



**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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Philip Forster
Planning Services
Community Wellbeing and Development
Wrexham County Borough Council
16 Lord Street
WREXHAM
LL11 1LG

Dear Philip

PROPOSAL: DEMOLITION OF EXISTING DWELLING, ERECTION OF NEW TWO-STOREY DWELLING AND CONSTRUCTION OF NEW VEHICULAR/PEDESTRIAN ACCESS.

LOCATION: HEYBURN, BLACKWOOD ROAD, GARTH TREVOR, LL20 7YL

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

“Providing the planning authority is satisfied that Heyburn has established residential use rights, the Joint Committee (JC) has no objection in principle to a suitably designed replacement of this obviously sub-standard structure. It is also accepted that the size of the replacement will be larger than the very modest existing chalet to meet modern living standards. The proposed materials - natural blue/grey slate roof and rendered walls - are acceptable, and the front elevation reflects the local vernacular. However, the JC is concerned about the asymmetric pitched roof which will present an incongruous and unbalanced appearance. The JC favours an approach which matches the front elevation, even if this results in a modest reduction in the footprint of the dwelling to avoid increasing the overall height.

The intention to restore the local stone boundary walls is welcomed, along with the planting of traditional native hedges to enclose the property supplemented with new hedgerow trees. However, the JC is concerned about the intention to clear all trees from the site which will result in an exposed and stark development which will not fit into its rural surroundings for many years. The adjoining property ‘Alexandria’ is a case in point, where all trees and shrubs were cleared thus changing the rural character of Blackwood Road. The JC would therefore recommend that, subject to the views of the County Forestry Officer, selected existing trees (e.g. T1, T3 and G1) be retained and protected to help break up views of the development from the surrounding highway and footpath network. The proposed new boundary hedge should also be continuous along the eastern boundary and not broken to accommodate the parking area.”

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