

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

Your Ref P/2021/1184

Our Ref CRTR-PLAN-2021-34844

Thursday 23 December 2021

Dear Mr Greenland

Proposal: Proposed change of use of land from equine to residential to house static caravan (in retrospect)

Location: Land North West Of The Barn, Cross Street, Pentre, Chirk

Waterway: Llangollen Canal

Thank you for your consultation.

We are the charity who look after and bring to life 109 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.

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) The stability of the canal cutting
- b) Foul and surface water drainage arrangements

We advise that **amendments and clarification** should be sought **prior to the determination** of the application to address these matters. Our advice and comments follow:

The Llangollen canal passes to the north of the application site and is within a tree lined cutting. The site is within the Pontcysyllte Aqueduct and Canal Buffer Zone and the canal is also a designated Scheduled Ancient Monument (SAM).

Based on the submitted details it is unclear how close the operational works associated with the change of use of land are to the crest (top) of the canal cutting. Based on the submitted photographs the topography of the site appears to be sloping. We would want cross sections to be provided showing the offset and relative distances between the various operational works and the canal cutting and the canal. As the operational works on the site are retrospective any damage to the canal infrastructure would likely have already been done. As set out within the application documents, given the mature tree cover it is unlikely that the use of the land and associated works would have an adverse visual impact on the waterway corridor. This said no consideration or assessment

Glandŵr Cymru

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

T 0303 040 4040 **E** canalrivertrust.org.uk/contact-us **W** canalrivertrust.org.uk

seems to have been provided in relation to World Heritage Site status or SAM status of the canal corridor and we would ask the Council to satisfy itself that this is acceptable in accordance with TAN24: the historic environment and the Council's Guidance Note 33 on the Pontcysyllte Aqueduct and Canal WHS.

Also of concern are the arrangements for surface water and foul drainage, the application form at section 21 sets out that surface water would be disposed of via a soakaway and that foul sewage would be to a septic tank. The submitted plans and details do not show the location of the septic tank or more importantly the location of the soakaway. We would welcome further details and clarification on the location of these relative to the canal cutting to be able to determine if they would impact the stability of the canal cutting.

In summary, to address our concerns we would welcome scaled cross sections showing the proximity of the operational works to the crest (top) of the canal cutting, the cross section should show the relative levels and includes written dimensions. We would also welcome clarification and details in relation to the location of the septic tank and the surface water drainage soakaway and a plan showing the location of these relative to the canal cutting, again including written dimensions. Glandŵr Cymru would then be able to assess the potential impact on the canal cutting and any mitigation that may be required.

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision.

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>

Glandŵr Cymru

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

T 0303 040 4040 **E** canalrivertrust.org.uk/contact-us **W** canalrivertrust.org.uk