In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Canal & River Trust

Reference P/2025/0644

Agent Mr Nick Wild
Canal & River Trust,
National Waterways
Museum, South Pier
Road, Ellesmere Port,
CH65 4FW

Date Received 15/08/2025

Decision Date 19/02/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

TREVOR BASIN OFF, STATION ROAD, TREVOR, LLANGOLLEN, WREXHAM, LL20 7TT

Description of Application

AMRYWIO AMOD O GANIATÂD MATERION A GADWYD YN ÔL P/2024/0350 I ADDASU CYNLLUN SAFLE CYMERADWYEDIG
/ VARIATION OF CONDITION 2 OF RESERVED MATTERS APPROVAL P/2024/0350 TO AMEND APPROVED SITE LAYOUT PLAN

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC9 - Listed Buildings of Special Architectural or Historic Interest
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	19/02/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development hereby permitted shall be commenced before 06/07/2027.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(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 Proposed Tree Retention Plan V3
- GA Drainage Plan V18
- GA Proposed Contextual Elevations V15
- Car Park for the Purposes of the s106 V2
- GA Landscape Plan V18,
- Proposed Foot & Carriageway Section Details V3, and as contained within the application documentation.

3.The development shall be carried out in strict accordance with the external facing, roofing and hard surfacing materials approved in connections with permission ref: P/2021/0560 and discharge of condition application P/2023/0218 - Approved Materials Schedule: V2 Trevor Boat Base: Condition 3 Sample Board

4.The landscaping works approved in connection with permission ref: P/2021/0560 and discharge of condition application P/2022/0753 shall be carried out prior to the occupation of any part of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use

5.The planting scheme implemented in connection with condition no. 4 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased,or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available

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planting season by trees or shrubs of similar size and species to those originally required to be planted.

6.The works shall be carried out in strict accordance with the watching brief approved in connection with condition no.6 of permission ref: P/2021/0560 - CPAT WSI 2627. Archaeological Watching Brief, Written Scheme of Investigation - and a copy of this resulting report should be submitted to, and approved in writing by, the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670), within 2 months of completion of the fieldwork. On approval the digital archive shall be submitted to the Historic Environment Records Officer at Clwyd-Powys Archaeological Trust (gary.duckers@cpat.org.uk) and the National Monuments Record, RCAHMW (nmr.wales@rcahmw.gov.uk).

7.Each part of the site subject to the remediation detailed within the Geo-Environmental Desk Study, Trevor Hire Boat Base, prepared by Arcadis, dated October 2021 shall not be occupied / use until a Validation Report has been completed in respect of that part of the site and submitted to, and approved in writing by, the Local Planning Authority. Any revisions to the remediation works, for instance where previously unforeseen contamination is identified, should be agreed in writing with the Local Planning Authority and subsequently included within the Validation Report.

8.The noise mitigation measures approved in connection with permission ref: P/2021/0560 - TREVOR BASIN, PLANT NOISE ASSESSMENT, Acoustics Report A1893 R01B, 7th July 2022' by Ion Acoustic - shall be fully implemented prior to the first occupation / use of the development.

9.The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method for rating and assessing industrial and commercial sound.

10.Prior to installation on the development, details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish shall be submitted

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to, and approved in writing by, the Local Planning Authority. The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.

11.Prior to first use of the development a suitable grease trap shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc.) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents. The grease trap shall thereafter be permanently retained in a working condition.

12.No development shall take place within 3 metres either side of the public sewer which crosses the site.

13.No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

14.The landscaping shall be managed and maintained in strict accordance with the Landscape Management Plan Ref: Landscape Management Plan Trevor Boat Base 21.02.2023, approved in connection with permission ref: P/2021/0560.

15.The existing trees, shrubs and hedges shown on drawing no. GA Proposed Tree Retention Plan V3 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

16.The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
1) Arboricultural Implication Assessment Ref no. Amenity Tree Care/AIA/Version 6
2) Tree Protection Plan Ref no. Amenity Tree Care / TPP/TR-01/V6
3) Arboricultural Method Statement Ref: Amenity Tree Care/AIA/Version 6
No development or other operations shall take place except in strict accordance with the reports as approved.

17.The development shall be carried out in strict accordance with the 'Trevor Basin Arboricultural Method Statement (AMS) - Amenity Tree Care Ltd' approved in connection with permission ref: P/2021/0560.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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18.The trees on site shall be supervised in strict accordance with the 'Trevor Basin Arboricultural Method Statement (AMS) - Amenity Tree Care Ltd' approved in connection with P/2021/0560.

19.The development shall be carried out in strict accordance with measures contained within the 'Ecology Management Plan, Trevor Basin, Wrexham, prepared by Ecology Services UK Ltd, dated 25 April 2022' and ' Ecology Method Statement, Trevor Basin, Wrexham, prepared by Ecology Services UK Ltd, dated April 2022' approved in connection with permission ref: P/2021/0560.

20.The vehicular access hereby approved shall be a minimum width of 4.8 metres.

21.There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

22.Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with plan refs: GA Proposed Site Plan V17 and GA Proposed Site Access Plan V19, approved in connection with permission ref: P/2021/0560. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

23.Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

24.Prior to first use of the development on-site vehicular and cycle parking facilities shall be provided in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles and cycles.
25.The Construction Traffic Management Plan refs: Construction Traffic Management Plan, V2 1938 300 Trevor Boat Base CTMP overview, V2 1938 301 Trevor Boat Base CTMP Area 1, V2 1938 302 Trevor Boat Base CTMP Area 2, V2 1938 303 Trevor Boat Base CTMP Area 3, approved in connection with permission

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ref: P/2021/0560 shall be fully implemented for the entirety of the construction phase of development.

26.The Service Delivery Management Plan ref: SDMP_TrevorHireBase_P-2021-0560, approved in connection with permission ref: P/2021/0560, shall be fully implemented for the life of the development.

27.The development shall only be carried out in strict accordance with Boundary Plan Ref: GA BOUNDARY TREATMENTS 2019 28 147 V2, approved in connection with permission ref: P/2021/0560 and discharge of condition application P/2022/0753. No other boundary treatments or other means of enclosure shall be erected on any part of the site, and the approved boundary treatments shall thereafter only be replaced on a like for like basis.

28.The lighting scheme shall be carried out in strict accordance with plans reference:

- 2982-DFL-HLG-XX-DR-EO-13001 Rev C01 - lighting layout
- 2982-DFL-ELG-XX-LD-EO-13001 Rev P03 - light spill
- Lighting design proposals
- Lighting Impact Assessment (including lighting strategy) V2.5 April 2024
- approved in connection with permission ref: P/2021/0560 and discharge of condition application P/2024/1506. No other external lighting shall be installed on any part of the site.

29.Prior to their use on the development, details of the proposed green energy technologies shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved and shall thereafter only be replaced on a like for like basis.

30.Within 2 months of the date of this permission, details of signage to assist in the pedestrian and vehicular movement / interpretation within and around the site shall be submitted to, and approved in writing by, the Local Planning Authority. The signage shall be permanently erected in strict accordance with such details as are approved, prior to first use of the development.
31.The development shall be carried out in strict accordance with the findings and recommendations contained within the following approved Ecology Assessments:
* Brain. S. (2021), Bat Roost Assessment (BRA) - Preliminary Roost Feature Investigation - 3 No. Additional Trees: Trevor Basin, Llangollen. Amenity Tree Care,

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and* Brain. S. (2021), Otter Survey Report - Trevor Basin, Llangollen. Amenity Tree Care.

32.No use of the development shall be made before 0800 or after 2100 hours on any day.

33.No part of the development shall be occupied until a timber security gate has been installed at the bridge arch to the south of the site, to match the existing timber gate currently in situ at the opposite side of the bridge arch (in both height, width and design). The timber security gate shall be finished with sadolin wood stain to treat/protect the timber and darken the colour. The gate shall thereafter be kept closed and locked outside of the lawful hours of opening of the boat hire business.

34.No part of the development shall be occupied until the foul / wastewater drainage scheme has been fully implemented in strict accordance with plan ref: GA Drainage Plan V18.

Reason(s)

1.To comply with Section 92 of the Town and Country Planning Act, 1990.

2.To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

3.To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4.To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5.To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 and EC4 of the Wrexham Unitary Development Plan.

6.The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policy GDP1 and EC7 of the Wrexham Unitary Development Plan.

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7.In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8.To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9.To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

10.To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

11.To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

12.To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

13.To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

14.To ensure landscape features are properly considered and protected in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

15.To ensure the amenity afforded by the trees is continued into the future in accordance with Policy GDP1 and EC4 of the Wrexham Unitary Development Plan.

16.To protect trees which are of significant amenity value to the area in accordance with Policy GDP1 and EC4 of the Wrexham Unitary Development Plan.
17.To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity in accordance with Policies Policy GDP1 and EC4 of the Wrexham Unitary Development Plan.

18.To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policy GDP1 and EC4 of the Wrexham Unitary Development Plan.

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19.To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policy GDP1 and PS11 of the Wrexham Unitary Development Plan.

20.To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

21.In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

22.To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

23.To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

24.To ensure that adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety and the amenities of the locality in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

25.In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

26.In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

27.To enable the control of matters not detailed in the application in in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

28.To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted, and to conserve the AONB's dark sky and nocturnal wildlife in accordance with Policy GDP1 and PS11 of the Wrexham Unitary Development Plan.

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29.To enable the control of matters not detailed in the application in in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

30.To enable the control of matters not detailed in the application in in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

31.To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policy GDP1 and PS11 of the Wrexham Unitary Development Plan.

32.To ensure that the boat hire business use is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan. In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

33.To ensure a satisfactory standard of security and appearance of the development in the interests of the visual and residential amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

34. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council

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