Supporting information

Section 73 planning application for variation of condition 2 of planning permission P/2024/0350 for the '*variation of condition 34 of planning permission P/2022/0878 to amend drainage plan*' at Trevor Basin, New Road, Trevor, Wrexham LL20 7TT

Contents

1.0 Introduction

2.0 Site Description

3.0 The Proposed Variation of Condition

4.0 Relevant Planning History

5.0 Planning Policy Context

6.0 Planning Analysis

7.0 Conclusions

1.0 Introduction

1.1 This supporting information has been prepared to accompany a s73 planning application by the Canal & River Trust ('the Trust') to seek approval for the variation of condition 2 of planning permission P/2024/0350.

1.2 In Condition 2, it is stated that:

'The development shall only be carried out in strict accordance with the details shown on the approved drawings(s) numbered:

- *Site Location Plan V16*
- *GA Proposed Site Plan V17*
- *GA Proposed Site Access Plan V19*
- *Tree Removal Plan V19*
- *GA Hire Boat Base Floor Plans and Elevations V16*
- *GA 1938 38 GA Storage Structures and Pump House V16*
- *Tree Removal Plan Proposed Site Plan Overlay V5*
- *GA Proposed Tree Retention and Planting Plan V4*
- *GA Drainage Plan V18*
- *GA Proposed Contextual Elevations V15*
- *Car Park for the Purposes of the s106 V1*
- *GA Landscape Plan V18*
- *Proposed Foot & Carriageway Section Details V3, and as contained within the application documentation.'*

1.3 Planning permission P/2022/0350 is a S73 variation of condition approval, which was granted on the 20th of January 2025 by Wrexham Country Borough Council (WCBC) for the '*variation of condition 34 of planning permission P/2022/0878 to amend drainage plan'*.

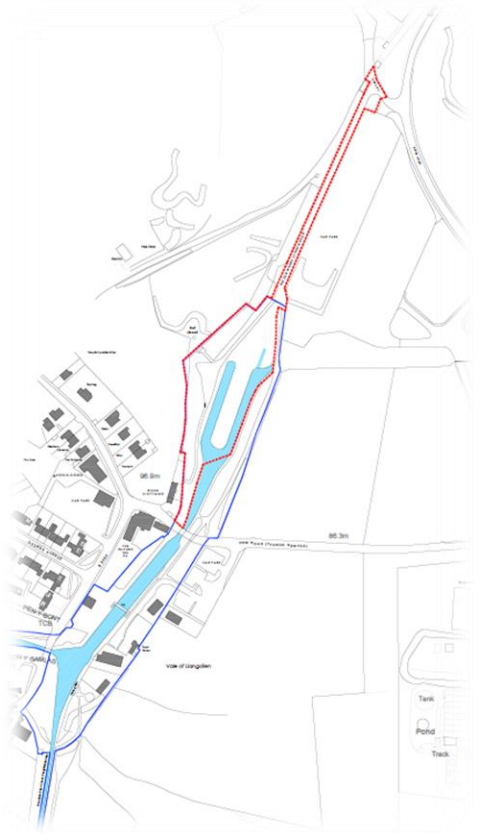
1.4 Planning permission P/2022/0878 is also a S73 variation of condition approval, which was granted on 10th of April 2024 following a resolution to grant planning permission by WCBC Planning Committee.

1.5 The original planning permission to which the subsequent variations relate is P/2021/0560, which was granted by WCBC on the 6th of July 2022 for '*Redevelopment of canal basin for use as a boat hire business including erection of 2 buildings and storage enclosure'* at Trevor Basin, New Road, Trevor, Wrexham LL20 7TP.

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2.0 Site Description

2.1 The application site is located at Trevor Basin near Wrexham. The image below illustrates the extent of the site edged in red and remaining Trust landownership in blue.



2.3 In a wider context the site is located within the Pontcysyllte Aqueduct World Heritage Site and the designated Conservation Area.

2.4 In 2009 the Pontcysyllte Aqueduct, Trevor Basin and eleven miles of the Llangollen Canal between Chirk and Horseshoe Falls were inscribed as a World Heritage Site (WHS). The WHS recognises the worldwide importance of the landscape character and heritage value of the canal, basin, and aqueduct.

2.5 Trevor Basin and the Pontcysyllte Aqueduct are a popular tourist destination. There are high visitor numbers to this location for tourism, leisure, and recreational purposes. Water based activities and use of the adjacent towpath and surrounding land are very popular.

3.0 The Proposed Variation of Condition

3.1 In Condition 2, it is stated that:

'The development shall only be carried out in strict accordance with the details shown on the approved drawings(s) numbered:

- *Site Location Plan V16*
- *GA Proposed Site Plan V17*
- *GA Proposed Site Access Plan V19*
- *Tree Removal Plan V19*
- *GA Hire Boat Base Floor Plans and Elevations V16*
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- *GA Landscape Plan V18*
- *Proposed Foot & Carriageway Section Details V3, and as contained within the application documentation.'*

3.2 It is proposed that the condition is re-worded so that it references a new version of the '*Car Park for the Purposes of the s106 V1'* plan. The existing approved location of 17 designated car parking spaces is currently shown on this current version of the plan. The car parking spaces are being relocated and are now shown on a new plan drawing.

3.3 To achieve this, it suggested that the condition is re-worded to include the new plan drawing, as follows

- '*Car Park for the Purposes of the s106 V2'*

3.4 A separate planning application has been submitted to WCBC to seek consent for the change of use of the land for car parking.

4.0 Relevant Planning history

4.1 **P/2021/0560**. Planning permission granted by WCBC on the 6th of July 2022 for *'Redevelopment of canal basin for use as boat hire business including erection of 2 buildings and storage enclosure'* at Trevor Basin, New Road, Trevor, Wrexham LL20 7TP.

4.2 **P/2022/0878**. S73 application granted by WCBC on the 10th of April 2024 for '*Variation of condition No. 26 of P/2021/0560 to increase the number of boats'* at Trevor Basin, New Road, Trevor, Wrexham LL20 7TP.

4.3 **P/2024/0350**. S73 application granted by WCBC on the 20th of January 2025 for *'Variation of condition 34 of planning permission P/2022/0878 to amend drainage plan'* at Trevor Basin, New Road, Wrexham LL20 7TP.

5.0 Relevant Planning Policy

5.1 The Statutory Development Plan is made up of 'saved' planning policies in the Wrexham Unitary Development Plan (UDP).

5.2 UDP policies T8 (Parking) and T9 (Access) are relevant to the safe and efficient operation of the transport network.

6.0 Planning Analysis

6.1 This s73 variation of condition application seeks an alteration to Condition 2 of planning consent P/2024/0350.

6.2 Consent is only being sought for a plan reference alteration. The current approved plan shows the location of 17 car parking spaces, which are required as part of s106 agreement NR/042504. It is proposed to relocate those 17 car parking spaces, which is shown on a new version of the currently approved plan that has been submitted with this application as a replacement.

6.3 A separate planning application is submitted to WCBC to seek full planning consent for the proposed new location of the 17 car parking spaces that are required as part of the s106 agreement.

6.4 This application is effectively a procedural exercise to address Condition 2 as an ongoing compliance condition in association with the planning consent.

7.0 Conclusion

7.1 Provided that WCBC concludes the proposed new location for the 17 car parking spaces, required as part of s106 agreement NR/042504, is acceptable in planning terms (to be considered as part of a separate planning application process) then it is considered that this application should similarly be approved.

7.2 Having regard to the above analysis, the Trust respectfully requests that the WCBC grants the S73 application accordingly.