planning Policy Wales (Edition 12)

Planning Policy Wales (PPW), first published in 2002, sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales. The latest version of the PPW was published in February 2024.

Placemaking in Action

Paragraph 3.10 states that in areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. It is of particular importance that in those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources) is considered.

Placemaking in Rural Areas

Paragraph 3.38 states that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. However, the need to conserve these attributes should be balanced against

the economic, social and recreational needs of local communities and visitors. To achieve this, rural places should foster adaptability and resilience to help maintain vibrancy of communities and availability of services.

Managing Settlement Form – Green Belts and Green Wedges

Paragraph 3.78 states that most forms of development will only be appropriate where the openness of the green wedge is maintained and the development does not conflict with the purpose of the designation

Tourism

Paragraph 5.5.3 states that in rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.

Conserving and Enhancing the Historic Environment and its Assets

Paragraph 6.1.7 states that it is important the planning system looks to protect, conserve and enhance the significance of historic asset, including consideration of the setting of historic assets.

Paragraph 6.1.8 states that it is the responsibility of all those within the planning system to appropriately care for the historic environment and their area. This is most effectively achieved when conservation and enhancement of historic assets is considered at the earliest stage of plan preparation or when designing new proposals.

World Heritage Sites

Paragraph 6.1.22 states that impacts on a WHS and its setting are a material consideration in the determination of any planning application.

Green Infrastructure

Paragraph 6.2.5 states that planning authorities must take a strategic proactive approach to green infrastructure that involves producing up-to-date data on existing green infrastructure and ecological assets and networks.

Paragraph 6.2.12 requires development proposals to submit a Green Infrastructure Statement with all applications. This should demonstrate positive multi-functional outcomes for green infrastructure that are appropriate to the development site and use a step-wise approach.

Landscape

Paragraph 6.3.7 states that in AONBs, planning authorities will give great weight to the conservation and enhancement of the natural beauty of AONBs and their surrounding wildlife, cultural heritage and social and economic well-being.

Biodiversity and Ecological Networks

Paragraph 6.4.24 states that it is the duty of all public bodies to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features by reason of which a SSSI is of special interest.

Paragraph 6.4.39 states that protection should be given trees and hedgerows where they have ecological value and contribute to the character or amenity of a particular locality.

Water and Flood Risk

Paragraph 6.6.3 states that surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow, and because they increase the volume of contaminated water requiring transporting and treating.

Paragraph 6.6.4 states that whatever drainage options are proposed for a development, provisions should be in place for future maintenance in the short and long term. The paragraph also states that separate surface water sewers may be provided by a sewerage undertaker or local authority.

Paragraph 6.6.5 states that the Welsh Government aims in part to minimise climate changes impacts on the environment, and that as a part of mitigating these challenges requires awareness of how poorly designed and located development can exacerbate these problems. In response, the planning system should in part ensure sustainable drainage systems are an integral part of design approaches for new development and ensure the protection of the quality and quantity of surface and ground water supplies.

Capacity of Water Supply and Sewerage / Drainage Infrastructure

Paragraph 6.6.12 encourages the use of sites where existing water supply and/or sewerage and drainage provision problems can be solved and seek to avoid the use of sites where adequate provision is unlikely to be achieved.

Water Quality and Surface Water Flooding

Paragraph 6.6.14 states that increased rainfall intensity presents challenges for drainage systems, causing surface water flooding and diffuse pollution. The paragraph states that in securing the best approach to avoiding both flooding and diffuse pollution it is important to understand the roles of the various types of infrastructure and to effectively collaborate between drainage, highway and planning authorities.

Sustainable Drainage Systems (SuDS) and Development

Paragraph 6.6.17 states that development where the area for construction works is equal or exceeds 100 square metres will require approval from SuDS Approval Body before construction can commence.

Development and Flood Risk

Paragraph 6.6.25 states that development should reduce, and must not increase, flood risk arising from river and / or coastal flooding on and off the development site itself.

Paragraph 6.6.29 states that when development is in a flood risk area, consideration of the ability of emergency services to respond to flood events should be taken into account. This may involve consultation with emergency planners, local resilience forums and other professional partners such as fire rescue, police and ambulance services.

Land Contamination

Paragraph 6.9.17 states that when regarding land contamination, the onus is on the developer to ensure that the development of the site will remove any unacceptable risks and the planning authority in making development management decisions will need to ensure that the land is suitable for its proposed use and would not meet the legal definition of contaminated land.

Paragraph 6.9.19 states that where land contamination issues arise, the planning authority will require evidence of a detailed investigation and risk assessment prior to the determination of the application to enable beneficial use of land, unless it can already be established that remedial measures can be employed.

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note (TAN) 5 'Nature Conservation and Planning' (2009) provides guidance to local planning authorities in determining planning applications with regard to how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. This guidance note should be read in conjunction with PPW.

TAN 5 emphasises how *'biodiversity conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. This TAN demonstrates how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from natural heritage but instead takes every opportunity to enhance it'.*

TAN 5 sets out the following principles of positive planning for nature conservation:

- *'Integrate nature conservation in all planning decisions looking for development to deliver social, economic and environmental objectives over time.*
- *Ensure that the UK's international and national obligations for site, species and habitat protection are fully met in all planning decisions.*
- *Look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally.*
- *Help to ensure that development does not damage, or restrict access to, or the study of, geological sites and features or impede the evolution of natural processes and systems especially on rivers and the coast.*
- *Plan to accommodate and reduce the effects of climate change by encouraging development that will reduce damaging emissions and energy consumption and that help habitats and species to respond to climate change.'*

Technical Advice Note 12: Design

Alongside PPW, TAN 12 'Design' (2016) is the principal source of design guidance for Wales in providing a broad framework with which to steer design standards and principles at the local level. It fully advocates those aspects of good design identified in PPW and presents a series of guidelines to deliver these elements.

The document pertains to the realm of Design. It offers guidance and details on various interconnected aspects, encompassing the definition of design for planning purposes, considerations of design in planning determinations, and design policy and advice for local planning authorities. Good design and placemaking sentiments lie at the heart of the document which advises that the successful delivery of development requires a holistic approach in seeking to achieve sustainable development.

The guidance also sets out objectives to achieve environmental sustainability which includes the efficient use and protection of natural resources, enhancing biodiversity and designing for change.

Technical Advice Note 15: Development, Flooding and Coastal Erosion

TAN 15 'Development, Flooding and Coastal Erosion' (2015) provides technical guidance to supplement PPW policies on flooding and a framework for assessing flood risk.

The document seeks to prevent exposure to flood risk by setting out locational preferences for new development. This includes allowing resilient development in undefended areas of relatively low risk (Zone 2).

It requires development proposals for sites in Zone 2 to justify their location in land use terms and to consider whether the potential consequences of a flooding event for the type of development proposed would be acceptable.

Future Wales: The National Plan 2040

Future Wales: The National Plan 2040, adopted in 2021, is a national framework for planning change and development in Wales over the next two decades. The development plan sets a strategy for addressing key national priorities through the planning system, by setting a direction for complimentary investment in infrastructure and development for the greater good of Wales and its people.

Below sets out Future Wales' policies that are relevant to the proposed development:

Policy 1: Where Wales Will Grow

Policy 1 states that whilst sustainable growth will be supported in all parts of Wales, three National Growth Areas have been identified for growth in employment and housing opportunities and investment in infrastructure.

Wrexham and Deeside is recognised as one of these National Growth Areas.

Policy 8: Flooding

Policy 8 states that regeneration in National and Regional Growth Areas will be supported when a clear indication of flood management that supports sustainable strategic growth has been demonstrated.

The policy states that 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.

The policy further states that opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure, whilst also ensuring that projects do not have adverse impacts on international and national statutory designated sites for nature conservation and the features for which they have been designated.

Policy 9: Resilient Ecological Networks and Green Infrastructure

Policy 9 states that to ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and
- identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.

Policy 12: Regional Connectivity

Policy 12 states that the Welsh Government will support and invest in improving regional connectivity. This includes the promotion of Active Travel, where walking and cycling for local travel will be prioritised.

The policy states this can be achieved through creating a comprehensive network of local walking and cycling routes that connect places that people need to get to for everyday purposes. Emphasis is placed on Active travel becoming an essential and integral component of all new developments, large and small.

Policy 20: National Growth Area – Wrexham and Deeside

Policy 20 states that The Welsh Government will ensure key investment decisions support places in the National Growth Area and the wider region that promote and enhance Wrexham and Deeside's strategic role.

Wrexham Local Development Plan

The LDP was Adopted on the 20th December 2023 and supersedes the Wrexham Unitary Development Plan (UDP) 1996–2011.

Within the LDP the site is within the following allocations and designations:

- The Trevor Basin Masterplan Area (Policy BE2);
- The World Heritage Site (Policies SP15 and BE1);
- A Green Wedge (Policy SP6);
- A Conservation Area (Policy SP15);
- A Registered Historic Landscape Area (SP15);
- A Local Designated Site of Nature Conservation and Geological Importance (NE2);
- An Area of Outstanding Natural Beauty (SP14 and NE4);
- A Coal and Development High Risk Area (DM1); and
- An Article 4(2) Direction (SP15).

The area of the site that crosses under the Aqueduct is also located within a Monument of Special Historic Interest (MSHI) (previously known as a Scheduled Ancient Monument) (SP15).

The site is also located adjacent to an area along the River Dee that is designated as a Site of Special Scientific Interest (SSSI) (SP14 and NE1), a Special Area of Conservation (SAC) (SP14 and NE1) and a TAN15 Flood Zone (C2) (SP18 and DM1).

Table 2 below sets out LDP's strategic policies that are relevant to the proposed development:

Table 2: Strategic LDP policies relevant to the proposed development

Policy	Relevance
SP2: Location of Development	This policy states that new development should be guided and directed to settlements defined limits and employment areas as identified on the Proposals Map. **In the LDP the site falls outside of settlement limits.**
SP6: Green Wedge	The policy states that proposals within designated Green Wedge areas will only be permitted if they accord with national policy. **In the LDP the site falls within the boundary for 'xiii. Trevor', a designated Green Wedge.**
SP8: Economic Growth, Employment and Enterprise	The policy states that in order to continue to be a key economic driver in North Wales and the wider region, Wrexham must diversify its local economy and its economic base must widen. The policy states that maintaining and enhancing the County Borough's tourism, culture and leisure assists in meeting this ambition. This must be accomplished by taking into account the unique character, local distinctiveness and heritage of the area and its context in the wider sub region.
SP11: Transport and Accessibility	The policy states that the development of Wrexham's transport network will be safe, efficient and sustainable. The policy states that in meeting this measure, development should promote the increased use of walking and cycling across Wrexham, thereby contributing to national and regional ambitions of a creating a well-connected, safe, viable and sustainable Active Travel Network.

	The policy, whilst promoting alternative uses to cars, also requires adequate levels of car parking when considering the location and accessibility of new development. This process should also consider the location and accessibility of existing public transport facilities and walk and cycle networks.
SP12: Design Principles and Masterplanning Framework	This policy requires development to be of a high quality, sustainable design that makes a positive contribution to the creation of locally distinctive places by ensuring compliance with the Masterplanning Framework Supplementary Planning Guidance and Key Strategic Sites schematics. The policy further requires proposals to demonstrate how they have taken into account the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.
SP13: Health and Wellbeing	This policy states that all development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improving health and well-being.
SP14: Natural Environment	This policy states that development will only be supported where it protects, conserves and enhances the natural environment. **In the LDP the site is located within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).** **It is located adjacent to a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC) associated with the River Dee.**
SP15: Historic and Cultural Environment	This policy states that development will only be supported when it conserves, protects and enhances the County Borough's cultural and heritage assets and where appropriate their settings. This includes Listed Buildings, Conservation Areas, the World Heritage Site, Registered Historic Parks, Gardens and Landscapes, and Scheduled Monuments and Archaeological Remains. **In the LDP the site is located within the Pontcysyllte Aqueduct and Canal World Heritage Site, the Pontcysyllte Aqueduct Conservation Area, a Registered Historic Landscape, and an area covered by an Article 4(2) Direction removing some permitted development rights.** **The area of the site that crosses under the Aqueduct is also located within a Scheduled Ancient Monument.**
SP18: Climate Change	This policy requires development proposals to consider the following: • Reducing carbon emissions; • Adapting design to the implications of climate change; • Promoting energy efficiency; • Maintaining ecological resilience; • Avoiding areas susceptible to flood risk; • Preventing development that increases flood risk; and • Assessing the potential effects of climate change when preparing a Flood Consequences Assessment. **In the LDP the site is located adjacent to an area along the River Dee that is designated as a TAN15 Flood Zone (C2).**

SP19: Green Infrastructure	This policy requires development to maintain the extent, quality, and connectivity of multi-functional green infrastructure, and where appropriate enhance it by: • Creating new interconnected areas of green infrastructure; • Filling gaps in the existing network; • Protecting features that are most valuable for nature and people; and • Mitigating any loss of green infrastructure.

Table 3 below sets out LDP's non-strategic policies that are relevant to the proposed development:

Table 3: Non-strategic LDP policies relevant to the proposed development

Policy	Relevance
NE1: International and National Nature Conservation Designations	This policy states that development that is likely to significantly affect any protected site of international importance, either alone or in combination with other plans or projects, will be subject to a Habitat Regulations Assessment (HRA). The policy will only grant permission for development that is likely to impact the special features of a Nationally Designated Site in exceptional circumstances where appropriate compensation can be provided. Where development is likely to affect any protected species, permission will only be granted when there is no satisfactory alternative and if there is no detrimental impact to the maintenance of the population concerned at a favourable conservation status in its natural range. The proposals must adequately demonstrate that they are for the purposes of preserving public health or safety or reasons of overriding public interest. **In the LDP the site is located adjacent to a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC) associated with the River Dee.**
NE2: Local Designations for Nature Conservation and Geological Importance	This policy will only grant permission for development which adversely affects the nature conservation and/or geological importance of locally designated sites, habitats and species where it can be demonstrated that: • There is no satisfactory alternative location for the development which avoids nature conservation impacts; and • Compensation measures are designed to ensure that there is no reduction in the overall nature or geological conservation value of the site. **In the LDP the site is located within a Local Designated Site of Nature Conservation and Geological Importance.**
NE3: Trees, Woodlands and Hedgerows	This policy prohibits development that would cause unacceptable harm to trees, woodlands and hedgerows that provide significant public amenity, natural or cultural heritage value, or important ecosystem services. The policy requires development affecting or creating woodland to assist in the respectful and appropriate use and protection of woodlands and boundary edges and promote sustainable woodland management.
NE4: Area of Outstanding Natural Beauty	This policy states that development within an Area of Outstanding Natural Beauty (AONB) will only be permitted where it conserves or enhances the natural beauty of the area and its setting.

	The policy states that assessing impact should consider a cumulative approach and that development must: • Not have an adverse impact on the special qualities of the AONB or the resources and ecosystem services on which the local economy and well-being of the area depends; • Contribute to the social, economic and cultural well-being of the local community; • Be of a scale, form, design, density and intensity of use that is compatible with the character of the AONB; and • Be designed to an appropriately high standard in order to integrate with the existing landscape and where feasible enhance the landscape quality. **In the LDP the site is located within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.**
BE1: Pontcysyllte Aqueduct and Canal World Heritage Site	This policy states that development will only be permitted where it will not harm the attributes of Pontcysyllte Aqueduct and Canal as a WHS and the site's Outstanding Universal Value. The policy states that material consideration should be given towards the authenticity and integrity of the attributes that contribute to the Outstanding Universal Value of the WHS including views, and to the features of cultural, artistic, historical, social and natural environmental importance. The policy also states that material consideration should be given towards the setting of the WHS and attributes important to the Outstanding Universal Value of the site present within the Buffer Zone. The policy states that where there is demonstrated need for essential non-residential visitor attraction facilities that are not within the settlement limit, they will be permitted based on there being no adverse impact on the Outstanding Universal Value. **In the LDP the site is located within the World Heritage Site.**
BE2: Trevor Basin Masterplanning Area	This policy states that the area is identified for mixed use tourism led regeneration. The policy states that development will be supported when it contributes to the delivery of the Trevor Basin Masterplan and no adverse impact upon the outstanding universal value of the WHS or its setting. **In the LDP the site is located within the Trevor Basin Masterplan Area.**
MW5: Sustainable Waste Management	This policy states that proposals should practice sustainable waste management and that this should be achieved through demonstrating how the production of waste will be minimised during all stages of the development, and where relevant demonstrating that adequate facilities and space for collection, composting and recycling of waste materials have been made. The policy also states that potential conflict between sensitive development and waste management uses should be minimised.
DM1: Development Management Considerations	This policy states that development proposals must: • Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape / townscape; • Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land by virtue of noise, disturbance and overlooking; and provides a satisfactory standard of amenity for the occupiers/users of the development itself; • Safeguard the environment from the adverse effects of pollution of water, land, light or air, or land instability, arising from development;

- Take account of personal and community safety and security in its design and layout;
- Prioritise walking, cycling and public transport use ahead of travel by car;
- Not give rise to parking or highway safety problems on site or in the locality;
- Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;
- Not increase the risk of flooding but makes adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;
- On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials;
- Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed – It is the responsibility of the developer when ensuring that land is suitable for the proposed development that the extent and effects of instability, contamination and other risks have been determined.

In the LDP the site is located within a Coal and Development High Risk Area.

The site is located adjacent to an area along the River Dee that is designated as a TAN15 Flood Zone (C2).

Material Considerations

Trevor Basin Masterplan (2020)

Trevor Basin Masterplan was prepared by Arcadis in 2020 and endorsed by WCBC in November 2020. It sets out a preferred option for development of the Trevor Basin area that will improve facilities and linkages to surrounding areas, safeguarding the future of the WHS as a multifunctional visitor attraction.

The preferred masterplan option includes:

- A primary arrival space with car parking and a Welcome Centre or ‘Hub’ building;
- Rewilding the former manufacturing site;
- Creation of a Treetops Walk;
- Enhanced public realm and repurposed buildings and spaces;
- A woodland activity & education centre;
- A glamping / camping site;
- Dee Valley walks and a new river bridge; and
- Potential mixed-use development area and development plot

The site of the proposed development is within the masterplan area. In the preferred option it is identified for works to enhance the public realm and for the creation of a walkway and viewing platform adjacent to the aqueduct. The masterplan references the desire to, ‘to spread out the visitor experience and importantly, give people a view of the aqueduct itself’, an objective of the proposal.

Local Planning Guidance Note 7 – Landscape and Development

The Local Planning Guide Note 7 – Landscape and Development, adopted in November 2003, sets out the landscape and development standards the Council will apply to new development. It amplifies WUDP (now LDP) policies and is to be considered a material consideration in determining planning applications.

The document states that the Council wants to maintain the County Borough's diverse landscape character and settlement pattern, paying particular attention to special historic landscapes. Planning officers can advise applicants on insuring development is suitable to its surroundings. It states that a detailed survey should be carried out before the design of any building or landscape is begun, noting:

- Context (e.g. adjacent land use, orientation of the site, boundary trees, views)
- Soil type (e.g. clay, sandy, acid) or other surface material
- Topography (ground levels, often shown as contours or spot heights)
- Drainage, natural and/or artificial
- Services (e.g. public sewer, electricity, gas, etc.)
- Other significant factors (e.g. features of nature conservation or archaeological interest)
- Planning designations (e.g. Tree Preservation Orders, Special Landscape Areas, Wildlife Sites)

Information detailing the design of landscape types states that for hard landscapes, design should incorporate the re-use or retention of original existing materials such as railings and brick or stone. Simple design is recommended by using a limited range of quality and robust materials, collectively these recommendations will ensure hard landscape development contributes to local rural or urban landscape character.

Local Planning Guidance Note 17 – Trees and Development

The Local Planning Guidance Note 17, adopted in September 2000 as a Supplementary Planning Document (SPD) for Wrexham, is a material consideration in determining planning applications that affect trees.

Paragraph 1 states that the purpose of this Planning Guidance Note is to amplify Policy EC4 (now NE3), regarding the protection of trees and to highlight the benefit of trees as an integral part of development design.

Paragraph 3.1a states that planning conditions and Tree Preservation Orders will be used to safeguard trees, in appropriate cases. Development which would result in damage and/or inappropriate felling of significant trees (i.e. BS 5837 Category A & B trees) and hedgerows will not normally be permitted.

Paragraph 3.1b further details that development proposed near to existing trees, woodlands or hedgerows must be in accordance with the Local Planning Guide design and protection principles and the British Standard 5837: 2012 "Trees in relation to design, demolition and construction.

Table 1 illustrates the type and level of arboricultural information required to be submitted. The proposal meets the criteria set in 'ii) Small scale application'.

Paragraph 3c ii states that where trees are on or within influencing distance of the proposed development site, a land survey, a BS 5837 tree survey and a Tree Protection Plan will be required. Include details of which trees are to be retained, removed and pruned.

Paragraph 3c iv further details that additional information, such as a BD5837 tree survey and an Arboricultural Implication Assessment may be required where significant trees (BS 5837 Category A & B trees) are present on or adjacent to small scale and householder application sites and where these could be affected by the proposed development.

Paragraph 3.4a states that enhancing amenity on development sites will be required and achievable through appropriate new tree and hedgerow planting, amongst other landscaping proposals. Further, the guidance states that mitigation will be required for any loss of canopy cover from tree felling. Where the loss of trees cannot be adequately mitigated for by new planting within the scheme, the Council will expect developers to provide for adequate new planting off-site, through the use of Section 106 agreements.

Paragraph 4d indicates that a Tree Protection Plan, indicates tree protection measures and illustrates i) Root Protection Area and ii) Construction Exclusion Zone.

Paragraph 4e indicates that the Tree Protection Plan should also show all trees, hedgerows and large significant shrubs to be retained and removed, the location of protective fencing and ground protection measures, including specifications, and areas for proposed tree planting.

Local Planning Guidance Note 32 – Biodiversity and Development

The Local Planning Guidance Note 32, adopted in March 2011 as a SPD for Wrexham, is a material consideration in determining planning applications that affect biodiversity and the natural environment.

Note 32 sets requirements for ecological assessments accompanying planning applications that affect areas of biodiversity. This includes:

- A desktop site appraisal study assessing the site's potential to support habitats and species of importance;
- Ecological surveys that identify species and habitats and determine the presence of invasive non-native species on site;
- Assessment of the information that determines the significance of the site and whether adequate mitigation or compensation can be achieved in the long term where required.

The Note requires development to be design to conserve as much of the original habitat as possible and retain and protect wildlife corridors. It should seek to avoid damage to, or adverse effects upon, existing biodiversity (species and habitats) through appropriate site design and working methods.

Development should be as wildlife and habitat friendly as possible both during and following construction of the development and any adverse effects on biodiversity caused by a development should be mitigated. Where there would be no significant harm to species or habitat there may be potential opportunities to provide new benefits for wildlife, for example by habitat creation or enhancement.

A developer must demonstrate appropriate mitigation measures, to alleviate any adverse effects brought about by a development and reduce the impact on existing wildlife and habitats to an acceptable level including measures to avoid the incidental capture or killing of protected species.

Local Planning Guidance Note 33 – Pontcysyllte Aqueduct and Canal World Heritage Site

The Local Planning Guidance Note 33, adopted in June 2012 as a SPD for Wrexham and Denbighshire, is a material consideration in determining planning applications that affect Pontcysyllte Aqueduct and its setting as it is a WHS.

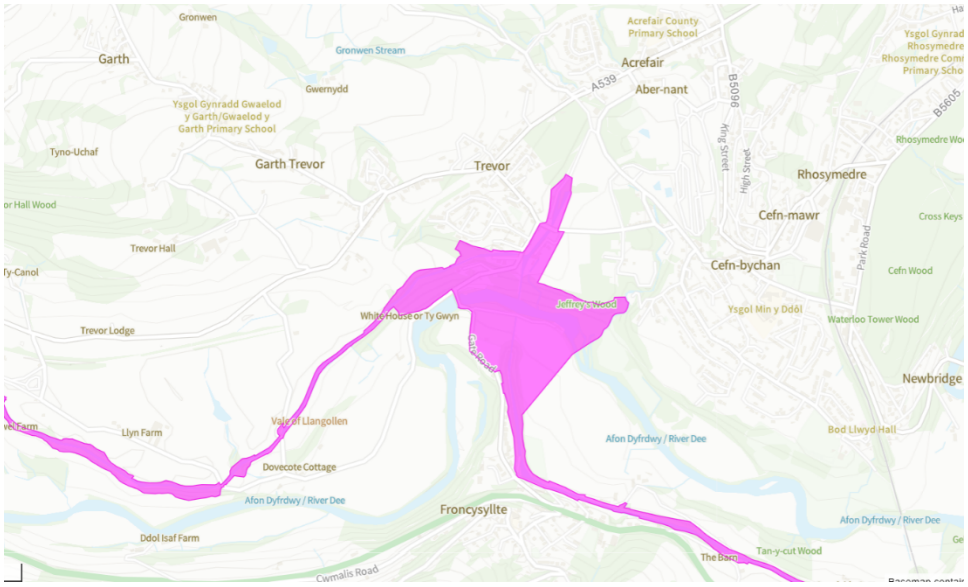
Paragraph 3.1 states that the Pontcysyllte Aqueduct and Canal achieved WHS status in June 2009. The site falls within the Pontcysyllte Aqueduct World Heritage Site boundary.

Table 1 states that for development within the WHS or immediately adjacent to it, it is expected that appropriate applications will be small scale. Applications that propose minor tourist development must maintain the openness of the countryside. Further guidance states that design siting and materials will be important in considering applications along with the requirement of a statement that illustrates how the development contributes to the WHS's character.

Paragraph 8.4 discusses that within a designated Article 4(2) area, its directions remove the permitted development rights to houses where character of such features including materials, external walls, windows and boundary walls are considered to be important. The site is within a designated Article 4(2) area, but the proposal does not include housing or housing amendments.

The Pontcysyllte Aqueduct World Heritage Site boundary is shown below in Figure 2.

Figure 2: World Heritage Site Boundary



5 Planning Assessment

This chapter provides an appraisal of how the proposed development complies with the relevant local and national planning policy set out in Chapter 4. The key planning issues of relevance to the proposed development are:

a) Whether the proposals are acceptable in principle.
b) The effect of the proposals upon matters of archaeological interest and heritage assets, including the WHS.
c) The effect of the proposals on ecology including international, national and local designations.
d) The effect of the proposals on flooding and flood risk.
e) The effect of the proposals on landscape including national and local designations.
f) The effect of the proposals on transport and accessibility.
g) The effect of the proposals on tourism and sustainable economic development.
h) The effect of the proposals on sustainable waste management.
i) The effect of the proposals on coal mining risk and contaminated land.

Principle of Development

The site falls outside of settlement limits and within a Green Wedge in the LDP.

LDP Policy SP2 (Location of Development) seeks to direct new development within settlement limits. LDP Policy SP6 (Green Wedges) designates the site area as a Green Wedge. Planning Policy Wales states that most forms of development would be inappropriate within Green Wedges unless they maintain the openness of the Green Wedge. LDP Policy SP19 (Green Infrastructure) requires development to, where, appropriate, enhance local green infrastructure networks by creating new interconnected green infrastructure and filling in gaps in the existing network.

The proposed development seeks to enhance the visitor experience at the World Heritage Site by addressing current challenges related to irregular and inconsistent steps, restricted views, and weak links to surrounding pathways. It would constitute the improvement of public footpaths around the World Heritage Site and therefore would enhance the existing green infrastructure network. It would maintain the openness of the area and would therefore comply with the site's Green Wedge designation. While the site is outside development limits, the proposed development would constitute an improvement to an existing green recreation asset and would therefore not constitute overdevelopment outside of developed areas.

The principle of the development in its proposed location is therefore supported by local and national planning policy and guidance.

Archaeology and Heritage

The site is located within the Pontcysyllte Aqueduct World Heritage Site and is partially located within a Scheduled Ancient Monument (SAM).

LDP Policy SP15 (Historic and Cultural Environment) requires development to conserve, protect and enhance nearby heritage assets and their settings including the World Heritage Site and Scheduled Monument.

LDP Policy BE1 (Pontcysyllte Aqueduct and Canal World Heritage Site) requires development to not harm the attributes of Pontcysyllte Aqueduct and Canal as a WHS and the site's Outstanding Universal Value, and for non-residential visitor attraction facilities to demonstrate that there will be no adverse impact on the Outstanding Universal Value of the Site and its setting.

A Heritage Impact Statement (HIS) and Archaeological Review have been prepared in support of this planning application. The HIS demonstrates that the proposed development would deliver the following benefits to the setting of the WHS:

- Serve a wider public benefit of providing safer access to the base of the aqueduct and the existing public right of way;
- Help to decrease any further erosion of the Aqueduct's sandstone piers; and
- Provide a safer means of navigating the steep ascent and descent of the surrounding landscape.

Balanced against minor changes to design and materials in the vicinity of the Aqueduct and the short-term impacts on the setting and landscape, the HIS concludes that no overall harm would be registered to the heritage significance of the Aqueduct or its setting.

The Archaeological Review identified several designated and non-designated archaeological assets in the vicinity of the site. The design of the proposed development has incorporated measures to avoid these features to prevent harm to them.

The proposed development therefore complies with local and national planning policies and guidance on heritage.

Ecology and Green Infrastructure

LDP Policy SP14 (Natural Environment) requires development proposals to protect, conserve and enhance the environment. Policy SP19 (Green Infrastructure) requires development to maintain and enhance the extent, quality and connectivity of multi-functional green infrastructure.

Policy NE1 (International and National Nature Conservation Designations) requires development to demonstrate that there would be no adverse impacts on the integrity of protected sites of international and national importance including Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC). Policy NE2 (Local Designations for Nature Conservation and Geological Importance) prohibits development that would adversely impact the importance of locally designated sites except in exceptional circumstances.

Policy NE3 (Trees, Woodlands and Hedgerows) prohibits development that would cause unacceptable harm to trees, woodlands and hedgerows.

The site is located within a Local Designated Site of Nature Conservation and Geological Importance. It is located adjacent to an SSSI and SAC associated with the River Dee.

The proposed development would constitute the enhancement of an existing recreational route. It would have no greater impact on the integrity of the locally, nationally and internationally designated conservation and nature sites that it is located within or adjacent to than the current footway.

Planning Policy Wales requires all planning applications to be accompanied by a Green Infrastructure Statement. For the proposed development this is set out in Section 5.4 of the Design and Access Statement that is included in this submission.

This submission includes a Preliminary Ecological Appraisal (PEA) and Arboricultural Impact Assessment (AIA). The PEA identifies habitats on the site with the potential to support protected or notable species including amphibians, reptiles, birds, bats, and badgers and recommends further surveys and measures during construction to ensure no negative habitat impacts.

The AIA confirms that the proposed development is not anticipated to require the removal of any trees in the area. The proposed works may encroach inside the root protection areas of two tree groups and one individual tree. While these incursions are unlikely to lead to significant impact on these trees, the proposed

development would be carried out in accordance with mitigation measures recommended in the AIA. This would prevent the development causing any unacceptable harm to trees in line with Policy NE3.

The proposed development therefore complies with the LDP's policies on ecology and green infrastructure.

Flood Risk and Drainage

LDP Policy SP18 (Climate Change) requires development proposals to avoid areas susceptible to flood risk and prevent development that increases flood risk. Policy DM1 (Development Management Considerations) requires proposals to not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage.

Future Wales Policy 8 (Flooding) requires development in National Growth Areas to manage flood risk. Planning Policy Wales requires development to ensure sustainable drainage systems are incorporated into design. It also requires development of over 100sqm to seek approval from the local authority in its SuDS Approving Body (SAB) role for its surface water drainage proposals.

WCBC in its capacity as the SAB has confirmed that separate approval for the proposed development's surface water drainage proposals will not be required alongside this planning application.

The site is located adjacent to an area along the River Dee that is designated as a TAN15 Flood Zone (C2) for river flooding.

The proposed development would follow the drainage strategy of the existing stepped access. Surface water running off the proposed development would shed into the adjacent vegetated area where it would likely be naturally infiltrated. Any overland flow would run into the stream to the east of the site and then into the River Dee.

A Drainage Strategy (Document Ref: 10058635-ARC-XX-ZZ-RP-CE-00001-P01) has been prepared to support this planning application. This indicates that the proposed development would result in a slight increase in impermeability of the site. However, since the proposed development largely aligns with the existing steps, the additional impermeable area added would be minimal.

The proposed development would therefore not lead to any significant increase in flood risk and therefore complies with local and national planning policies and guidance on flood risk and drainage.

Landscape and Design

Policy NE4 (Area of Outstanding Natural Beauty) only permits development within the AONB where it would conserve or enhance the natural beauty of the area and its setting. LDP Policy SP12 (Design Principles and Masterplanning Framework) requires development to be of a high quality, sustainable design that makes a positive contribution to the creation of locally distinctive places. Proposals are expected to demonstrate how they have taken into account the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

The site is located within the Clwydian Range and Dee Valley AONB.

A Landscape Statement has been prepared for this submission which considers the potential landscape character and visual amenity effects of the proposed development. This concludes that, by incorporating appropriate design measures and mitigation strategies, the proposals would be well-integrated into the landscape setting, improving the visitor experience and positively contributing to long-term management of the World Heritage Site.

The proposed development therefore complies with the LDP's policies on landscape and design.

Transport

LDP Policy SP11 (Transport and Accessibility) requires development to promote the increased use of walking and cycling. Policy T2 (Active Travel) supports development that would encourage and promote active travel.

The proposed development would provide a safe and attractive walking route for visiting the World Heritage Site, that would integrate with the safeguarded active travel route adjacent to the site. The proposed development therefore supports the LDP's policies on transport.

Tourism and Economic Development

LDP Policy SP8 (Economic Growth, Employment and Enterprise) states that Wrexham's tourism, culture, local distinctiveness and leisure assets are a key part of its economy, and that these should be maintained and enhanced. Policy SP13 (Health and Wellbeing) requires development to provide opportunities for healthy lifestyles and improving health and wellbeing, including mental health.

Policy BE1 (Pontcysyllte Aqueduct and Canal World Heritage Site) requires development within the WHS to consider its setting. Policy BE2 (Trevor Basin Masterplan Area) supports development proposals that contribute to the delivery of the Trevor Basin Masterplan and have no adverse impact on the WHS or its setting.

The proposed development would provide a more attractive and immersive experience that would enhance the user experience of a key Wrexham leisure and tourism asset. It would encourage outdoor recreation by improving the experience of walking around the area, thereby promoting healthy lifestyles.

The proposed development would respect and enhance the setting of the WHS. It accords closely with the proposed use of the site in the Trevor Basin Masterplan for a walkway that helps to enhance the visitor experience, giving visitors another view of the aqueduct itself.

The proposed development therefore complies with LDP policies on tourism and economic development.

Waste Management

Policy MW5 (Sustainable Waste Management) requires development to practice sustainable waste management and provide adequate facilities for waste collection, composting and recycling.

Any waste generated by construction of the proposed development will be stored, handled and transported in compliance with relevant legislation. Before construction commences, a scheme for the recycling and disposing of waste will be developed. In terms of waste generated during the operation of the proposed development, green waste associated with open space maintenance will also be disposed of in accordance with relevant legislation.

The proposed development therefore complies with the LDP's policies on waste management.

Coal Mining and Contaminated Land

LDP Policy DM1 (Development Management Considerations) requires development to ensure that any risks arising from past coal mining on site can be adequately managed. The LDP identifies the site as falling within a Coal and Development High Risk Area.

The proposed development would involve minimal ground disturbance below the surface level, minimising any risks associated with past coal mining on the site. The proposed development therefore complies with LDP policies on coal mining and land contamination.

6 Conclusion

This Planning Statement has considered the proposed development of Pontcysyllte Aqueduct Access Improvements against all the relevant national and local planning policies and has identified and assessed the principal issues. This assessment draws on the findings of the accompanying supporting documentation. This Planning Statement has summarised the findings of these documents where appropriate.

This Planning Statement has demonstrated that the proposed development is supported by policies in the LDP and the National Plan 2040. The proposal development would provide a safer and more attractive route for visiting the Pontcysyllte Aqueduct and Canal World Heritage Site that would respect the area's historic setting and have no greater impact on designated conservation and nature areas than the existing footway. It would maintain the openness of the site's Green Wedge location outside settlement limits and would enhance the local green infrastructure network. The proposed development is also in accordance with material considerations including Trevor Basin Masterplan, Planning Policy Wales, and relevant local planning guidance.

The supporting documentation for this planning application meets the Local Planning Authority's validation requirements and demonstrates that there are no constraints or restrictions that should prevent the proposed development achieving planning consent. In conclusion, we respectfully request that planning permission is granted for Pontcysyllte Aqueduct Access Improvements.

Arcadis Consulting (UK) Limited

5th Floor
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA
United Kingdom

T: +44 (0)192 580 0700

arcadis.com