



David Fitzsimon
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By email: david.fitzsimon@wrexham.gov.uk and matthew.phillips@wrexham.gov.uk

Ein Cyf/Our ref: qA1898545
Eich Cyf/Your ref: P/2021/0077
Dyddiad/Date: 31 August 2023

Dear Mr Fitzsimon,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 – DIRECTION UNDER ARTICLE 18(1)
PROPOSED ERECTION OF AN ORGANIC FREE RANGE EGG PRODUCTION UNIT
AND ALL ASSOCIATED WORKS ON LAND AT CAE MOR FARM, LLWYN MAWR,
PONTFADOG, LLANGOLLEN, LL20 7BE – APPLICATION P/2021/0077**

1. The published committee report for the above application indicates the proposal raises issues regarding the control of waste produced by the proposed development and the potential impact on a Special Area of Conservation (“SAC”). The Welsh Ministers are aware that waste from such development can affect sensitive habitats and want to ensure the impacts of agricultural development are fully considered in the determination of planning applications.
2. Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (“the Order”) enables the Welsh Ministers to give directions restricting the grant of permission by a local planning authority. I am authorised by the Minister for Climate Change to issue such directions.
3. In exercise of this authority, I hereby direct Wrexham County Borough Council, with effect from the date of this letter, not to grant planning permission for the development described in paragraph 4 of this letter without the prior authorisation of the Welsh Ministers.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

4. The development is:

- (a) that comprised in application no. P/2021/0077 referred to in the heading to this letter; or
- (b) any development of the same kind as that in the above application, which is proposed on any site forming part of, or includes the land to which the above application relates.

- 5. I issue this direction to enable further consideration to be given to whether or not the application should be referred to the Welsh Ministers for their determination.
- 6. The direction only prevents your authority from granting planning permission; it does not prevent it from continuing to process or consult on the application. Neither does it prevent it from refusing planning permission.
- 7. Your attention is drawn to article 31 of the Order which provides for the Welsh Ministers to vary or cancel this direction in respect of both the land and type of development covered.
- 8. A copy of this letter has been sent to Roger Parry & Partners LLP, agent for the applicant.

Yours sincerely

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Hywel Butts

[Pennaeth Gwaith Achos Cynllunio](#) / Head of Planning Casework

[Y Gyfarwyddiaeth Gynllunio](#) / Planning Directorate

Arwyddwyd o dan awdurdod Y Gweinidog Newid Hinsawdd; un o Weinidogion Cymru.
Signed under authority of the Minister for Climate Change; one of the Welsh Ministers.