



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

Your Ref P/2021/0237

Our Ref CRTR-PLAN-2021-32314

Tuesday 13 April 2021

Dear Mr Greenland

Proposal: Single Storey Rear Extension

Location: The Lodge, Gate Road, Froncysyllte, Llangollen

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 comments** to make on the proposal.

The offside of the Llangollen Canal passes to the east of the application site. The site and canal are within the Pontcysyllte World Heritage Site Buffer Zone and Pontcysyllte Conservation Area.

Based on the application details the proposed extension would occupy the same footprint as the existing built form and would be no nearer to the canal. However, the north-eastern side of the building is very close to the boundary with Glandŵr Cymru land ownership. The applicant may need to access our land and/or erect temporary scaffolding on the boundary. This would require approval via the Canal & River Trust Code of Practice and as such we would ask that, if the Council is minded to approve the application, that the informative at the end of this letter is appended to the decision notice.

We would ask the Council to satisfy itself that the application document has adequately assessed the potential heritage impacts of the proposed development. No design & access statement appears to have been submitted or any reference made to Local Planning Guidance Note 33 – Pontcysyllte Aqueduct and Canal World Heritage Site. We note that the extension would have a flat roof and incorporates UPVC material, we would ask the Council to satisfy that this design and finish is acceptable in the context of Guidance Note 33 and given the heritage designations.

Glandŵr Cymru

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The application site is next to a parking area which allows access to the canal and several properties. This access and the parking area must be maintained during the works.

Should planning permission be granted we request that the following **informative** is appended to the decision notice:

- 1) *The applicant/developer is advised to contact the Canal & River Trust 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"*

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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