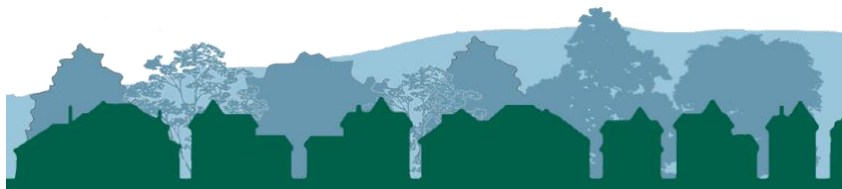


REAL PLANNING

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Date: 3rd November, 2021
Our Ref: 119/BryerStables
Your Ref: P/2021/0888

Planning Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Fao Mared Rees-Jones

Dear Mared,

**Erection of new stable block, provision of access, associated earthworks and landscaping to provide animal physiotherapy business
Land adjacent to Bryer, Trevor Hall Road, Garth, Wrexham
Planning application ref no: P/2021/0888**

I sent a letter to you under cover of an email on Monday 1st November, commenting upon your objection in principle to the proposed stables. Notwithstanding the need to deal with the issue of this 'in principle' objection, I mentioned in that letter that I was having an MS Teams meeting, yesterday afternoon, with NRW - Richard Sumner [Specialist Advisor: Landscape] and Rachel Burke [Development Planning Adviser]. It was a very useful discussion centred upon the initial response from NRW dated 13/10/2021 and the three main issues raised therein, and I advise you of the outcome as follows:

Landscape

As you know, the application site lies outside the nearby Clwydian Range and Dee Valley AONB and there are concerns around any potential resultant impact of the proposal. Real Planning has agreed to the provision of cross sections to demonstrate if the proposal can be ameliorated through naturalised landforms together with a Landscape Proposals Plan and an Explanatory Supporting Statement. Richard has accepted that his concerns express a 'holding objection' until either:

- *all of the above information is provided and accepted in relation to the current proposal and its relationship with the AONB; or*
- *should the information not be acceptable that an alternative way forward would be to amend the proposal to an appropriate design and scale that may be acceptable.*

Protected Species

I confirmed with Rachel that I had spoken to Emma [Ecology Officer] at Wrexham and Real Planning will submit an Ecological Report.

Foul Drainage and Protected Species

We discussed the concerns raised regarding any potential impact of the proposal upon the River Dee and Bala Lake SAC. There is no foul drainage other than 'dry' horse manure and I confirmed that the any such manure will be managed in accord with the Code of Good Agricultural Practice for the Protection of Water, Soil and Air for Wales. This was acceptable to Rachel.

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Finally, just to add to the discussion and for your consideration of the 'in principle' issue, I would like to bring to your attention that an application for the:

"Change of use of land to a mixed use for equestrian and residential use, erection of stables, construction of menage, use of barn as a rural enterprise dwelling and associated works"

was submitted to Denbighshire County Council in early 2019, and was subsequently approved in September 2019, despite its location not only within the open countryside but also, not just nearby, actually within the same Clwydian Range and Dee Valley AONB.

In addition, Planning Policy Wales [Edition 11 – February, 2021] in discussing the Rural Economy states:

"By supporting the development of a broad range of employment opportunities in rural areas planning authorities can increase economic prosperity and help address the effects of rural decline or depopulation where it occurs. Greater opportunity can support and strengthen the future well-being and sustainability of rural communities."

and

*"Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. Micro and small enterprises have a vital role to play in the rural economy and contribute to both local and national competitiveness and prosperity. **While some employment can be created in rural locations by the re-use of existing buildings** [reference here also to PPW TAN 6 – Planning for Sustainable Rural Communities], **new development will be required in many areas.**"*

It must also be accepted that many buildings in the countryside are either not in the right location or the right size for accommodating many rural enterprise proposals. More importantly, such buildings are a finite resource - what will happen to rural employment opportunities when that resource no longer exists?

Yours faithfully,

J G Kellett

for REAL PLANNING