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/2026/0413**
**Dyddiad | Date: 22th July 2026**

Sarah Stuba
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Sarah,

**PROPOSAL: Outline application for erection of rural enterprise dwelling (All matters reserved),**

**LOCATION: Garreg Llwyd, Froncysyllte, Llangollen, LL20 7Ry**

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

**A previous outline application was refused due to insufficient justification to demonstrate the functional and financial need for a second/rural enterprise dwelling, and that other alternative options for accommodation within close proximity of the site, had not been properly considered. It therefore failed to meet the technical criteria of Wrexham UDP policy H7 and was refused.**
**This re-submission seeks to overcome these concerns and an Agricultural Appraisal prepared by Roger Parry and Partners has been submitted to address these issues. However, the main justification for the dwelling is to deal with "unexpected situations" occurring on site and the need to be within "sight and sound of the farm complex". The second farm worker currently lives in St Martins and experiences long travel times.**
**However, whilst the long term financial viability may be sound, the functional requirement is questioned. The "unexpected situations" have not been defined within the justification and can can surely be dealt with by whoever resides in the main farmhouse. In the same way, the need to be within "sight and sound of the farm complex" would not necessarily justify the need for a second dwelling. The functional justification is weak.**
**In terms of alternative accommodation the applicants have restricted the search area to a 0.5 mile radius which is too small. Surely, there are properties for sale in Fron, Chirk, Trevor or other nearby settlements which could meet their requirements and would be much closer than St Martins.**
**The Joint Committee therefore raise concerns regarding the principle of a second rural enterprise dwelling in this location as the functional justification is weak and alternative accommodation within nearby settlements has not been considered an option.**

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**

