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/2026/0660
Dyddiad | Date: 28th October 2026

Sharon Holman
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Sharon,

PROPOSAL: Conversion of Existing Outbuilding to Convenience Store

LOCATION: The Bungalow, Old Lime Kilns, Holyhead Road, Froncysyllte, Llangollen, Wrexham LL20 7RN

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 outside settlement limits and within a designated Green Barrier and Special Landscape Area as defined within the adopted Wrexham Unitary Development.

Given the proposed use, the conversion would therefore be subject to meeting the policy requirements of UPD policy S7 'Retail sales in the Countryside', which supports the conversion of suitable buildings provided they "*primarily sell goods or produce predominantly made or grown on the premises*", which does not appear to be the case here. However, given the proposed scale of development, its location within an existing group of buildings, the lack of other local retail facilities, and its close proximity to the village, being within easy walking distance, the Joint Committee would consider it unreasonable to refuse the application on that basis.

There is no adverse impact upon the character and appearance of the AONB and the proposal will provide a positive use for the building, satisfy a local retail need and enhance the visual amenity of the area. The Joint Committee therefore 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

