



Glandŵr Cymru
Canal & River Trust in Wales

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

Your Ref P/2024/0105

Our Ref CRTR-PLAN-2024-42515
CRTR-PLAN-2024-41753

Monday 16 September 2024

Dear Emma Bailey,

Proposal: New arrival point and car park to the Pontcysyllte Aqueduct World Heritage Site, including parking, landscaping, pathways, signage, drainage ponds and additional fencing.

Location: Car Park, Queen Street, Cefn Mawr

Waterway: Llangollen Canal

Thank you for your 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 commented on these details at the pre-application stage in our letter dated 3rd June 2024 (our ref: CRTR-PLAN-2024-41753). We have reviewed your consultation, and this is our substantive response (as required by the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)). Glandŵr Cymru as a statutory consultee has **no further comments to make and confirms that the following comments set out in our pre-application response remain relevant and we consider that conditions are required to address our concerns:**

Further details and cross sections in relation to the interface with Bridge 30W and the towpath

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 are set away from the canal corridor so would not have a direct impact on our waterway assets, they would however provide much needed, improved parking facilities for the site and a better overall arrival experience.

It would appear that the path from the main parking area connects to our land at Bridge 30W Rhosycoed Roving Bridge. Any excavations here may uncover the deck and disturb the buried 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 provided showing how this path will connect to our land and clearly show the works in relation to the bridge/our infrastructure. Such details should include existing and proposed cross sections and set out the method of works. The footpath approach is not detailed in

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW
T: 0151 355 5017 **E:** nationalwaterwaysmuseum@canalrivertrust.org.uk **W:** canalrivertrust.org.uk

the levels or sections, and we need details and sections showing the connection to the towpath and relationship to the bridge structure. If the Council are minded to approved the application we would ask that the following **condition** is included on the decision notice.

Prior to the construction of the path adjacent to Bridge 30W Rhosycoed Roving Bridge, full details of the proposed access to the towpath to be constructed shall be submitted to and agreed in writing by the Local Planning Authority and carried out in accordance with the agreed details. The details shall include existing and proposed cross sections of the new access where it connects to the existing towpath; the materials to be used and threshold details to form the connection to the existing towpath; methodology for works and set out any stability works or protection measures required to bridge 30W and set out the future maintenance provisions for the access.

Reason: In order to ensure that the integrity of the waterway infrastructure is not compromised, future maintenance provision of the access has been identified and agreed and the proposed access does not have a detrimental impact on the appearance of the waterway corridor.

The Trust would be happy to assist the Council with the discharging of this condition.

Ecology and environmental considerations

The extensive ecological surveys and information provided are sufficient to understand the ecological constraints and it is evident that these have influenced the site design. Overall, it will be good to see how this project develops and should provide ecological enhancements. It is however disappointing that the pedestrian/cycle route around the perimeter of the site, demarking the original route of the canal has been omitted, although there does appear to be indication of this being a future aspiration (p61 of the D&A). We would welcome this being included.

We would also welcome a detailed lighting plan for the completed development, as light-sensitive ecological receptors have been identified, including bat species that we have record for which forage along the canal corridor. If the Council are minded to approve the application we would ask that details of the external lighting and management of this lighting is **conditioned**.

Given the historic use of the site contamination is present on the site. Given the separation distance to our waterway and the protective measures mentioned in the outline Construction Environment Management Plan (CEMP), these would help to ensure our waterways are safeguarded from pollution. We would suggest that the final CEMP is **conditioned**.

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

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

Yours sincerely,

Tim Bettany-Simmons MRTPI
Senior Planner – Major Projects & Infrastructure

Tim.Bettany-Simmons@canalrivertrust.org.uk
07342 057926

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW
T: 0151 355 5017 E: nationalwaterwaysmuseum@canalrivertrust.org.uk W: canalrivertrust.org.uk