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/2026/0475
Dyddiad | Date: 1st October 2026

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 proposal involves new development within the open countryside which would normally be resisted in planning policy terms, unless there are other material planning considerations which would outweigh the prevailing development plan (Wrexham UDP).

In this case, the proposed welfare building is of a modest scale, lies on the footprint of the existing weighbridge building and would provide facilities for those managing the landscape, both in terms of conservation and biodiversity. It would also assist in community engagement, environmental education and improved visitor facilities, without adversely impacting upon the character and appearance of the landscape. Furthermore, there do not appear to be any other alternative facilities available locally within settlements to fulfil this requirement, which weighs heavily in support of this application.

Given the scale of development, its siting and use of appropriate construction materials sympathetic to its rural location, as well as the benefits it would bring in terms of its use and function, the Joint Committee raise no objections. However, any permission granted should restrict the use of the building to that described in the application documentation and that it is finished in appropriate recessive colour or left to weather naturally.

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

