Bryniau Clwyd a Dyffryn Dyfrdwy
Clwydian Range and Dee Valley
Ardal o Harddwch Naturiol Eithriadol
Area of Outstanding Natural Beauty

Bryniau Clwyd a Dyffryn Dyfrdwy AHNE
Park Gwledig Loggerheads, Yr Wyddgrug, Sir Ddinbych CH7 5LH

Clwydian Range and Dee Valley AONB
Loggerheads Country Park, Nr. Mold, Denbighshire CH7 5LH

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Ref P/2024/1538
Dyddiad | Date: 19th December 2024

Jenni Perkins
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Jenni,

PROPOSAL: Change of Use of Land to Camping site and the Erection of Wooden Camping Pods and 2no. Camping Lodges.

LOCATION: Land adjacent to Gelli Farm, Nantyr, Llangollen

Thank you for consulting with the Joint Committee on this application. The following observations are submitted on behalf of the Joint Committee.

In accordance with LDP Policy EM5 'Visitor accommodation outside settlement limits', touring caravans, glamping and camping will generally be supported provided they are acceptably located and screened and provide adequate access and servicing. However, this application, which is significantly lacking in detail, does not meet these requirements. The site lies in an open exposed location and has not been designed to integrate with the landscape. There is no natural screening and the scale (particularly the 2no. Camping Lodges) and sporadic nature of the proposal does not relate to or rely upon natural features to help assimilate it into the landscape. It has not been sensitively located to minimise the impact upon the rural landscape as required by the policy. In addition, no Landscape Visual Impact assessment has been undertaken. Neither is there any information on parking provision and the proposed new driveway represents a significant intrusion into the landscape. The need to improve visibility and additional passing places will also result in the loss of hedgerows. Cumulatively, this will have a detrimental upon the character and appearance of the AONB, contrary to Policy NE4.

The Joint Committee therefore object to this proposal.

However, if you are minded to approve this application the new driveway should be deleted and the 2 larger Camping Lodges. Conditions should also be imposed to ensure that if the venture proves uneconomic in future the land is restored to an agreed condition.

I would be grateful if you could take account of the committee's views when deciding this application.

Yours sincerely,

Dave Williams
AONB Planning Advisor
For the Clwydian Range and Dee Valley AONB Joint Committee

