



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

**Your Ref** P/2021/0599

**Our Ref** CRTR-PLAN-2021-33616  
CRTR-PLAN-2021-33088

**Wednesday 1 September 2021**

**Dear Mr Greenland**

**Proposal: Erection of detached dwelling**

**Location: Bettisfield Boatyard, The Moorings, Bettisfield, Wrexham**

**Waterway: Llangollen Canal**

Thank you for your consultation on the amended application details.

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.

The Trust previously provided comments on this application in our letter dated 8<sup>th</sup> July 2021, (ref: CRTR-PLAN-2021-33088) in which we outlined concerns in relation to how surface and foul waste would be dealt with on the site and in terms of canal protection measures.

The applicant has provided amended details in relation to how surface and foul waste would be dealt with on the site. We have reviewed the amended details and based upon these our substantive response (as required by the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)) is that Glandŵr Cymru as a statutory consultee has **no new concerns in relation to development**.

#### Surface water drainage and foul waste

Further clarification has now been provided in terms of how both surface and foul water drainage would be dealt with on site. It is understood that there would be no surface water discharge to the canal. Rainwater would be directed to a soakaway to the rear of the property and away from the canal. Only greywater waste would be directed to an 8000litre storage tank, and a composting toilet is proposed for foul waste. Ideally the storage tank would be sited further away from the canal, however it is appreciated that the site is constrained.

It is unclear if the applicant has considered an underground storage tank for the non-recyclable water, for example under the parking area. An underground tank could be gravity fed, as opposed to the above ground tank which it is presumed would need to be pumped and likely to be more susceptible to failure. As previously

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advised a robust and regular inspection and maintenance regime would be required to prevent any issues. However due to the land levels here the potential for contamination of the canal would be limited.

In terms of the screening of the greywater storage tank, although this would be screened it would still be quite close to the canal and would be more visible when the hedging/vegetation is not in leaf. The hedging could potential be supplemented by green trellis fencing next to the tank to provide further all year screening.

Subject to full compliance with the submitted details to manage surface and foul waste on site, it is considered that the details address the need for our previously suggested condition.

#### Other matters

It is noted that the revised details show that the dwelling would be marginally closer to the canal, however it is considered that this would be far enough away from the canal corridor. In terms of canal protection measures we refer the Council to our previous comments in terms of the works being carried out in accordance with the Trusts Third Party Code of Practice and the suggested informative to be appended to the decision notice.

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

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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