



**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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Cyf | Ref: P/2021/0077

Dyddiad | Date: 14 April 2021

Simon Greenland
Planning Services
Wrexham County Borough Council
WREXHAM
LL11 1AY

Dear Mr Greenland

PROPOSAL: Organic Free Range Egg Production Unit and all Associated Works.

LOCATION: Cae Mor Farm, Llwyn Mawr, Pontfadog, Llangollen LL20 7BE

This application has been brought to the attention of the AONB. The following observations are submitted on behalf of the Joint Committee following consultation with the Chair of the committee and the AONB Partnership Landscape Character and Built Environment Working Group.

“The Joint Committee notes that the application site is approximately 4 km outside the AONB but, having regard to the large size of the proposed building complex (3371sqm), it will be visible in distant views from the higher ground of the AONB to the north. The visual impact is more pronounced as a result of the sporadic siting of the unit in open countryside away from the main farm complex or other existing buildings. Siting as a logical extension of the existing farm complex would be preferable, but it is assumed that the current siting is a necessity for such a potentially ‘bad neighbour’ development and to conserve the setting of the Listed farmhouse.

Although it will be visible in distant views from the AONB, the specification of Juniper green walls, roof and silos, coupled with the relatively low profile of the buildings and extensive landscape planting will help mitigate its visual impact. In this context, it will appear as a small element in the wider landscape and will not have a significant adverse impact on the AONB and the Joint Committee therefore has no observations to make on the application in principle. The Committee notes however that whilst the impact on the AONB is limited there will be more significant impacts on the immediate locality.

If permission is granted, the Committee would emphasise the need to secure the earliest possible implementation of the full landscaping proposals. All new planting should be native local species and must be suitably protected from stock. The committee would also recommend that a 5 year landscape management plan is required to ensure the proper establishment and long term continuity of the landscape mitigation measures.

The lighting design scheme submitted with the application is noted, but the committee would recommend a condition requiring submission of precise details of the proposed luminaires, including their outputs, colour temperature, and operational timing to ensure the lighting is the minimum necessary for safe operations and is designed to conserve the AONB’s dark sky and nocturnal wildlife.”

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

Yours sincerely,

Tony Hughes
For the Clwydian Range and Dee Valley AONB Joint Committee