



Glandŵr Cymru
Canal & River Trust in Wales

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

Your Ref P/2022/0869

Our Ref CRTR-PLAN-2022-37351

Monday 7 November 2022

Dear Sharon Holman

Proposal: Outline application for erection of 9 dwellings (all matters reserved).

Location: Land East of, Cadney Lane, Bettisfield, Wrexham

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 **no comment** to make on the proposal. The Llangollen Canal passes to the north of the site about 60m from the closest part of the application site. The canal is carried on an embankment at this point. The application site would be viewed within the context of the existing built development and would not have a direct impact upon the canal corridor.

The submitted application form sets out that surface water would be dealt with via a sustainable drainage system (SUDS), clearly this will be subject to ground investigation/infiltration rates on the site. Notwithstanding this point it is unlikely that the drainage of this site would impact the canal, however we would welcome the drainage details being clarified in due course.

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

Yours sincerely,

Tim Bettany-Simmons MRTPI
Area Planner

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