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/2025/0897
Dyddiad | Date: 15th December 2025

Jenni Perkins
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Jenni,

PROPOSAL: Demolition of former weighbridge building and erection of building for use as a welfare building for staff/users of the Quarry.

LOCATION: Former weighbridge building, Maesyffynnon road, Minera, LL11 3DE

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

There are no objections to the demolition of the former weighbridge building. It is not listed and is of basic utilitarian design and construction, making little contribution to the landscape.

However, the case for a new building on part of the existing footprint is unclear. The application involves new development in the open countryside for which there is no clear justification. The only supporting information refers to "a mess room and kitchen/office room for volunteers." It is acknowledged that the site is now managed by North Wales Wildlife Trust, but no justification has been made for the building and the need for these facilities to be at this location. They have managed the site since 2018, without these facilities on-site. There is no explanation as to why they are now required. As it stands, the proposal constitutes new development within the open countryside for which there is no clear justification. The Joint committee therefore object to this application in its current format. However, should the applicants provide more information to justify the need, both locationally and functionally, as to why the proposed building should be sited here, we would re-consider our position.

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

