



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

Your Ref P/2021/0599

Our Ref CRTR-PLAN-2021-33088

Thursday 8 July 2021

Dear Mr Greenland

Proposal: Erection of detached dwelling

Location: Bettisfield Boatyard, The Moorings, 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 **concerns** relating to the following issues:

- a) Surface water drainage and foul waste
- b) Canal protection measures

We advise that a suitably worded **condition** is necessary to address these matters. Our advice and comments follow:

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 will cease operating at the end of the year. The proposal relates to the erection of a detached dwelling.

Surface water drainage and foul waste

The application form does not set out how surface water drainage would be dealt with on the site. Further details in relation to surface water drainage will be required to ensure that there would be no discharge to the canal. We would welcome further details in terms of the siting, operation and design of the surface water drainage to be provided and if a soakaway is proposed on site then details to confirm that the ground is suitable for infiltration would be required. Any soakaway should be sited a minimum of 10m from the canal. Ideally these

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drainage details should be provided prior to determination of the application, however if the Council are minded to approve the application we would suggest the following condition:

No development shall take place until a scheme for the provision and implementation of a surface water drainage system to serve the dwelling and parking areas has first been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include full details of the siting and design of the drainage system clearly showing the proximity to the canal and include details demonstrating that the ground is suitable for proposed drainage system. The development shall thereafter only be carried out in full accordance with the approved details.

In terms of the foul waste the application form sets out that this would be to a '*screened above ground cess pool tank or grey water recycling and composting toilet*'. The site plan shows where the cess pool would be sited. The proposed cess pool would be of concern to the Trust as it would be an above ground tank. These are often susceptible to damage and subsequent leakage. The foul drainage system would require a robust and regular inspection and maintenance regime to prevent any issues. We would ask the Council to consider how best to ensure the ongoing inspection and maintenance of the foul drainage system.

Canal Protection

Given the proximity of the works to the canal and excavations to create the new dwelling and parking area suitable measures would need to be put in place to prevent any dust, debris, runoff etc during the construction of the development entering the canal. It would therefore be important that the works are carried out in accordance with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust. We would ask that the informative at the end of this letter is appended to the decision notice.

- 1) *The applicant/developer is advised to contact the Infrastructure Services Team on 01782 779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust.*

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

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