

Trevor Basin – Site Arrival Area and Car Park

Pre-Application Consultation Report

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1 Introduction

1.1 Background

This Pre-Application Consultation (PAC) Report has been prepared by Arcadis Consulting (UK) Ltd, on behalf of [REDACTED] (the Applicant) in support of an application for planning consent in line with provisions of the Town and Country Planning (Development Management Procedure) (Wales) (amendment) Order 2016, for the creation of a primary arrival area, car and coach park at Trevor Basin, herein referred to as the 'Proposed Development' at Trevor Basin, Wrexham (Grid Reference SJ 27578 42570).

The planning application falls under the jurisdiction of Wrexham County Borough Council as local planning authority and comprises the following works, as described within the planning application submission:

'Construction of a new arrival point to Pontcysyllte Aqueduct & Canal World Heritage Site including car, coach and cycle parking; hard and soft landscaping; pathways for vehicles and active travel; a recreational walking and cycle route to the Aqueduct; woodland enhancement with additional planting and amenity green space; signage and wayfinding; drainage ponds; and additional fencing.'

1.2 Purpose of the Pre-Application Consultation Report

This report provides a detailed account of both the formal and informal pre-application consultation carried out by WCBC in relation to the Proposed Development. The report is structured as follows:

- **Legislative Context** – sets out the overall legislative context and approach to engagement.
- **Consultation Undertaken** – details the consultation carried out.
- **Consultation Feedback** – provides a summary of the responses received from specialist consultees and how these comments have helped shape the application.
- **Conclusions** – concludes the statement on the outcome of the PAC process.

2 Legislative Context

2.1 Overall Approach

The enactment of the Town and Country Planning (Development Management Procedure) (Wales) (amendment) Order 2016 introduced a statutory requirement for formal pre-application consultation in respect of all planning applications for 'major' development (outline or full) and applications for Developments of National Significance (DNS).

The definition of 'major' development is set out in Article 2 of the Town and Country Planning (Development Procedure) (Wales) Order 2012. This includes developments of over one hectare, which is applicable in relation to the Proposed Development.

The statutory requirement to undertake pre-application consultation in support of 'major' development proposals for which planning permission is being sought, requires certain publicity/consultation procedures to be followed. This includes advertising the full planning application submission within the public domain for a period of at least 28 days prior to formal submission.

The 28-day period is to be advertised through the display of a site notice and the serving of notices on adjoining landowners or occupiers of the application site. In addition, separate notices must be served on the relevant specialist and community consultees. All parties are required to respond with comments on the draft application documents in the 28-day period.

Community consultees comprise:

- Community Councils (this includes both town and community councils) relevant to the area in which the proposed development would be situated; and/or
- Councillors (local members) representing an electoral ward in which the proposed development would be situated.

Specialist consultees comprise those relevant from the list of consultees in Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (amendment) Order 2016.

The draft planning application drawings and documents are to be publicly available for all interested parties to view and comment on within the minimum 28-day time period.

A Pre-Application Consultation Report is then required to be prepared and submitted alongside the planning application. The PAC report must contain:

- a copy of the site notice;
- a declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;
- a copy of the notice given to owners and occupiers of adjoining land to the application site;
- copies of all notices provided to councillors, town and community councils, and specialist consultees;
- a summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers). The developer must confirm whether the issues raised have been addressed and if so, how they have been addressed; and
- copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.

The applicant has the freedom to choose the most efficient method for presenting the pre-application community consultation report, ensuring that the elements outlined in points (a) to (f) of paragraph 44 of the Town and Country Planning (Development Management Procedure) (Wales) (amendment) Order 2016 are adequately covered.

3 Community Engagement Process

3.1 Introduction

The Proposed Development has been subject to a pre-application consultation process in line with the legislative requirements. These have included informal discussions with WCBC Officers as well as the requirements set out in the previous section in relation to specialist and community consultees. The completed draft application documents have been available to the public for a period exceeding the 28-day minimum (documents have been available from 7th May to 3rd June 2024 inclusive). This section summarises the engagement activities that have been undertaken during this time.

3.2 Pre-Application Discussions with WCBC

As the determining authority for the planning application, WCBC has been a key consultee throughout the pre-application stage. Early engagement with WCBC Planning Department sought to identify the key planning issues to enable these to be addressed prior to the scheme development and the submission of the planning application.

Accordingly, a pre-application enquiry was submitted to WCBC on 20th September 2023. A formal written response was received on 1st March 2024, confirming matters in association with the proposed works. A copy of WCBC's pre-application advice is enclosed at Appendix A. The advice considered the development proposal as a whole, the local context and constraints for the proposal, and the relevant planning policy considerations. The formal response to the pre-application enquiry process has been useful in developing the scheme proposals and the engagement undertaken as part of this process.

3.3 Community and Stakeholder Engagement

As well as the pre-application consultation process set out below, the Proposed Development has been subject to a range of other community and stakeholder engagement activities. These are set out below:

Table 1 Community and Stakeholder Engagement Events

Stakeholder	Activity	Date
WHS Strategic Board	Project presentations and updates	9 th September 2021
		16 th May 2022
		18 th July 2022
		19 th May 2023
		14 th December 2023
		25 th April 2024
	Site visit	28 th September 2023
WHS Planning and Conservation Group	Project options presentations	11 th May 2023
		14 th September 2023
		6 th March 2024
Cefn Community Council	Project update	23 rd February 2024
	Feedback from public consultation	13 th June 2024

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Llangollen Rural Community Council	Project presentations	5 th December 2023
		6 th February 2024
	Feedback from public consultation	4 th June 2024
Local community	Public consultation events	12 th February 2024
		19 th February 2024
		21 st February 2024
		22 nd February 2024
		26 th February 2024

3.4 Statutory Pre-Application Consultation

In line with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the process of formal consultation has been undertaken in accordance with the prescribed procedures for pre-application consultation. Details of the relevant procedures can be found below.

The PAC period took place between 7th May and 3rd June 2024 inclusive. During this time, statutory and specialist consultees, the Community Council and neighbouring landowners were invited to review the draft application submission and provide comments prior to the formal planning submission to the Council.

A copy of the site notice advertising the pre-application consultation period is included in Appendix B. Site notices were displayed around the site on 7th May 2024 in the following locations:

- The gate entrance of the coach car park
- The entrance of the current car park
- The junction of Abernant Road opposite Springfield Villas
- Gas Works Hill
- King Street
- Outside the Post Office on the corner of Railway Road and Crane Street
- Gate 4 on Railway Road
- Queen Street

The positioning of the site notices in these locations ensured they were clearly visible and legible to anyone passing by without the need to specifically enter the site. It is noted that the site notices were displayed in excess of the 28-day pre-application consultation period.

Whilst the land immediately adjoining the site is owned by Solutia UK Ltd and the Canal and River Trust Wales, a number of agricultural tenants occupy the surrounding land, as well as the temporary access route. Letters and requisite notices were delivered to landowners immediately adjoining or occupying the application site. Copies of these letters and the accompanying notices are found at Appendix C.

Letters and notices were also sent to community consultees and specialist consultees on 7th May 2024. Copies of these letters and their accompanying notices are found at Appendix D.

The letters and notices provided details of where draft application documents could be viewed as well as information about how to comment. An email address was provided for respondents to send views and feedback about the proposals.

The full suite of the draft application documents was provided electronically on WCBC's dedicated website to comply with the mandatory PAC requirements. This information was made available over the 28-day requirement specifically for the PAC purposes. A comprehensive list of the application documents and drawings were provided. Snapshots of the website are included in Appendix E.

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The following community and specialist consultees were consulted in line with the guidance contained within Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order, having regard to the particular nature of the Proposed Development:

Specialist Consultees

- Welsh Water Development Services.
- Contaminated Land
- Environmental Health
- The Coal Authority
- Natural Resources Wales (NRW)
- CADW
- Canal and River Trust
- Heneb
- National Grid
- Health and Safety Executive (HSE)
- North Wales Fire and Rescue Service
- WCBC Highways Department

Community Consultees

- Cefn Community Council
- Llangollen Rural Community Council
- WCBC Councillor Derek Wright (Cefn East)
- WCBC Councillor Stella Matthews (Cefn West)
- WCBC Councillor Rondo Roberts (Llangollen Rural)

The requisite notices in line with the legislative framework issued to all parties as part of this consultation period were provided in both the English and Welsh language.

The dedicated website address was prominently displayed on the site notices. Additionally, the same web address was included in all notification letters sent directly to neighbouring landowners and occupiers. The letters and notices contained key information about how and where to access the documents online, including the nearest library opening times (Cefn Mawr Library).

In accordance with the legislative requirements, the foregoing account demonstrates that the application has been subject to extensive Pre-Application Consultation with the public, adjoining landowners, specialist and community consultees in line with the legislative context set out in Chapter 2 of this report.

4 Feedback Received and Design Response

This section provides an analysis of the responses received during the consultation period. This includes responses from statutory and specialist consultees, and representations received from members of the public or from landowners or occupiers adjoining the application site.

The paragraphs below also provide detail on how matters raised during consultation have been addressed in the application (where possible) and where necessary alterations have been made to the Proposed Development, if relevant.

4.1 Specialist Consultees

The following paragraphs summarises the specialist consultee responses. Full copies of the responses are provided at Appendix F.

Welsh Water Development Services (WW)

WW responded to the consultation on 17th May 2024 advising that no parts of any buildings will be permitted within the protection zone of the public sewer measured three metres either side of the centreline of the 150mm public sewer. WW strongly recommended the site layout take into account the location of the assets crossing the site.

WW highlighted that the Proposed Development is subject to Schedule 3 of the Flood and Water Management Act 2010, and will therefore require approval of Sustainable Drainage Systems (SuDS) features.

Contaminated Land Officer, WCBC

The Contaminated Land Officer responded on 29th May 2024 confirming agreement with the findings and recommendations of the Phase 1 Geo-Environmental Desk Study (Arcadis, January 2024). It was highlighted that a Phase 1 study would typically consider any previous land contamination assessments and reports, and reference was made to the potential applicability of a relevant Phase 2 report. The Contaminated Land Officer indicated potential planning conditions that would be applied to a future planning permission.

Environmental Health Officer, WCBC

A response from Environmental Health was received on 28th May 2024 recommending a Construction Management Plan (CMP) be provided in support of any planning application. The CMP should include details of dust, noise and vibration management so as to protect the amenity of nearby residents.

Environmental Health also set out the consultation response they would provide to WCBC planning department in relation to the planning application, which included restricting working hours to 07.30 to 18.00 Monday to Friday, 8.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. It was advised that WCBC had the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice. It was also advised that where appropriate, legal action would be taken against any noise complaints.

The Coal Authority

The Coal Authority responded on 21st May 2024 confirming that the site falls within the Development High Risk Area as defined by the Coal Authority, and highlighted the need for a Coal Mining Risk Assessment Report to accompany any formal planning application for the development. The Coal Authority recognised that the Phase 1 Geo-Environmental Desk Study Report (January 2024) identified and assessed the risks of former coal mining activity at the site and was therefore appropriate for submission as part of the formal planning application. The Coal Authority expressed their support for the proposal subject to the LPA imposing a pre-commencement condition in relation to the undertaking of intrusive ground investigations.

Natural Resources Wales (NRW)

Natural Resources Wales responded on 7th June 2024 requesting further information be provided on contaminated land, protected species, and protected sites. NRW recommended that a Phase 2 site investigation be carried out for the site in line with the statutory risk management frameworks and advice on land contamination, controlled waters, and groundwater protection. If the relevant information could not be provided as part of the planning application, NRW recommended any planning permission should include conditions relating to land contamination, remediation, and surface water drainage.

NRW recommended further information be provided to assess the potential impact of the Proposed Development on bats, great crested newts, and otters. It also requested further information on pollution prevention measures and non-native species management.

CADW

A response was issued by CADW on 29th May 2024 stating no objection to the proposal in regard to the scheduled monuments, registered historic parks and gardens or World Heritage Site (WHS). CADW further recognised that the Proposed Development is in general beneficial to the setting of the WHS.

CADW detail the significance of a branch canal (known as the Kynaston Arm) and note that the supporting documentation makes reference to long-term proposals for the line of the canal to be used as a footpath and heritage trail connecting Cefn Mawr to the Trevor Basin, although this is not indicated in the consultation plans, with the line of the canal inside the red line boundary left blank. CADW requested that this corridor be protected and marked on the plans submitted with the application.

Canal and River Trust (CRT)

The Canal and River Trust responded on the 3rd June 2024 raising concerns in relation to the interface with Bridge 30W and the towpath, and highlighting the need for a suite of supporting documents.

CRT confirmed that the path connects to their land at Bridge 30W Rhosycoed Roving Bridge, and that any excavation works here may uncover and disturb the buried bridge. As such further details are required in relation to:

- Methodology of works
- Cross sections illustrating the interface of the Proposed Development with Bridge 30W
- Details of the footpath approach including levels and sections
- Details and sections illustrating the connection to the towpath and relationship with the bridge structure.

It was also requested that the heritage assessment provide further detail in relation to the transition onto CRT's land, specifically around Bridge 30W.

CRT requested further details on land contamination, drainage for the car parking area, detailed ecology surveys, a lighting plan, and details of litter bins and management.

In its capacity as a landowner of a parcel of land within the site at the terminus of the canal next to Rhosycoed Roving Bridge, CRT requested that this land either be removed from the application boundary or the appropriate notices be served upon submission of the application.

Heneb

A response was received from Heneb on the 14th May. This recommended further works (also recommended in the desk-based heritage assessment prepared for the planning submission) including an earthwork survey, topographic survey, and historic building recording of all upstanding remains within the site completed to a level 2 archaeological building recording standard.

Heneb recommends that trial trenching should not be done on the site due to likely contamination, health risks, and the minimal impact on archaeology from the Proposed Development.

Heneb is in agreement with the proposed mitigation strategy but recommends that minor landscaping and ground intervention on or near the former Plas Kynaston Canal Branch to the north of the site should be avoided.

National Grid

National Grid issued a response on the 27th May 2024 confirming that there are no National Grid Electricity Transmission assets affected in this area.

Health and Safety Executive (HSE)

HSE issued a response on the 16th May confirming the Proposed Development is in the inner consultation zone of a site which has been granted hazardous substance consent by WCBC – namely the Flexsys Rubber Chemicals Limited site.

HSE confirmed that it understands the site has been decommissioned and recommended that WCBC in its capacity as the hazardous substances authority formally revoke hazardous substance consent for the site.

North Wales Fire and Rescue Service (NWFRS)

NWFRS responded on the 8th May 2024 highlighting initial firefighting would be by way of fire appliance tank supply. Regarding access, NWFRS specified suitable access widths are to be afforded to ensure emergency access by fire appliances at all times.

4.2 Community Consultees

The following paragraphs summarises the community consultee responses. Full copies of the responses are provided at Appendix F.

Responses from Members of the Public

Three responses were received from members of the public. Key issues to be raised within these responses are as follows:

- Encouraging more mention of the community, with appropriate linkages made to build vibrant and viable communities
- Concern regarding increased traffic and footfall as a result of the Proposed Development.
- Concern that the proposal would be noisy and disruptive during construction.
- Highlighted the current issues at the site, including large crowds and inappropriate uses of the car park (e.g. racing). The response requested that the car park be closed from 6pm to 6am to prevent this.
- Concern with the proposed use of Hoggins along the proposed cycle route and suggested use of tarmac as a more appropriate solution.
- Suggestion that additional cycle storage proposed at the car park would be more appropriately placed at the aqueduct itself.
- Suggestion that the shared use cycleway connecting the car park to the pathway to Cefn Mawr, as shown at figures 04-03 and 04-04 of the Design and Access Statement, be included in the final plans.
- Concern that WCBC and taxpayers would be liable for remediation of the site.

4.3 Response to Feedback Received

The response to feedback received, including amendments to the proposals or otherwise is summarised in Table 1.

Table 2 Responses to Feedback Received During the Pre-Application Consultation

Consultee	Key Comments / Themes Raised	Design / Other Response
Welsh Water	No buildings permitted within three metres of the public sewer centreline. Site layout to consider location of public sewer assets.	The application does not include for any building at this stage but does identify a potential location for a future kiosk and toilet block. The proposed location is 28m away from the public sewer centreline. The site layout has been developed to respond to all site assets. The layout ensures that access to these assets remains unimpeded, allowing for any necessary maintenance or emergency interventions.
Contaminated Land Officer	Draft conditions provided to be attached to future planning permission.	These are noted.
Coal Authority	A Coal Mining Risk Assessment Report is required for the planning application	A Coal Mining Risk Assessment is included within the Planning Submission.
Environmental Health Officer	Construction Management Plan required.	This would be developed prior to works commencing on site.
Natural Resources Wales	Requests for further information.	These are noted. Ongoing dialogue will take place during the planning process. A number of specific comments may be dealt with through planning conditions at the appropriate stage.
Cadw	Protection of Kynaston Arm canal corridor – to be highlighted on submitted plans.	Relevant plans have been amended to highlight the Kynaston Arm canal corridor and ensure its protection.
CRT	Number of comments made in relation to potential environmental impacts. Request for outcomes of ecological surveys. Suggestion for a lighting plan to be included with the planning application.	Further, detailed information relating to ecology and lighting is included with the supplementary documents supporting the planning application.
Heneb	Advises minimal ground intervention near former Plas Kynaston Canal Branch.	These are noted.
North Wales Fire and Rescue Service (NWFRS)	Requires suitable access widths for emergency fire appliance access.	The access route retains the existing highway entrance width, which allowed for HGV vehicle entry on the former use.

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Public comments	Comments relating to environmental disturbance during construction works.	A Construction Management Plan, covering best practice measures associated with, for example noise, air quality, dust management during construction will be prepared prior to any works commencing on site.
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5 Summary

The purpose of the Pre-Application Consultation activity has been to ensure that relevant consultees and members of the public within the local community have been informed of the Proposed Development and allowed the opportunity to make representations on the draft proposals.

This Pre-Application Consultation Report provides a full and detailed record of the consultation undertaken, which has continued throughout the development of the scheme proposals up until the submission of the planning application. The report has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Appendix A

WCBC Pre Application Notice

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

[REDACTED]
[REDACTED]
Gwyn Humphreys
01978 298782
gywn.humphreys@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**ARRIVAL POINT AND CAR PARK FOR AQUEDUCT WORLD HERITAGE SITE at:
FORMER FLEXYS RUBBER CHEMICALS, ABERNANT, ACREFAIR, WREXHAM, LL14 3SL**

I refer to your pre-planning application enquiry submitted to the Local Planning Authority, dated [REDACTED]

The following advice is given on the basis of the planning policy framework applicable to the proposed development in this location, the details submitted, and a desktop assessment of the application site.

In the assessment of any future planning application, I would advise the following planning policy and guidance is likely to be of relevance:

National Planning Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12)
- Technical Advice Note 5: Nature Conservation & Planning
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 13: Tourism
- Technical Advice Note 15: Development & Flood Risk
- Technical Advice Note 18: Transport
- Technical Advice Note 23: Economic Development
- Technical Advice Note 24: The Historic Environment

Local Planning Policy

- Adopted Wrexham Local Development Plan (2013-2028):
 - SP2: Location of Development
 - SP5: Planning Obligations
 - SP8: Economic Growth, Employment and Enterprise
 - SP11: Transport and Accessibility
 - SP12: Design Principles and Masterplanning Framework

- SP13: Health and Wellbeing
 - SP14: Natural Environment
 - SP15: Historic and Cultural Environment
 - SP18: Climate Change
 - SP19: Green Infrastructure
 - NE1: International and National Nature Conservation Designations
 - NE2: Local Designations for Nature Conservation and Geological Importance
 - NE3: Trees, Woodlands and Hedgerows
 - NE4: Area of Outstanding Natural Beauty
 - NE6: Waste Water Treatment and River Water Quality
 - BE1: Pontcysyllte Aqueduct and Canal World Heritage Site
 - BE2: Trevor Basin Masterplan Area
 - DM1: Development Management Considerations
 - T1: Managing Transport Impacts
 - T2: Active Travel
 - T3: Passenger Transport
 - MW5: Sustainable Waste Management
- Wrexham Local Planning Guidance Notes:
 - 07: Landscape and Development
 - 15: Cycling
 - 16: Parking Standards
 - 17: Trees and Development
 - 23: Development of Sites with Land Contamination
 - 24: Designing out Crime
 - 26: Landscape and Industrial Development
 - 30: Design
 - 32: Biodiversity and Development
 - 33: Pontcysyllte Aqueduct & Canal

Relevant Planning History

From a review of the Council's records, the site appears to have the following recent planning history of relevance:

CB03041: Construction of new road, tanker off-loading building and associated control room; Decision: Granted; Dated: 23/04/1999.

Principal Planning Constraints

- River Dee and Bala Lake SAC Freshwater Catchment
- Coal Development High Risk Area
- World Heritage Site Buffer Zone
- Flood Map for Planning Zone 3 [Surface Water & Small Watercourses]
- Within vicinity of Clwydian Range & Dee Valley AONB
- Within Trevor Basin Masterplan Area

The Proposal

The proposal relates to the development of a new 'arrival point' and car/bus park for the Pontcysyllte Aqueduct and Canal World Heritage Site at the former Flexys site, together with a new pedestrian link from the proposed car parking area to the Trevor Basin.

Officer Appraisal

Principle of Development

Policy BE2 (Trevor Basin Masterplan Area) of the adopted Wrexham Local Development Plan is of principal relevance, and states the following:

“The Trevor Basin Masterplan Area, as shown on the proposals map, is identified for mixed use tourism led regeneration including land which is allocated for housing development (see policy H1). Development proposals which contribute to the delivery of the Trevor Basin Masterplan, and which have no adverse impact upon the outstanding universal value of the World Heritage Site or its setting, will be supported. The Masterplan area includes land which is designated as a part of the River Dee and Bala Lake Special Area of Conservation. All proposals under this policy will therefore need to demonstrate compliance with NE1”.

The supporting text for Policy BE2 states that in all cases, development proposals should safeguard the Pontcysyllte Aqueduct and Canal World Heritage Site status and proposals should comply with LDP Policy NE1, particularly in regard to recreational pressures along the River Dee.

LDP Policy BE1 (Pontcysyllte Aqueduct and Canal World Heritage Site) is also of relevance given the subject site's location within the WHS Buffer Zone, and reads:

“Development will only be permitted where it would not harm the attributes which justified the inscription of the Pontcysyllte Aqueduct and Canal as a World Heritage Site and the site's Outstanding Universal Value. The following are considered to be key material considerations:

- i. The authenticity and integrity of the attributes that contribute to the Outstanding Universal Value of the World Heritage Site including views, and features of cultural, artistic, historical, social and natural environmental importance;*
- ii. The setting of the World Heritage Site and attributes important to the Outstanding Universal Value of the site present within the Buffer Zone”.*

The subject site lies within the Acrefair/Cefn Mawr settlement boundary as per the LDP, and within the defined Trevor Basin Masterplan area. The above policies contained within the LDP are generally supportive of the proposals, subject to them not causing any adverse impact upon the outstanding universal value of the WHS and its setting. As such, in-principle there are no objections to the development proposed in policy terms.

Design & Visual Impact

LDP Policy SP12 requires all development proposals to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places. LDP Policy DM1 adds to this, and states that all proposals must accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping. Local Planning Guidance Note 30 also provides detailed advice in terms of design, whilst TAN 12 (Design) provides further design-specific guidance at a national level.

The proposals, as shown on the submitted General Arrangement Plan, appear to be well thought-out and the extensive areas of greenery/planting/landscaping are supported. Further, the use of appropriate hard landscaping features, as shown on the submitted plan, is supported and would help to soften the overall visual impact of the scheme. It is questioned, however, whether the proposed use of asphalt for the coach parking/turning area could be re-visited given its harsh appearance and its location within one of the most prominent parts of the site. Ultimately, full details of both hard and soft landscaping features should be submitted as part of a planning application, although these could also be subject to pre-commencement conditions if preferred.

It is further considered that details of existing and proposed levels would be required to enable a full assessment of the proposals to be made as part of a planning application.

In light of the above, it is considered the proposals are of an appropriate design in visual terms, although consideration should be given to the comments with regards to the coach parking area and levels details.

Impact upon Neighbouring Residential Privacy & Amenity

Policy DM1 (Criterion B) of the Adopted Wrexham LDP confirms that development proposals must not have an unacceptable effect on the amenity of the occupiers of nearby properties/land.

Noting the scale and nature of the proposals, it is considered likely there would be some disruption to nearby residents during construction works, however it is acknowledged these would be only short-term and would be inevitable as part of any development of the site. The Authority's Public Protection Team would likely recommend attaching several informative notes in this regard to any future planning permission granted to ensure the developer is aware of their responsibilities with regards to construction noise, dust etc. It may also be necessary to secure the submission of a Construction Environmental Management Plan (CEMP) as part of any planning permission granted to cover issues such as hours of working and construction traffic during the construction of the development.

The Public Protection Team have been consulted as part of this pre-application enquiry, and have noted that there may be potential for nearby residents to be impacted by visitors comings and goings from the proposed car/coach park. However, given the distance to neighbouring dwellings, I consider the potential for this to cause any unacceptable impacts upon neighbours would be limited on this occasion, particularly when considering part of the site is already host to a car park for use by visitors to the WHS. Notwithstanding this, considering the Public Protection Officer has raised this as a potential issue, it would be advisable for a planning application to be accompanied by a Noise Survey to establish what impact the development is likely to have in noise terms upon nearby residential occupiers.

Highway Safety & Parking Provision

Wrexham Local Planning Guidance Note 16 sets out the Authority's position with regard to parking provision. Policies SP11, DM1, T1 and T2 of the LDP are also of relevance, as well as TAN 18.

Although the Local Highway Authority has been consulted as part of this pre-application enquiry, unfortunately no response has been received at the time of writing.

From the information submitted, it is considered that the development is not likely to lead to an increase in the overall number of vehicular movements to and from the vicinity of the WHS, and that the proposed car park would simply replace the existing car parks serving the WHS and Trevor Basin visitor attractions. As such, if this is the case, it is not anticipated there would be any issues in terms of additional traffic generation along the highway network within the locality.

Clearly it would be necessary for the appropriate visibility splays to be provided at the proposed site access, in accordance with the requirements of Technical Advice Note 18, Manual for Streets and DMRB. The full extent of proposed visibility splays should be included on an Access Plan as part of a planning application. In addition, I would advise that full details of access width, access radii and access gradient, together with any surface water drainage features, are included on a scaled Access Plan.

It would also be necessary for sufficient manoeuvring space to be provided on-site for the parking/turning of cars and coaches. Details of this should be submitted as part of a planning application.

Furthermore, Policy 12 of *Future Wales: The National Plan 2040* requires at least 10% of all new non-residential car parking spaces to be served by EV chargers. This requirement would be applicable to the proposed development, and therefore such provision should be clearly shown on the submitted plans as part of a planning application; including the locations of the EV chargers and elevational drawings or brochure details of the proposed charging units.

Ecology & Biodiversity

LDP Policies SP14, NE1, NE2, NE3 and DM1 all seek to protect biodiversity and ecological interests within the County Borough, and also seek to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality. Chapter 6 of Planning Policy Wales, TAN 5 and Local Planning Guidance Note 32 also provide further detailed advice with regard to ecological matters.

Although the Authority's Ecology and Arboricultural Officers have been consulted as part of this pre-application enquiry, unfortunately no responses have been received at the time of writing.

Given the scale and nature of the proposals, together with the nature of the subject site, any planning application would need to be accompanied by a Preliminary Ecological Appraisal as a minimum to allow the Local Planning Authority and Natural Resources Wales to fully assess any potential impacts upon protected sites and protected species.

Furthermore, in accordance with the requirements of Chapter 6 of Planning Policy Wales (Edition 12), a planning application would also need to be accompanied by a detailed Green Infrastructure Statement, which demonstrates how the 'step-wise' approach has been followed in the preparation of the site's design.

Chapter 6 of PPW also confirms that if any trees on-site are to be lost (or have already been lost) then they would need to be replaced by suitable native species trees at a ratio of 1:3. Given the number of trees on the site at present, it would also be advisable for a planning application to be accompanied by an Arboricultural Impact Assessment.

Policy 9 of Future Wales and Chapter 6 of PPW also set-out a requirement for net benefit for biodiversity to be provided as part of all development proposals. Thus, a planning application should be accompanied by a detailed Net Benefit for Biodiversity Plan, which sets-out what measures have been incorporated into the site's design to provide a net benefit for biodiversity on the site and within its environs.

Full details of all landscaping should be submitted up-front as part of a planning application, although these details could alternatively be subject to a pre-commencement condition. It is also likely that a landscaping management plan would be required by way of a condition as part of any planning permission granted.

Natural Resources Wales would be a statutory consultee as part of a future planning application, and as such you may wish to seek pre-application advice from NRW.

SuDS

Given the scale of the proposed development, separate SuDS approval will also be required from the SuDS Approval Body (SAB) prior to the commencement of any development on-site. Welsh Government guidance on this can be viewed here:

<https://www.gov.wales/sites/default/files/publications/2019-06/statutory-guidance.pdf>.

Historic Environment

As noted above, the site is located within the buffer zone of the WHS. CADW would be a key consultee as part of a future planning application, and it would therefore be advisable to seek the views of CADW prior to the submission of a planning application.

The Authority's Conservation Officer has been consulted, and has responded with the following comments:

"The application is part of the former Monsanto (and then later Flexys) chemical and rubber works which was a dominant presence physically and socially in the area. Since the site's closure, the buildings have been cleared but the site remains undeveloped and it is now a barren wasteland standing between Cefn-Mawr and Trevor with little indication of its historic importance or function.

Despite its condition, the site remains significant from a heritage perspective through providing clear evidential, historical and communal values which make up significance. An historic site which has gone through several uses and expansion but still contains important evidential value of the how the site has developed and changed from its once agricultural character to one of heavy industry in the form of a foundry, pottery, chemical works, gas works, with direct links to the now inscribed World Heritage Site of the Pontcysyllte Aqueduct and canal which is of global significance. The site also has historic value and aids understanding of how people lived and worked having employed hundreds of people locally and along with other nearby industries working and manufacturing from the abundant deposits of coal, iron and clay such as the J.C. Edwards Brick and Tile Works, attracted many more workers and their families to the area. As well as creating social changes the increase in population called for the construction of new homes, roads, working clubs, public houses, chapels, shops etc. forever shaping the towns and surrounding infrastructure. In a similar vein, the site has played an important part in the collective experience and memories of many people in the area and so has communal value. Many people have worked the site at one point or been friends with or related to someone who has, many of whom are still alive today. Whilst the site in its current dilapidated and vacant form, and the concerns over contaminated land may mean it is not cherished or valued in the way other sites may be, still remains important locally and plays a part of a national and international story.

However, the site's condition makes it very hard to understand or appreciate this significance, for instance many people are unaware of the Plas Kynaston Branch Canal which linked it to the Pontcysyllte WHS and was a key contributor to making the site a viable centre of industry. As such many people remain unaware that the Pontcysyllte WHS is far more than the immediate boundary of the inscribed canal, the overlooked surrounding area piling in comparison with the impressive edifice of the aqueduct. This proposal before us now, provides a significant opportunity to re-establish the historic link between the aqueduct, Trevor Basin and Cefn-Mawr. The intention is to create a new visitors car park for the aqueduct and basin, but located on part of the former Monsanto site, accessed through the current overflow car park. Moving of the car park will allow for a direct pedestrian footpath from the new car park to the basin entrance via an existing underpass under the main road.

We are supportive of this in principle, and welcome the re-use of the Monsanto site to support the canal and basin once more. However, it is unclear from the plans whether any interpretation will be included to explain this historically important and often overlooked site and how it contributes to the outstanding universal value of the WHS. The site plan submitted prescribes a range of surfacing materials for pathways, roadways and parking bays, but it is unclear whether the choice of material has any relationship to the site/locale, is the proposed black/grey gravel supposed to be indicative of the nearby coal working for example, could terracotta or brick be used to reflect the former pottery and nearby brick and tile works perhaps?

In summary, whilst the site is vacant it remains an important site of industrial heritage with significant local connections. The proposal which is supported in principle, will make use of and offer some enhancement to part of the unused site, strengthen the historic links to the WHS and

provide an improved visitor experience. However, it is unclear whether the design and materials proposed offer the best opportunity to explicitly tell the story and history of the area, and so enhance the important character areas through improving understanding and appreciation. We would welcome further discussion ahead of a planning application submission to understand what interpretation, if any is proposed, and whether the materials and design proposed best reflect the sites industrial heritage. We do have some concern that a potentially generic approach and palette of materials is being put forward when there is scope to better relate and explain this unique site and heritage of the area”.

I would advise that consideration and attention is given to the above comments prior to the submission of a planning application.

Land Contamination

The Authority's Contaminated Land Officer has been consulted and has commented as follows:

“Contaminated Land: Due to the potential for contamination issues as a result of the historical use (former chemical works) of the land in this area, I would recommend that any future planning consent is conditioned so as to ensure that any potential contamination issues are adequately dealt with, the standard conditions are as follows:

Conditions:

Phased Investigation - Contaminated Land

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Verification Report - Contaminated Land

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority”.

Coal Mining Risks

The site is located within a Coal Mining Development High Risk Area. As a result, any future planning application will need to be accompanied by a Coal Mining Risk Assessment. The assessment will need to be completed by a suitably qualified and experienced consultant, who is competent in dealing with issues of ground stability and mining legacy issues. As part of a future planning application, the Local Planning Authority would consult with The Coal Authority.

Conclusion

Based upon the information submitted as part of this pre-application enquiry, it is considered that the principle of the development is likely to be acceptable, subject to the development not causing any harmful impact upon the character and setting of the WHS. Whilst only limited plans and details regarding the design and layout of the proposals have been provided at this stage, given the site's context and the nature of the development, no large-scale design and visual impact concerns are raised at this stage, however consideration will need to be given to the comments of the Conservation Officer. Further information will be needed with regards to highways, ecology, trees, coal mining risks and the historic environment as part of any planning application.

I would ask that close attention is paid to the contents of this letter in-full prior to the submission of a planning application to the Local Planning Authority.

Validation Requirements

A formal planning application must be accompanied by the following information in order to be validated:

- Completed planning application form;
- Site location plan with the land subject of the application edged red 1:1250 / 1:2500 scale;
- Detailed existing and proposed site / block plans showing the proposals, drawn to a suitable scale;
- Proposed floor and elevation plans, drawn to a suitable scale (for any buildings);
- Access Plan, drawn to a suitable scale;
- Planning application fee;
- Preliminary Ecological Appraisal;
- Tree Survey;
- Coal Mining Risk Assessment; and
- PAC Report (if a Major application)

Please note that the above advice has been based upon the details submitted; if any details have been altered, left out or are inaccurate then it may affect the validity of this response. The views provided are made without prejudice to any formal decisions of the Local Planning Authority, and are the informal views of an Officer of the Council and do not commit the Council in the determination of a formal application that may be submitted.

If you have any queries or require any further assistance, please do not hesitate to contact the office at the above address or telephone number.

Yours Sincerely,

Gwyn Humphreys

*Swyddog Arweiniol - Rheoli Datblygiadau / Lead Officer – Development Management
Economi a Chynllunio / Economy and Planning
Cyngor Bwrdeistref Sirol Wrexham / Wrexham County Borough Council*

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Appendix B

Site Notice Advertising Pre-Application Period

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion
cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y
datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn
uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am
ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio
dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a
ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno
sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod
unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.



Datblygiad Arfaethedig yn
Ysbyty Maes Parcio, Stryt y
Frenhines, Cefn Mawr,
Wrexham, LL14 3NN

Rwyf yn hysbysu bod **Cyngor Bwrdeistref Sirol Wrexham**

yn bwriadu gwneud cais am ganiatâd cynllunio i : ar gyfer man cyrraedd a maes parcio
newydd yn bennaf ar gyfer Safle Treftadaeth y Byd Dyfrbont a Chamlas Pontcysyllte,
ac mae'n cynnwys: manau parcio ceir, bysiau a beics, llwybrau ar gyfer cerbydau a
theithio llesol, arwyddion, cyfeirbyst, ffensys ychwanegol a llwybr cerdded a beicio at
ddibenion hamdden i Ddyfrbont a Chamlas Pontcysyllte drwy Fasn Trefor.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn

<https://www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/> ac mae
cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Cefn
Mawr**, Plas Kynaston, Cefn Mawr, Wrexham, LL14 3AT Yn ystod oriau agor
arferol - Dydd Llun 1pm - 5.30pm, Dydd Mercher 1pm - 5.30pm, Dydd Iau 1pm -
5.30pm, Dydd Gwener 9am - 5.30pm. Mae'n rhaid i unrhyw un sy'n dymuno
gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/ yr
asiant yn ; pontcysyllte@wrexham.gov.uk

Erbyn: 3 o Mehefin 2024

Llofnod:



Dyddiad: 7 o Mai 2024

Town and Country Planning (Development Management Procedure) (Wales) Order
2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.



Proposed development at **Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN**

I give notice that **Wrexham Country Borough Council**

is intending to apply for planning permission for a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS), and includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <https://www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/> and computer facilities are available to view this information online at: Cefn Mawr Library, Plas Kynaston, Cefn Mawr, Wrexham LL14 3AT during normal opening hours - Monday 1pm - 5.30pm, Wednesday 1pm - 5.30pm, Thursday 1pm - 5.30pm, Friday 9am - 5.30pm. Anyone who wishes to make representations about this proposed development must write to the applicant at pontcysyllte@wrexham.gov.uk

By: **3rd June 2024**

Signed:



Date: 7th May 2024

Appendix C

Landowner Notice

I'r Perchennog / Deiliad

Dyddiad/Date
Gofynner am/Ask for

7 o Mai 2024
Mike Bather

E-bost/E-mail

pontcysyllte@wrexham.gov.uk

**GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI
DATBLYGU) (CYMRU) 2012: HYSBYSIAD CYHOEDDUSRWYDD AC
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO DAN
ERTHYGLAU 2C A 2D**

Annwyl Berchennog / Breswlydd,

Mae **Cyngor Bwrdeistref Sirol Wrecsam** yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer man cyrraedd a maes parcio penodol ar gyfer Safle Treftadaeth y Byd Dyfrbont Pontcysyllte a'r Gamlas ym **Maes Parcio, Stryt y Frenhines, Cefn Mawr, Wrecsam, LL14 3NN**

Mae'r Cyngor bellach yn cynnal ymgynghoriad cyn ymgeisio statudol. Mae'r hysbysiad amgaeedig yn egluro:

A) Yn lle fedrwch chi weld y cais cynllunio drafft.

B) Sut i wneud sylw am y datblygiad arfaethedig yn uniongyrchol i Gyngor Bwrdeistref Sirol Wrecsam.

Bydd yr holl ymatebion i'r ymgynghoriad yn cael ei hadolygu yn yr adroddiad ar yr Ymgynghoriad Cyn Ymgeisio.

Y dyddiad cau ar gyfer cyflwyno sylwadau ydi diwedd y dydd, 3 o Mehefin 2024.

Cofion cynnes



Mike Bather

**Rheolwr Prosiect Adfywiad - Safle Treftadaeth y Byd Dyfrbont Pontcysyllte a'r Gamlas
Regeneration Project Manager - Pontcysyllte Aqueduct and Canal World Heritage Site**

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol;
ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.



Datblygiad Arfaethedig yn
Ysbyty Maes Parcio, Stryt y
Frenhines, Cefn Mawr,
Wrexham, LL14 3NN

Rwyf yn hysbysu bod **Cyngor Bwrdeistref Sirol Wrexham**

yn bwriadu gwneud cais am ganiatâd cynllunio i : ar gyfer man cyrraedd a maes parcio newydd yn bennaf ar gyfer Safle Treftadaeth y Byd Dyfrbont a Chamlas Pontcysyllte, ac mae'n cynnwys: mannau parcio ceir, bysiau a beics, llwybrau ar gyfer cerbydau a theithio llesol, arwyddion, cyfeirbyst, ffensys ychwanegol a llwybr cerdded a beicio at ddibenion hamdden i Ddyfrbont a Chamlas Pontcysyllte drwy Fasn Trefor.

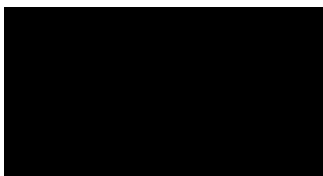
Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn <https://www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/> ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Cefn Mawr**, Plas Kynaston , Cefn Mawr, Wrexham , LL14 3AT Yn ystod oriau agor arferol - Dydd Llun 1pm - 5.30pm , Dydd Mercher 1pm - 5.30pm , Dydd Iau 1pm - 5.30pm , Dydd Gwener 9am - 5.30pm. Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/ yr asiant yn ; pontcysyllte@wrexham.gov.uk

Erbyn: 3 o Mehefin 2024
Llofnod:

Dyddiad: 7 o Mai 2024



Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
www.wrexham.gov.uk www.wrexham.gov.uk
Cyfnewid Testun/Text Relay: 18001



To The Owner / Occupier

Dyddiad/Date
Gofynner am/Ask for

7th May 2024
Mike Bather

E-bost/E-mail

pontcysyllte@wrexham.gov.uk

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012: PUBLICITY AND CONSULTATION
BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES
2C AND 2D.**

Dear Owner/Occupier.

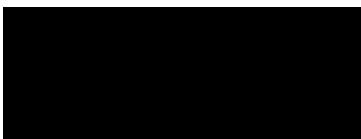
Wrexham County Borough Council intends to apply for planning permission for a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS) at **Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN**

It is now carrying out formal Statutory Pre-Application Consultation. The attached Notice explains:

- A) Where you can view the draft planning application.
- B) How to comment directly to Wrexham County Borough Council about the proposed development.

All Consultation responses will be reviewed in the Pre-Application Consultation (PAC) report.

Please submit comments by close of business on **3rd June 2024**.



Mike Bather

**Rheolwr Prosiect Adfywiad - Safle Treftadaeth y Byd Dyfrbont Pontcysyllte a'r Gamlas
Regeneration Project Manager - Pontcysyllte Aqueduct and Canal World Heritage Site**

Town and Country Planning (Development Management Procedure) (Wales) Order
2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.



Proposed development at **Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN**

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is intending to apply for planning permission for a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS), and includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin.

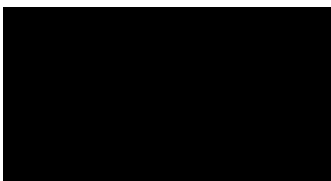
You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <https://www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/>

and computer facilities are available to view this information online at: Cefn Mawr Library, Plas Kynaston, Cefn Mawr, Wrexham LL14 3AT during normal opening hours - Monday 1pm - 5.30pm, Wednesday 1pm - 5.30pm, Thursday 1pm - 5.30pm, Friday 9am - 5.30pm. Anyone who wishes to make representations about this proposed development must write to the applicant at pontcysyllte@wrexham.gov.uk

By: **3rd June 2024**



Date: 7th May 2024

Appendix D

Community and Specialist Consultee Notice

ATODLEN 1C Erthygl 2D
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru)
2012
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGL 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.



Datblygiad Arfaethedig yn Ysbyty
Maes Parcio, Stryt y Frenhines,
Cefn Mawr, Wrecsam, LL14
3NN

Rwyf yn hysbysu bod **Cyngor Bwrdeistref Sirol Wrecsam**

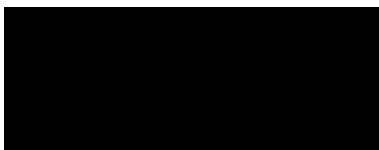
yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer: ar gyfer man cyrraedd a maes parcio newydd yn bennaf ar gyfer Safle Treftadaeth y Byd Dyfrbont a Chamlas Pontcysyllte, ac mae'n cynnwys: mannau parcio ceir, bysiau a beics, llwybrau ar gyfer cerbydau a theithio llesol, arwyddion, cyfeirbyst, ffensys ychwanegol a llwybr cerdded a beicio at ddibenion hamdden i Ddyfrbont a Chamlas Pontcysyllte drwy Fasn Trefor.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad yn pontcysyllte@wrexham.gov.uk yn erbyn 3 o Mehefin 2024

Dylai pob gohebiaeth defnyddio'r enw'r cynllun: **Maes Parcio, Stryt y Frenhines, Cefn Mawr, Wrecsam, LL14 3NN**

Llofnod:



Dyddiad: 7 o Mai 2024

**Town and Country Planning (Development Management Procedure) (Wales)
Order 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D**

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.



Proposed development at
**Car Park, Queen Street,
Cefn Mawr, Wrexham, LL14
3NN**

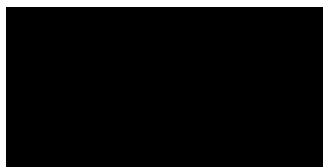
I give notice that **Wrexham Country Borough Council**

is intending to apply for planning permission for: for a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS), and includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to pontcysyllte@wrexham.gov.uk by 3rd June 2024.

All correspondence should quote the scheme name: **Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN**



Date: 7th May 2024

Appendix E

Website Detail



Management Documents

Documents about the inscription of Pontcysyllte Aqueduct and Trevor Canal as a World Heritage Site

"The organisations working in partnership to care for the Pontcysyllte Aqueduct and Trevor Canal World Heritage Site are responsible for setting out the plans to protect and preserve the outstanding universal value of the site for the wider global community and future generations."

The following reference documents outline their vision, management plans and policy frameworks

[WHS MANAGEMENT PLAN 2009](#)[WHS NOMINATION DOCUMENT 2009](#)[WHS MANAGEMENT PLAN 2019-2029](#)[LOCAL PLANNING SUPPLEMENTARY GUIDANCE NOTE](#)[CEFN MAWR AND DISTRICT UNDERSTANDING URBAN CHARACTER - CADW](#)[LEVELLING UP FUNDING APPLICATION](#)[TREVOR BASIN AND SURROUNDING AREA MASTERPLAN](#)

Wrexham Country Borough Council is intending to apply for planning permission for a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS), and includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin.

Anyone who wishes to make representations about this proposed development must write to the applicant at pontcysyllte@wrexham.gov.uk or Regeneration Team, Wrexham County Borough Council, Guildhall Hall, Wrexham, L11 1AY

[APPLICATION FORM](#)[TREVOR BASIN CAR PARK CULTURAL HERITAGE DBA](#)[TREVOR BASIN CAR PARK PHASE 1 DESK STUDY](#)[TREVOR BASIN CAR PARK TRANSPORT ASSESSMENT](#)

Regeneration Team, Wrexham County Borough Council, Guildhall Hall, Wrexham, L11 1AY

[APPLICATION FORM](#)[TREVOR BASIN CAR PARK CULTURAL HERITAGE DBA](#)[TREVOR BASIN CAR PARK PHASE 1 DESK STUDY](#)[TREVOR BASIN CAR PARK TRANSPORT ASSESSMENT](#)[TREVOR BASIN CAR PARK ARBORICULTURAL IMPACT ASSESSMENT](#)[TREVOR BASIN CAR PARK GENERAL ARRANGEMENT DRAWING](#)[TREVOR BASIN CAR PARK HARDWORKS DRAWING](#)[TREVOR BASIN CAR PARK ILLUSTRATIVE SECTIONS](#)[TREVOR BASIN CAR PARK LEVELS DRAWING](#)[TREVOR BASIN CAR PARK LOCATION PLAN DRAWING](#)[TREVOR BASIN CAR PARK PLANNING STATEMENT](#)[TREVOR BASIN CAR PARK PRELIMINARY ECOLOGICAL APPRAISAL](#)[TREVOR BASIN CAR PARK SOFTWARES DRAWING](#)[TREVOR BASIN CAR PARK TOPOGRAPHIC SURVEY](#)[TREVOR BASIN CAR PARK DESIGN AND ACCESS STATEMENT](#)

Pontcysyllte Aqueduct & Canal World Heritage Site Inscribed in 2009 for outstanding universal value, this 11-mile stretch of innovative engineering was built to complement the stunning scenery of the Dee Valley while serving the demands of the Industrial Revolution.

CONTACT US

Pontcysyllte Aqueduct
Trevor Basin
Off Station Road
Trevor, Wrexham
LL20 7TY

PRIVACY AND ACCESSIBILITY

— Privacy Policy
— Accessibility



Appendix F

Consultation Responses

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 17/05/2024
Our Ref: PPA0008735

Dear Sir/Madam

Grid Ref: 327554 342551

Site Address: Car Park, Queen Street, Cefn Mawr, Wrexham.

Development: 2D- new arrival point and car park, includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to a new arrival point and car park and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

We note that the proposal does not comprise of an increase in foul flows to the public sewerage network and therefore offer no comments regarding the public sewerage network or treatment works.

Asset Protection

This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline of the 150mm public sewer. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Wrexham County Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

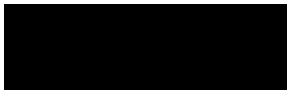
In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

ENC. SEWER PLAN
PRE PLANNING NOTES

From: [pontcysyllte](#)
To: [Mayer, Charlie](#)
Cc: [Catherine Sheil](#)
Subject: FW: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN
Date: 03 June 2024 09:30:38
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Mike Bather

Rheolwr Prosiect Adfywiad - Safle Treftadaeth y Byd Dyfrbont Pontcysyllte a'r Gamlas
Regeneration Project Manager - Pontcysyllte Aqueduct and Canal World Heritage Site

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☐ twitter.com/cbswrecsam | twitter.com/wrexhamcbc
☐ facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil

From: Angela Guy <Angela.Guy@wrexham.gov.uk>
Sent: 29 May 2024 16:37
To: pontcysyllte <pontcysyllte@wrexham.gov.uk>
Subject: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN

Dear Cath

Pre- application consultation - Creation of a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS)

The Contaminated Land Team has reviewed the proposed application and associated supporting documents available online at www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/ and can confirm that in regard to land contamination concerns we agree with the findings and recommendations of the Phase 1 Geo-Environmental Desk Study prepared by Arcadis dated January 2024 revision 01. The only comment we have at this time is that a Phase 1 study would normally consider whether any land contamination assessments and reports have been undertaken in the past. We are aware that Eastman's commissioned URS to carry out a Phase 2 land contamination assessment of the former works and the details and findings of that work would be very informative for the assessment of this proposed development.

If no further investigation is undertaken before the submission of a planning application for the site then the following conditions and note to applicants would be recommended to be applied to any future planning permission.

Conditions

ZP01B SITE SPECIFIC CONTAMINATED LAND – PHASED INVESTIGATION

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environment and Planning section on 01978 298989 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environment and Planning section prior to commencement of works on site.

Kind regards Angela

Ms Angela Guy BSc (Hons) MSc

Swyddog Tir wedi ei Halogi
Contaminated Land Officer

☐ 01978 298771

☐ Cyngor Bwrdeistref Sirol Wrecsam, Economi a Chynllunio , Stryt y Lampint, Wrecsam LL11 1AR

☐ Wrexham County Borough Council, Economy and Planning, 16 Lambpit Street, Wrexham LL11 1AR

<https://www.wreccsam.gov.uk/preswylwyr>

<https://www.wrexham.gov.uk/residents>



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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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From: [pontcysyllte](#)
To: [Mayer, Charlie](#)
Cc: [Catherine Sheil](#)
Subject: FW: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN
Date: 03 June 2024 09:23:16
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image002.png](#)
[image001.png](#)

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Mike Bather

Rheolwr Prosiect Adfwyiad - Safle Treftadaeth y Byd Dyfrbont Pontcysyllte a'r Gamlas
Regeneration Project Manager - Pontcysyllte Aqueduct and Canal World Heritage Site

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☐ facebook.com/cyngorwreksam | facebook.com/wrexhamcouncil

From: Paul Campini <Paul.Campini@wrexham.gov.uk>
Sent: 28 May 2024 11:50
To: pontcysyllte <pontcysyllte@wrexham.gov.uk>
Subject: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN

Good Morning

I email in from Environmental Health at Wrexham Council in response to the below consultation.

Given the scale of the proposal and the proximity of residential receptors I would recommend that that a construction management plan accompany any application discussing how dust and noise / vibration from the works will be managed so as to protect the amenity of nearby residents.

I would also recommend the below in any response to a consultation from the Planning Dept:

- All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank

Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

- Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
 - Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
 - Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
 - Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

If lighting is to be included in the scheme:

- Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

Please don't hesitate to contact me should you wish to discuss the above further.

Regards

Paul Campini

Swyddog Gorfodaeth / Enforcement Officer

Economi a Chynllunio / Economy and Planning

☐ 07800 688713

☐ Economi a Chynllunio, Guildhall, Wrexham, LL11 1AY | Economy and Planning, Guildhall, Wrexham, LL11 1AY

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☐ facebook.com/cyngor-wrecsam | facebook.com/wrexhamcouncil

From: Catherine Sheil <Catherine.Sheil@wrexham.gov.uk>

Sent: 08 May 2024 14:09

To: public_protection_service <public_protection_service@wrexham.gov.uk>

Cc: Mike Bather <Mike.Bather@wrexham.gov.uk>

Subject: Pre- application consultation - Creation of a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS)

Dear Sir/Madam

**SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales)
Order 2012**

Creation of a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS),

Site address : Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

I give notice that Wrexham County Borough Council is intending to apply for planning permission for: a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS), and includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a

consultation response must be sent to pontcysyllte@wrexham.gov.uk by 3rd June 2024.

All correspondence should quote the scheme name: **Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN**

Yours Sincerely

Cath Sheil

Swyddog Prosiect Adfywio Ffisegol / Physical Regeneration Project Officer

Economi a Chynllunio/Economy and Planning



☐ Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam

☐ Economy and Planning, Wrexham County Borough Council



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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: Case Officer
Wrexham County Borough Council

[By email: pontcysyllte@wrexham.gov.uk]

21 May 2024

Dear Sir / Madam

Re: PRE APPLICATION Queen Street, Cefn Mawr

For a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS), and includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin; CAR PARK, QUEEN STREET, CEFN MAWR, WREXHAM, LL14 3NN

Thank you for your notification of 7 May 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

I have checked the location plan and can confirm that the site falls within the Development High Risk Area as defined by the Coal Authority. Our records indicates that the site is within an area of

both recorded and probable shallow coal mining and there are 6no. recorded mine entries within or within 20m of the application site boundary (Drawing No: 00001 Rev P04 – Site Location Plan). The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries> However it is noted that no buildings are proposed as part of this particular pre-application consultation.

In accordance with the approach agreed with the Local Planning Authority, the applicant will need to provide a Coal Mining Risk Assessment Report to accompany any formal planning application for the above development.

The Coal Mining Risk Assessment should be prepared by a “competent body”. Links to the relevant professional institutions of competent bodies can be found at:

<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

It is noted that the pre-application enquiry is accompanied by a Phase 1 Geo-Environmental Desk Study Report, January 2024, which has been completed for potential development (car and coach parking) at this site by Arcadis Consulting (UK) Limited.

As this Report has been prepared by a competent body who has identified and assessed the risks of former coal mining activity at this site, the Report is relevant / appropriate for the applicant to submit as part of their formal planning application. Whilst we have not reviewed the Report in detail, we note that the report author has identified a risk to the proposed development from former coal mining activity. Appropriate recommendations have been made that Intrusive ground investigation will be required to confirm the presence and extent of any shallow voiding beneath the site, and to investigate the location of the mine entries recorded onsite. If no built development is proposed we consider the site investigations can be carried out post decision but prior to commencement of development.

Subject to the above being submitted as part of any formal planning application, it is unlikely that the Coal Authority would object to the proposed development. This would be subject to the LPA imposing a suitably worded condition to secure the undertaking of intrusive ground investigations, prior to commencement of development.

We hope that the above is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully



Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

Ein cyf/Our ref: CAS-255630-X0Z0

F.A.O Mark Bather
Wrexham County Borough Council
Rhosddu Road
Wrexham
LL11 1AU

Dyddiad/Date: 07 June 2024

Annwyl Syr/Madam/Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

BWRIAD/PROPOSAL: Construction of a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS), and includes car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin.

LLEOLIAD/LOCATION: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 20 May 2024.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding contaminated land, protected species and protected sites. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding contaminated land on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

Contaminated Land

We have reviewed the Phase 1 Report (Trevor Basin WHS Arrival, Phase I Geo-Environmental Desk Study JANUARY 2024. Arcadis. Document Ref: 10054502-ARC-XX-XXX-RP-GE-01001) and have the following advice:

We concur with the recommendation in Section 8.6 of the report to carry out a Phase 2 site investigation. We advise that the proposed additional work is carried out in line with the following:

1. The risk management framework provided in [Land contamination risk management \(LCRM\)](#)
2. Refer to '[Development of land affected by contamination: A guide for developers](#)' (WLGA, 2023) for the type of information required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our [groundwater protection](#) advice on www.gov.uk

If this information cannot be provided with a formal planning application, then we would advise the Local Planning Authority to attach the following conditions to any subsequent planning permission granted for this proposal:

Condition 1: No development or phase of development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site *[largely completed]*
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination

Condition 2: Prior to the occupation of the development or phase of development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that

the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 3: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

Condition 4: No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the [CL:AIRE Definition of Waste: Development Industry Code of Practice](#). This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterized both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

Protected Species

We note that a Preliminary Ecological Appraisal (dated January 2023, Version 2, Reference:10054502-AUK-XX-XX-RP-GE-3-1, by Arcadis) has been submitted in support of the above application. However, we advise that the report has insufficient information to assess the need for avoidance / mitigation measures in relation to bats and great crested newts (GCN) and insufficient detail regarding reasonable avoidance measures for otters.

Bats, GCN and otters, and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats, GCN or otters are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning).

Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”.

We advise that the following further information should be submitted with the planning application to assess the extent of adverse effects on bats, GCN and otters and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. If this information is not provided, we may object to the planning application when formally consulted by the planning authority.

Furthermore, the potential requirement to provide protected species compensation measures dependant on the results of further surveys should also be considered. A condition may be required in order to ensure any such measures can be implemented appropriately following the surveys.

Bats

Section 4.4.6 of the report confirms the presence of woodland with numerous large and mature trees and concludes the likelihood of the site to support roosting, commuting and/or foraging bats as high. Section 5.2.6 states that further survey work to assess the trees for potential roosting features (PRF) should be carried out and that further bat activity surveys may be required based on the results of the initial PRF survey. We concur with the report and advise that further surveys should be carried out prior to the submission of a full application. Impacts from lighting during the construction and operational phases should also be considered.

The survey results should be included in a report that outlines proposals for avoidance, mitigation and/or compensation as may be required, based on the survey results.

Great Crested Newts

We note that Section 5.2.3 of the submitted ecological report confirms that GCN are known to be present within the application site and states that GCN surveys would be needed to update the existing baseline. We advise that when taking into account extant information, the proposed surveys should include abundance-based (traditional) surveys.

The survey results should be included in a report that outlines proposals for avoidance, mitigation and/or compensation as may be required based on the survey results.

We have also reviewed the Proposed Drainage Strategy (Drawing reference: 10054502-ARC-SW-XX-DR-CE-00 Revision P0). We have concerns over the proposal's inclusion and retention of traditional gulley pots and advise that amphibian-friendly alternatives are considered.

We also advise that the provision of SuDS ponds should not be considered as a component of any GCN compensation measures. Potential European Protected Species licensing requirements should also be considered in relation to the maintenance and management of SuDS features.

The Proposed Drainage Strategy should be updated to include the following information as part of a maintenance and monitoring plan:

- Biosecurity – diseases (e.g. Chytrid)/Invasive Non-Native Species
- Monitoring/surveillance for European Protected Species
- Species licensing requirements

Otters

Section 4.4.8 of the report confirms the presence of otters on site, although the report considers them likely to be commuting through the site rather than the watercourse on site supporting holts or other resting places. We note that no further consideration of otters is included within the report. However, we advise that due to the potential for disturbance to commuting or foraging otters Reasonable Avoidance Measures (RAMs) should be implemented to protect otters during the construction phase, and also the operational phase in relation to impacts from light spill.

We therefore advise that further information should be submitted with a full planning application to provide details on the RAMs proposed to protect otters from disturbance during the construction and operational phases.

Protected Sites

River Dee and Bala Lake Special Area of Conservation (SAC)

Foul drainage

We note the application site is within the catchment of the River Dee and Bala Lake SAC. From the information submitted we understand that a toilet block and kiosk are to be implemented in a later phase of development and the details of this element are therefore not included within this Statutory Pre-Application Consultation. As such, we have no further comment on foul drainage in relation to this current application.

Water pollution and invasive non-native species

The proposed scheme has the potential to impact on the SAC through the risk of pollution. We have reviewed the ecological report (Preliminary Ecological Appraisal, January 2023, Version 2, Reference:10054502-AUK-XX-XX-RP-GE-3-1, Arcadis) and have the following advice.

We note that Section 6.1.1 of the report states that appropriate pollution control measures would need to be implemented but does not include any further details. Section 6.1.2 of the report confirms that the invasive non-native species Himalayan Balsam, Montbretia and Wall Cotoneaster have been found within the application site and that their removal should be carried out in accordance with an ecological method statement.

We therefore advise that further information regarding pollution prevention measures and invasive non-native species management should be submitted in support of a full planning application. We would have no objection to this information being included within a Construction Environmental Management Plan.

The further information should include but not necessarily be limited to the following:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Invasive species: Details of measures to control and eradicate any invasive species on site.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities,
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

The Local Planning Authority is a Competent Authority for the purposes of the Conservation of Habitats and Species 2017 Regulations. As such, they must not agree to any plan or project unless they are certain that it will not adversely affect the integrity of a Special Area of Conservation (SAC).

The Local Planning Authority should carry out a test of likely significant effects (TLSE) for the SAC, which is required under Regulation 63 of the *Conservation of Habitats and Species Regulations 2017*. This test applies to impacts on the SAC from the proposed works, either alone or in combination with other plans and projects.

If the test concludes there is likely to be a significant effect then an appropriate assessment of the impacts on the SAC from the proposed works, either alone or in combination with other plans and projects, will be required. We would be able to assist with that assessment in our role as the statutory nature conservation body under the above Regulations.

Site of Special Scientific Interest (SSI)

NRW consider the proposals have the potential to impact upon the Afon Dyfrdwy SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

Designated Landscape

Our landscape planning advice relates to the landscape character and visual amenity of the Clwydian Range and Dee Valley National Landscape (formerly AONB), and the statutory purpose of the designation to conserve and enhance its natural beauty.

The proposed vehicular parking is located on a brownfield site approximately 200m north-east of the National Landscape boundary, which in this location is also the boundary of the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS). The proposed footpath would adjoin land within these designations, north of the Aqueduct. All of the site is located within the WHS Buffer Zone.

Although located near the National Landscape, and the landmark aqueduct, we do not expect the proposals to adversely impact upon the purpose of the National Landscape. This is due to the location of the main site away from the National Landscape, the context and screening function of existing vegetation, the former use and existing brownfield character of the site, and the nature of the proposals including those for planting. Further, where visible in views from the National Landscape, the development is expected to be seen in the context of existing settlement.

Based on our desktop review – and notwithstanding our comments above - we advise the site is expected to be visible in the wider context of the Pontcysyllte Aqueduct in cross valley views from south of the River Dee, and these views – along with any other key wider views - should be acknowledged in the DAS, and inform the design of the proposals accordingly. We note the submitted Cultural Heritage Desk-Based Assessment states the site does not form an important element in any of the key views within the WHS and the surrounding areas, and it is our understanding the proposed development would not be visible from the aqueduct. However, this should be confirmed within the DAS submitted in support of the full application.

Landfill

According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material. We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. You should decide whether or not to make your own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Planning
Wrexham County Council

Sent by email

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

29 May 2024

Llinell uniongyrchol
Direct line

0300 025 6007

Ebost
Email:

cadwplanning@gov.wales

Dear Sir / Madam,

Pre-Planning Application - New arrival point and car park for the Pontcysyllte Aqueduct & Canal WHS

Thank you for your letter inviting our comments on the information submitted for the above pre-planning application.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application

We have no objection to the proposed development in regard to the scheduled monuments, registered historic parks and gardens or world heritage site. Our assessment of the application is given below.

The national policy and Cadw's role in the planning process are set out in Annex A.

Assessment

Scheduled Monuments

DE027 Pont y Cysylltau
DE129 Gardden Camp
DE133 Offa's Dyke: Caeau-Gwynion Section
DE138 Offa's Dyke: Section N & S of Plas-Offa
DE140 Offa's Dyke: Section N & S of Tan-y-Cut
DE141 Offa's Dyke: Section SW from Tatham Bridge
DE142 Offa's Dyke: Y Gardden Camp Section
DE175 Pontcysyllte Aqueduct and Canal
DE177 Offa's Dyke: Section N of Home Farm
DE190 Wynnstey Colliery Winding Engine House
DE223 Darland Wood Round Barrows
DE231 Pen y Gaer Hillfort
DE238 Wynnstey Colliery Walker Fan House



Registered Parks and Gardens:

PGW(C)11(WRE) Whitehurst
PGW(C)19(DEN) Trevor Hall
PGW(C)42(WRE) Argoed Hall
PGW(C)63(WRE) Chirk Castle
PGW(C)64(WRE) Wynnstay

World Heritage Sites

Pontcysyllte Aqueduct and Canal

The above designated historic assets are located inside 3km of the proposed development area, but due to intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets. However, the proposed development is located in the identified buffer zone of the Pontcysyllte Aqueduct and Canal World Heritage Site and the impact of the proposal on the buffer zone will be a material consideration in the determination of any planning application for this development.

In general, the proposed redevelopment of part of the former Flexsys site into an arrival point and car park is welcomed and will be beneficial to the setting of the World Heritage Site. However, the most significant historic asset in the proposed development area is a branch canal (known as the Kynaston Arm) which connected the Plas Kynaston Iron Foundry to the main Llangollen Canal at the Trevor Basin. This canal branch has mainly been infilled, but its line can be identified, in part and is an important part of the historical framework of the area. It would appear from the documentation accompanying the consultation that there are long-term proposals for the line of the canal to be used as a footpath and heritage trail connecting Cefn Mawr to the Trevor Basin. However, in the plans of the proposed development area, submitted with the consultation, the line of the canal, inside the red line, is left blank. Whilst it is understood that the proposals that will be included in the application do not include the construction of a footpath on the line of the canal, this corridor should be protected and marked on the plans submitted with the application to explain the blank area inside the redline boundary.

Yours sincerely,

Nichola Smith
Historic Environment Branch

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.



Glandŵr Cymru
Canal & River Trust in Wales

Wrexham County Borough Council
The Guildhall
16 Lord Street
Wrexham
LL11 1AY

Your Ref NA

Our Ref CRTR-PLAN-2024-41753

Monday 3 June 2024

Dear Cath Sheil,

Proposal: For a new arrival point and car park primarily for the Pontcysyllte Aqueduct Canal World Heritage Site (WHS), and includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin

Location: Car Park, Queen Street, Cefn Mawr

Waterway: Llangollen Canal

Thank you for your pre-application consultation.

We are the charity who look after and bring to life 76 miles of canals in Wales. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of Wales. The Trust is known as Glandŵr Cymru, the Canal & River Trust in Wales and we are a statutory consultee in the Development Management process.

We have reviewed the pre-application consultation and based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)) is that the Trust has **concerns** relating to the following issues:

- a. Further details and cross sections in relation to the interface with Bridge 30W and the towpath
- b. The need for the full suite of supporting documents as set out below.

Comments

Glandŵr Cymru own and manage the Llangollen Canal and Pontcysyllte Aqueduct, which are within the designated Canal World Heritage Site (WHS) and a designated conservation area. The main area of works is set away from the canal corridor so would not have a direct impact on our waterway assets.

It would appear that the path connects to our land at Bridge 30W Rhosycoed Roving Bridge. Any excavations here may uncover the deck and disturb the buried bridge, in terms of east face of the bridge and the applicant needs to be made aware of this partially buried structure. Any disturbance of the ground in this location would of course need CADW approval. We would require further details to be submitted with the application clearly showing the works in relation to the bridge/our infrastructure, this should include cross sections and set out the

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW
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method of works. The footpath approach is not detailed in the levels or sections, and we need details and a section showing the connection to the towpath and relationship to the bridge structure.

The desktop heritage assessment is very thorough, and we do not disagree with any of the conclusions and recommendations, however, there will be a need to provide more detail in relation to the transition onto our land, specifically around Bridge 30W, which is not a designated heritage asset but is obviously within the World Heritage Site and the conservation area.

At this stage no contamination reports have not been provided. Given the historic use of the site contamination will be present. Our main concern would be the potential for linkage to the canal, particular via the historic canal arm, although it is not entirely clear the precise location of this relative to the works. Details of the drainage/SUDs for the car parking area will also be required. Given the extent of the parking area we would not want any drainage to the canal. It is presumed that drainage would be to the ponds shown on the layout plan.

The Transport Assessment makes reference to our car park at paragraph 4.6.2. Clearly that car park would result in a loss of revenue. The proposed car park is set quite a distance from the aqueduct and as such interpretation and wayfinding will be critical to maximise the sense of arrival. It is not clear whether a shuttle bus or similar will be required to assist some members of the public to access the site. The management of this will need careful consideration given the width of the access of the pathways/towpath.

The Preliminary Ecology Survey sets out the presence of invasive species on the site and the potential for a number of protected species. The document basically sets out the need for further survey. We would hope that the full application includes all the results of the detailed ecology surveys. We would also suggest that a lighting plan should also be provided with the full application as any proposed artificial lighting could have an adverse effect on the canal wildlife that may use both this site and the canal.

The Arboricultural Impact Assessment shows that quite a significant number of trees will be retained and those to be removed from the site appear to be mainly self-seeded given the vacant nature of the site. We would welcome the retention of mature trees/good specimens to help anchor the development within the landscape. We welcome the amount of soft landscaping shown on the plan, efforts should be made to maximise the biodiversity on the site.

Details of litter bins and the management of these would also need to be provided and considered.

Comment as Landowner

According to our records Glandŵr Cymru own/have an interest in a parcel of land within the red line application site. The red line also includes a piece of Trust owned land at the terminus of the canal next to the Rhosycoed Roving Bridge. These areas should either be removed, or the requisite notice should be served upon Glandŵr Cymru.

The above comments are given as guidance, in our capacity as a statutory consultee and are based on the submitted details at this stage and do not prejudice any future comments or concerns that may be raised on receipt of the full application.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Tim Bettany-Simmons MRTPI
Area Planner

Tim.Bettany-Simmons@canalrivertrust.org.uk
07342 057926 <https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Planning Team

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From: [Mike Bather](#)
To: [Mayer, Charlie](#)
Cc: [Silcock, Paul](#)
Subject: FW: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN
Date: 15 May 2024 10:36:57
Attachments: [image009.png](#)
[image010.png](#)
[image001.png](#)

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Hi Charlie

Please find below a response from ongoing consultation for inclusion in PAC report.

Thanks

Mike.

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 14 May 2024 10:14
To: pontcysyllte <pontcysyllte@wrexham.gov.uk>
Subject: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN

Good morning,

Thank you for the consultation on this development proposal.

My colleague, Mark Walters was consulted previously on the proposed works, however the text is incorrect in 2.3 in the Cultural Heritage Report, it should read Clwyd-Powys Archaeological Trust, not Glamorgan-Gwent (Although, post-merger in April 2024, Heneb: Clwyd-Powys Archaeology has now been adopted). Mark is currently recuperating from a planned operation and should return to work in mid-June.

At the pre-application stage Mark commented that a detailed DBA and walkover survey should be completed, and this has been used to base our further recommendations. The DBA suggests that further works should include an earthwork survey, topographic survey, and historic building recording of all upstanding remains within the site and we recommend these are completed to a level 2 archaeological building recording standard (Information attached). The document also recommends that the construction of attenuation ponds, below-ground utilities and tree planting should be monitored with a watching brief (Re-named to Archaeological Monitoring and Recording (AMaR)), and information on this is also attached. Trial trenching is not recommended in this case due to likely contamination, health risks and the minimal impact on archaeology from the proposed development.

Mark noted in his comments that, 'the most important aspect of the car park site will be the line of the former Plas Kynaston Canal Branch and any visible remains of this, or

associated features, on the northern boundary of the development area. Any surviving features of this former canal branch must be preserved on site and could benefit from some interpretation.'

We are in agreement with the mitigation strategy proposed in section 6.2 of the cultural heritage assessment and the conclusions in section 6.1., but note that minor landscaping or ground intervention on, or near the former Plas Kynaston Canal Branch to the north of the site could have an impact on these remains and should be avoided.

Cadw should also be consulted with regard to impacts on the setting of Pontcysyllte Aqueduct and Canal scheduled monument (DE175) and its associated World Heritage Site, .

The developer will need to engage a CfA **approved archaeological contractor** to complete this work in accordance with an approved **written scheme of investigation (WSI)**, which will be supplied by the archaeological contractor and approved by us in advance of commencement of the survey.

I have attached information on sources for archaeological contractors that the developer may wish to consider engaging to complete the recording and monitoring work.

Please contact me if you wish to discuss the above advice or require any more information.

Kind regards,

Neil Bayliss

Mr Neil Bayliss BA, PCIfA
Development Management
Heneb: The Trust for Welsh Archaeology – Clwyd-Powys Region

Ffôn / Tel: +44 (0)7496 984393

The Offices, Coed y Dinas, Welshpool, SY21 8RP
Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP



www.heneb.org.uk

On 1 April 2024 the four Welsh archaeological trusts (Clwyd-Powys, Dyfed, Glamorgan-Gwent and Gwynedd) merged to form

Heneb: the Trust for Welsh Archaeology.

Heneb is the trading name of The Trust for Welsh Archaeology

The Trust is both a Limited Company (1198990) and a Registered Charity (504616)

Registered address: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Ar 1af Ebrill 2024 unodd y pedair ymddiriedolaeth archeolegol Gymreig (Clwyd-Powys, Dyfed, Morgannwg-Gwent a Gwynedd) i ffurfio

Heneb: Ymddiriedolaeth Archaeoleg Cymru.

Heneb yw'r enw masnachu Ymddiriedolaeth Archaeolegol Cymru

Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r Ymddiriedolaeth
Cyfeiriad cofrestredig: Tŷ Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin SA19 6



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From: [Mike Bather](#)
To: [Mayer, Charlie](#)
Cc: [Catherine Sheil](#)
Subject: FW: [EXTERNAL] Pre-application consultation - Creation of a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS)
Date: 28 May 2024 09:21:32
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image001.png](#)

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Hi Charlie

Another response for inclusion in the report.

Thanks

Mike

Mike Bather

Rheolwr Prosiect Adfywiad - Safle Treftadaeth y Byd Dyfrbont Pontcysyllte a'r Gamlas
Regeneration Project Manager - Pontcysyllte Aqueduct and Canal World Heritage Site

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From: .box.assetprotection <assetprotection@nationalgrid.com>
Sent: 27 May 2024 12:57
To: Catherine Sheil <Catherine.Sheil@wrexham.gov.uk>
Cc: Mike Bather <Mike.Bather@wrexham.gov.uk>
Subject: RE: [EXTERNAL] Pre-application consultation - Creation of a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS)

Good afternoon Catherine,

Thank you for your email.

Regarding the above pre-application, there are no National Grid Electricity Transmission assets affected in this area.

If you would like to view if there are any other affected assets in this area, please raise an

enquiry with www.lsbud.co.uk. Additionally, if the location or works type changes, please raise an enquiry.

Please note this response is only in reference to **National Grid Electricity Transmission** assets only. National Grid Electricity Distribution (formerly WPD) and National Gas Transmission (formerly National Grid Gas) should be consulted separately where required.

Kind regards,

NGET Asset Protection Team

From: Catherine Sheil <Catherine.Sheil@wrexham.gov.uk>

Sent: 07 May 2024 16:24

To: .box.assetprotection <assetprotection@nationalgrid.com>

Cc: Mike Bather <Mike.Bather@wrexham.gov.uk>

Subject: [EXTERNAL] Pre- application consultation - Creation of a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS)

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Dear Sir/Madam

**SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales)
Order 2012**

Creation of a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS),

Site address : Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

I give notice that Wrexham County Borough Council is intending to apply for planning permission for: a new arrival point and car park primarily for the Pontcysyllte Aqueduct & Canal World Heritage Site (WHS), and includes: car, coach, and cycle parking areas, pathways for both vehicles and active travel, signage, wayfinding, additional fencing and recreational walking and cycle route to the Pontcysyllte Aqueduct and Canal via the Trevor Basin

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at www.pontcysyllte-aqueduct.co.uk/world-heritage-status/resources/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to pontcysyllte@wrexham.gov.uk by 3rd June 2024.

All correspondence should quote the scheme name: **Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN**

Yours Sincerely

Cath Sheil

Swyddog Prosiect Adfywio Ffisegol / Physical Regeneration Project Officer

Economi a Chynllunio/Economy and Planning



☐ Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam

☐ Economy and Planning, Wrexham County Borough Council



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Economy and Planning
Wrexham County Borough Council
By email only

Chemical Explosives and
Microbiological Hazards Division 5
1.2 Redgrave Court
Bootle L20 7HS

Our Reference: W2249
For the attention of Cath Sheil

Email: lupenquiries@hse.gov.uk
<http://www.hse.gov.uk/>
Stuart Reston – Team Leader

Date: 16 May 2024

Dear Ms Sheil,

**SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012 - CREATION OF A NEW ARRIVAL POINT AND
CAR PARK PRIMARILY FOR THE PONTCYSYLLTE AQUEDUCT & CANAL WHS**

Thank you for contacting HSE's Land Use Planning advice team to ask for comments on the pre-application proposal for a new visitors car park for Pontcysyllte Aqueduct at Queen Street, Cefn Mawr. We have the following comments on the proposal:

1.Land Use Planning advice for a formal planning application

Under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) HSE is a statutory consultee for formal planning applications for certain developments (essentially those that would result in an increase in population) within the consultation distance of a site with consent to hold hazardous substances or a major accident hazard pipeline. HSE's role is to provide local planning authorities with advice on the risks to people from a major accident involving hazardous substances.

According to our records the proposed development is in the inner consultation zone of a site which has been granted hazardous substance consent by Wrexham County Borough Council - the Flexsys Rubber Chemicals Limited site at Ruabon, LL14 3SL. We understand that the new car park will hold approximately 250 cars and 9 coaches, whereas the existing car park can hold approximately 150 cars and 3 coaches. Overall we consider that HSE should be consulted on a formal planning application for a new car park at this location.

Thank you for forwarding details of the consultation on 4th March 2024 using HSE's Land Use Planning WebApp (ref HSL-240304110434-349). The WebApp uses a decision matrix

with a combination of the consultation zone of the major hazard site and the sensitivity level of the development (<https://www.hse.gov.uk/landuseplanning/methodology.htm#matrix>) to determine its advice to the planning authority, which will be that HSE either “Advises Against” (AA) or “Doesn’t Advise Against” (DAA) the granting of planning permission for the proposed development. We note that the WebApp provided a “HSE advises against” response for the proposed development - this is because HSE’s LUP methodology advises against areas for outdoor use by the public in the inner consultation zone of a hazardous substance consented site. The consultation letter of 4th March also provides details of how to notify HSE’s Land Use Planning team if the planning authority is minded to grant planning permission for a formal planning application against HSE’s advice.

2. Hazardous Substance Consent

HSE understands that although the Flexsys Rubber Chemicals Limited site at Ruabon still has consent to hold hazardous substances, the site itself has been decommissioned. We note that paragraph 074 of the Government’s Planning Practice Guidance on Hazardous Substances (<https://www.gov.uk/guidance/hazardous-substances#After-consent-has-been-granted>) encourages Hazardous Substances Authorities to be proactive about revoking hazardous substance consents in such situations.

Therefore if HSE were to be informed by Wrexham County Borough Council as the hazardous substances authority that the hazardous substances consent(s) which apply to the Flexsys Rubber Chemicals Limited site have been formally revoked in accordance with Section 14 or 17 of the Planning (Hazardous Substances) Act 1990, the consultation zones around the site would be withdrawn and there would be no need for HSE to be consulted on future planning applications in the vicinity.

We hope that this helps take your consideration of the pre-application proposal forward.

Yours sincerely

Richard Lomax

Richard Lomax

Statutory and Commercial Land Use Planning Advice

From: [Mike Bather](#)
To: [Catherine Sheil](#)
Subject: FW: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN
Date: 08 May 2024 15:49:33
Attachments: [image001.jpg](#)
[image003.png](#)
[image010.jpg](#)
[image011.jpg](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
Importance: High

[Mike Bather](#)

Rheolwr Prosiect Adfywiad - Safle Treftadaeth y Byd Dyfrbont Pontcysyllte a'r Gamlas
Regeneration Project Manager - Pontcysyllte Aqueduct and Canal World Heritage Site

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From: pontcysyllte <pontcysyllte@wrexham.gov.uk>
Sent: 08 May 2024 15:40
To: Mike Bather <Mike.Bather@wrexham.gov.uk>
Subject: FW: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN
Importance: High

From: Gavin Lowry <gavin.lowry@northwalesfire.gov.wales>
Sent: 08 May 2024 15:04
To: pontcysyllte <pontcysyllte@wrexham.gov.uk>
Subject: Car Park, Queen Street, Cefn Mawr, Wrexham, LL14 3NN
Importance: High

Good afternoon,

Thankyou for allowing NWFRS to comment on this pre-application.

Regarding water supplies –hydrant provision is poor in the immediate area so initial firefighting would be by way of the fire appliance tank supply e.g. for a vehicle fire

Regarding access – suitable access widths are to be afforded to ensure emergency access by fire appliances at all times.

Kind regards,

Gavin Lowry

Rheolwr Cydymffurfio Ardal y Dwyrain / East Area Compliance Manager
Sir y Fflint a Wrecsam / Flintshire & Wrexham
Rheolwr Cefnogi Gorsaf Dàn Bwcle / Station Support Officer for Buckley Fire Station



Gwasanaeth Tân ac Achub Gogledd Cymru | North Wales Fire and Rescue Service

07917 628867



gavin.lowry@northwalesfire.gov.wales



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Gwasanaeth Tân ac Achub Gogledd Cymru
Parc Busnes Llanellwyr, Sir Ddinbych. LL17 0JJ

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