



Canal &
River Trust

Keeping people, nature & history connected

27 October 2015

Wrexham County Borough Council
Planning Department
Lampit Street
Wrexham
LL11 1AR

Our Ref BWYS-PLAN-2015-18566-1

Your Ref P/2015//0715

Your Ref P/2015//0715

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Dear Sharon Holman

The Town & Country Planning Act 1990 (as amended)
Planning & Compulsory Purchase Act 2004
Application No: P/2015//0715
Proposal: Erection of a replacement stone boundary wall (length and height as existing).
Location: Angorfa 3 Canal Terrace, Froncysyllte, Wrexham, LL20 7RE
Waterway: Llangollen Canal

Your Ref P/2015//0715

Thank you for your consultation dated 30 September 2015 in respect of the above.

The Canal & River Trust is a statutory consultee under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Canal & River Trust is a company limited by guarantee and registered as a charity. It is separate from government but still the recipient of a significant amount of government funding.

The Trust has a range of charitable objects including:

- To hold in trust or own and to operate and manage inland waterways for public benefit, use and enjoyment;
- To protect and conserve objects and buildings of heritage interest;
- To further the conservation, protection and improvement of the natural environment of inland waterways; and
- To promote sustainable development in the vicinity of any inland waterways for the benefit of the public.

After due consideration of the application details, the Canal & River Trust has **no objections** to the proposed development, **subject to** the imposition of suitably worded **condition** relating to:

Canal & River Trust Navigation Road, Northwich Cheshire CW8 1BH

T 0303 040 4040 E customer.services@canalrivertrust.org.uk www.canalrivertrust.org.uk

Patron: H.R.H. The Prince of Wales. Canal & River Trust is a company limited by guarantee registered in England & Wales under number 7807276; and a charity registered with the Charity Commission under number 1146792.

In line with the core planning principles of the National Planning Policy Framework to enhance and improve the places people live and securing high quality design and conserving heritage assets, the Trust would like to ensure that the materials used in the construction of the proposed replacement wall are appropriate to the location of the site in the conservation area, adjacent to the World Heritage Site and the canal corridor.

Therefore if the Council is minded to approve the application the Trust would like to request the following conditions are attached:

Condition

Materials

Notwithstanding the plans submitted prior to the commencement of development details of the proposed materials to be used in the construction of the replacement wall shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.

Reason: Waterside developments should be designed to provide an attractive façade and poor choice of materials to be used in the construction of the external surfaces of a development can affect how the waterway corridor is perceived, particularly when viewed from the water, the towpath and neighbouring land.

If the Council is minded to grant planning permission, it is requested that the following informative is attached to the decision notice:

“The applicant/developer is advised to contact the Third Party Works Team (01782 779909) 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”.

In addition, in order for the Canal & River Trust to effectively monitor our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

Should you have any queries please contact me at this office

Yours sincerely

Joy Gill

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E-Mail: Joy.Gill@canalrivertrust.org.uk