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/2025/0534
Dyddiad | Date: 16th July 2025

Sarah Duckworth
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Sarah,

PROPOSAL: Reserved Matters Pursuant to Outline Planning Permission P/2021/0983 (Access, Appearance, Landscaping, Layout and Scale) – Erection of Dwelling

LOCATION: Land opposite Llwybr Y Garth, Yr Ochr, Froncysyllte, Llangollen, Wrexham, LL20 7RS

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

The Joint Committee were not consulted on the Outline application. However, your own Conservation Officer at the time, acknowledged the sensitivity of the site and the need to ensure the design is of a high quality, taking account of the historic and natural environment within which the dwelling will sit.
Whilst the principle of a single dwelling has been established by the previous outline permission, which also established the broad dimensions of the scale and height of the development, the Joint Committee have concerns over its design and appearance.
The central gable is far too dominant and does not respect the context of the site and the character and scale of neighbouring properties.
Whilst there are no objections to a modern/contemporary design, the mass of the front elevation needs reducing. It is acknowledged that the sloping nature of the site and the split level arrangement will inevitably result in a two storey front elevation. But there are more sensitive solutions than the one proposed. The proposed dwelling will be highly conspicuous in the landscape and visible from a number of vantage points within and across the Vale of Llangollen. A more sympathetic approach is required, possibly removing the central gable, which creates too much vertical emphasis. This, in addition to the use of recessive more natural materials will help assimilate the proposed dwelling into the hillside.

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

