

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

Your Ref P/2020/0705

Our Ref CRTR-PLAN-2020-31174

Wednesday 2 December 2020

Dear Mr Greenland

Proposal: Creation Of One Residential Mooring And One Holiday Let Unit

Location: Bettisfield Boatyard, Bettisfield Bridge, Road From Cambrian View To Back Station Road, Bettisfield, Whitchurch

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) Potential impact on the canal
- b) Surface water drainage
- c) Canal protection measures

We advise that suitably worded **conditions are 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 diversification of the boatyard to provide one residential mooring in the existing canalside layby and one timber framed holiday let on the site of an existing workshop. It is understood that the servicing of boats and private moorings will continue unchanged on the site. There are other moorings on this stretch of canal either side of the site.

Glandŵr Cymru

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Potential impact on the canal

The residential mooring would be located outside of the main navigation channel in an existing lay-by on the canal and as such would not create any navigational safety issues over and above the existing situation. The layout plan shows that two car parking spaces would be provided for the residential mooring.

The proposed holiday let would be relatively small scale and have a maximum height of 2.5m. The structure would be orientated to provide a frontage to the canal corridor. The structure would be located on the existing footings of the workshop and would be a relatively lightweight structure and as such should not impact the structural integrity of the canal. The layout plan shows that two car parking spaces would be provided for the holiday let.

The application form sets out that refuse collection arrangement for both the mooring and holiday let would be the same as the existing surrounding residential development. No details have been provided showing where the bin store would be sited. We would want to ensure that there is adequate provision in place for waste collection and storage associated with the development and that the siting of the bin store would not detract from the amenity of the canal corridor. Ideally these 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:

The development shall not be brought into use until details of the storage and collection of refuse and recycling, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the approved refuse storage and collection have been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

Surface water drainage

The application details set out that surface water drainage would be to a soakaway. No details of the location of the soakaway have been provided. It is understood that foul waste would discharge to the existing boatyard pumpout. Given the proximity of the holiday let to the canal we would want to ensure that there would be no surface water discharge to the canal. As such we would welcome further details in terms of the siting, operation and design of the soakaway to be provided on site and details to confirm that the ground is suitable for infiltration. Any soakaway should be sited a minimum of 10m from the canal. Ideally these 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 holiday let 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 soakaway clearly showing the proximity to the canal and include details demonstrating that the ground is suitable for infiltration. The development shall thereafter only be carried out in full accordance with the approved details.

Canal Protection

Given the proximity of the works to the canal and likely excavation to create the new turning 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.

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Boating Business License

The proposed diversification of the business would require an appropriate boating business licence which will require approval through the separate Trusts Boating Business Operating Proposal process. The applicant should be advised to contact the Trusts Boating Business team at business.boating@canalrivertrust.org.uk in terms of the required licence that may be required. This letter should not be construed as giving any such consent or agreement. We would ask that the following informative is also appended to the decision notice.

- 1) The applicant is advised to contact the Canal & River Trust's Boating Business team at business.boating@canalrivertrust.org.uk in order to ensure that any necessary licenses are obtained.
- 2) 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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