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/2025/0885**
**Dyddiad | Date: 28th January 2025**

Lauren Rowlinson
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Lauren,

**PROPOSAL: Outline Application for Erection of Dwelling (All Matters Reserved)**

**LOCATION: The Hollies, New Brighton, Minera, 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 within the defined settlement limit of New Brighton as defined in the adopted Wrexham Unitary Development Plan. The principle of a single dwelling on this brownfield site was established 20 years ago under application Ref P/2005/0003 and a subsequent application was also granted under P/2016/0256 which has since lapsed. As there have been no change in circumstances the Joint Committee raise no objections.**

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**

