



Glandŵr Cymru
Canal & River Trust in Wales

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

Your Ref P/2022/0894

Our Ref CRTR-PLAN-2022-37413

Friday 11 November 2022

Dear Sarah Hill

Proposal: Erection of Holiday Let

Location: Bettisfield Boatyard, The Moorings, Bettisfield, Whitchurch

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 **the following general advice** to make on the proposal.

The application site is adjacent to the offside (non-towpath side) of the Llangollen Canal. As set out in the application documents the existing Boat Hire business has ceased operating. The proposal relates to the erection of a holiday let. This application follows a number of previous proposals on the site which the Trust have commented on previously.

It is noted that the proposed holiday let would be in the form of a mobile home and would be sited on an existing concrete slab and attached to a steel chassis and as such no excavation is proposed. The holiday let would be sited away from the canal and would not impose any loading on the canal corridor.

The application form sets out that surface water drainage would be to a soakaway and that foul waste would be pumped to the existing facility on the site. The site slopes away from the canal and as such surface water from the site would be unlikely to run off to the canal.

We are satisfied that the proposed development would not have a direct impact on the canal corridor and have no further comments to make.

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

Yours sincerely,

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Area Planner

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

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