



Glandŵr
Cymru

The Canal & River Trust in Wales

18th January 2017

Mr Kevin Hughes
Wrexham County Borough Council
Lampit Street
Wrexham
LL11 1AR

Our Ref
Your Ref

CRTR-PLAN-2016-21474
P/2016/1115

Dear Mr Hughes,

Proposal: Erection of detached garage, rear utility, front porch and side sun room extensions, 2no. dormers and erection of 1.5m high fence.

Location: Sycamore Cottage, The Slip, Trevor

Waterway: Llangollen Canal

Thank you for your consultation.

Glandŵr Cymru, the Canal & River Trust in Wales, cares for Wales' historic canals, made up of the Swansea, Llangollen, Montgomery and Monmouthshire & Brecon Canals. Our canals perform many different functions and are a haven for people and wildlife and a national treasure. We are a statutory consultee in the development management process.

Glandŵr Cymru has reviewed the consultation. This is our substantive response under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended. Based on the information available we have **concerns** relating to the scale of the proposed detached garage and suggest that the scheme is **amended** as set out below.

The application site is located at the Trevor Basin end of the Pontcysyllte Aqueduct and within the World Heritage Site. The Pontcysyllte Aqueduct is a Grade I Listed, Scheduled Ancient Monument and is on the UNESCO World Heritage List for its Outstanding Universal Value. The application site is clearly visible from the aqueduct and adjacent towpath which are elevated in relation to the application site. It is noted that paragraph 6.1 of Pontcysyllte Aqueduct and Canal World Heritage Site Local Planning Guidance Note 33 (PGN33) states that '*all development proposals must demonstrate how they have considered the impact on the World Heritage Site*'. No such assessment seems to have been provided with this application, despite the sensitivity of its siting and location immediately adjacent to the grade I listed aqueduct, within the World Heritage Site and reference at paragraph 6.7 of PGN33 to the fact that that even '*small development such as an extension to a residential property can have a significant impact if it is directly next to a World Heritage Site*'.

According to the submitted plans the detached garage would have a footprint measuring 5m in width by 7m in length. The garage would have a pitched roof, however the plans do not show the dimensions for the structures height and it is considered that this should be confirmed prior to determination of the application. The detached garage would be sited immediately adjacent to the

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aqueduct and although at a lower level, would still be highly visible for boaters and users of the towpath, especially during winter months when the trees are not in leaf.

Glandŵr Cymru suggests that the impact of the proposed garage could be reduced by re-orientating the pitch of the roof to run perpendicular to the line of the aqueduct (so the roof pitch of the garage follows the orientation of the main dwelling). The applicant may also wish to consider reducing the garage to a single garage would provide scope to provide native planting within the residential curtilage, between the garage and aqueduct, to further soften the development when viewed from the aqueduct and reducing the bulk of the roof.

In terms of the other aspects of the proposed development, at present the property would appear to be bounded by a post and rail fencing which is under a metre in height. This gives an appropriate soft rural feel to the curtilage of the property as it allows views thorough to the mature vegetation beyond. The proposal is to erect a 1.5m fence which from the annotation on the proposed plan would be 'open', which we assume means would be a similar style to the existing post and rail fence. This would be acceptable. The Trust would have concerns if the proposal was for closed board fencing, as this would give a very urban feel to the site and would be out of keeping with this sensitive setting.

It is considered that the proposed porch, side extension and small pitched roof dormers would be in keeping with the scale of the property and sensitive setting of this location

If the Council is minded to grant planning permission, we suggest that the following condition is required to ensure that the quality of the building materials for the extensions and detached garage are appropriate to this highly sensitive setting.

Prior to the development being built above slab level a full schedule and samples of materials for all external walls and finishes, roofs, windows, doors and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details.

Reason: To ensure an appropriate finish to the development in recognition of the sensitivity of its setting and to accord with policies GDP1 and EC9 of the Wrexham Unitary Development Plan 2005.

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

If you have any queries please contact me, my details are below.

Yours sincerely

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