

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

Your Ref P/2021/0269

Our Ref CRTR-PLAN-2021-32410

Tuesday 20 April 2021

Dear Mr Greenland

Proposal: Two Storey Rear Extension

Location: Woodbank Cottage, B5434 From George Avenue To Cysyllian Bridge, Pontcysyllte, 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 **concerns** relating to the following issue:

- a) Lack of heritage assessment

We advise that a **heritage impact assessment** should be sought **prior to the determination** of the application to address this matter. Our advice and comments follow:

The towpath side of the Llangollen canal passes to the north of the application site and is carried on a tree-lined embankment at this point. The application property is grade II listed and within the Pontcysyllte Aqueduct World Heritage Site. The canal corridor is also a Scheduled Ancient Monument. It is noted that the Design & Access Statement states that the property was built and occupied by Thomas Telford, if this is the case it has a direct historical connection and association with the canal and Pontcysyllte Aqueduct. Given the status of building, its location and suggested connection with Thomas Telford, we consider that a heritage assessment should have been submitted with the application to fully assess the heritage impact.

Given the above designations we would ask the Council to satisfy itself that a sufficiently robust heritage impact assessment has been provided. And furthermore, that an assessment can be made in terms of the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 as amended by Planning (Listed Buildings and Conservation Areas) (Wales) Amendment no. 2) Regulations 2017. As set out in the regulations "*6 (1) Any*

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application to a local planning authority for listed building consent or conservation area consent must be accompanied by a heritage impact statement." The regulations then go on to list the level of detail that such a heritage impact statement must contain.

Notwithstanding the above points, in terms of the potential impact on the stability of the canal. Given the extension would be contained within the footprint of the existing building it should not have any impact on the structural integrity of the canal embankment.

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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