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

Ffon | Tel: 01352 810614 | **Ffacs | Fax:** 01352 810644
E-bost | E-mail: clwydianrangeanddeevalley@denbighshire.gov.uk
Gwefan: www.ahnebryniauclwydadyffryndyfrdwy.org.uk/
Web: www.clwydianrangeanddeevalleyaonb.org.uk/

www.facebook.com/Clwydian Range & Dee Valley AONB
@Clwyd_Dee_AONB

Cyf | Ref: P/2025/0019
Dyddiad | Date: 22nd January 2025

Sharon Holman
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham LL11 1AY

Dear Sharon,

PROPOSAL: Erection of an Agricultural Workers Dwelling

LOCATION: Land Adjacent to Bryn Y Groes Farm, Nantyr, Llangollen, Wrexham

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

Welsh government TAN 6 supports the principle of rural enterprise workers to allow rural workers to live near their place of work. The existing farm is well established and the applicants appear to have demonstrated both functional and financial tests for an additional dwelling in this location.
The proposed dwelling lies directly adjacent to the main farm complex, separated only by Allt y Bodi Lane. Visually, it will appear connected to the main farm complex and will not be isolated or prominent within the landscape. The single storey dwelling is of a modest scale and the use of natural slate and white render will complement the materials used on the existing farmhouse. However, you may wish to consider re-orientating the dwelling to face the lane which would be more reflective of the rural character of the area as well as minimising the intrusion into the adjoining field.
Notwithstanding the above, the Joint Committee raise no objections subject to conditions addressing agricultural occupancy, the removal of permitted development rights, use of materials and appropriate boundary treatment i.e. new native hedgerow with stock fencing as shown on the submitted site plan.

Yours sincerely,

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