



**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/2024/0210

Dyddiad | Date: 17th April 2024

Simon Greenland
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Simon,

PROPOSAL: Change of Use of Land to Glamping site (Erection of 2No. Temporary Huts) with Associated Landscaping and Parking.

LOCATION: Gronwen Farm, Garth Road, Garth, Llangollen, Wrexham

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

The site lies outside the settlement limit of Garth and is close to, but outside the designated area of the AONB. LDP Policy EM5 criterion (iii) allows new camping and glamping sites outside settlement limits provided the scale, form and location of the development does not have a harmful effect on the character of the countryside. This reflects national planning policy to promote rural diversification and acknowledges the contribution tourist accommodation can make to the local economy. However, it is important such developments are sustainable and respect the character of the countryside.

In this case the proposed two huts are of a scale, form and design which is compatible with the character of the area. They are relatively well screened by existing trees and hedgerows and the use of untreated timber cladding left to weather naturally will ensure they are assimilated into the landscape. The Joint Committee therefore raise no objections. However, you may wish to consider conditions requiring further landscaping, the submission of an external lighting scheme (AONB dark skies policy) and that should the venture prove 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

