



Llywodraeth Cymru
Welsh Government

Development Control
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Eich cyf / Your ref P/2023 /0497

Ein cyf / Our ref 23/NM-5895

19 September

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

LAND NORTH OF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM

FULL PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING BUILDINGS, THE ERECTION OF BUILDINGS FOR CLASS B1, B2 AND B8 USE AND FORMATION OF VEHICULAR ACCESS; AND OUTLINE PLANNING PERMISSION FOR THE ERECTION OF BUILDINGS FOR CLASS B1, B2 AND B8 USE AND RETAIL, DRIVE THRU, HOTEL AND PETROL FILLING STATION (CLASSES A1, A3, C1 AND SUI GENERIS AND ASSOCIATED INFRASTRUCTURE (ALL MATTERS RESERVED)).

I refer to your consultation of 11th August 2023 regarding the above application and advise that the Welsh Government as highway authority for the trunk road network directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

- 1) Following the issuing of the requested Transport Assessment, the applicant is requested to provide a concise summary of the impact of the development (for both Options 1 and 2) in respect of the percentage increase in traffic movements on each arm of Junction 6 of the A483 and should include growth rate factoring for the year 2030.

If you have any further queries, please forward to the following Welsh Government Mailbox
NorthandMidWalesDevelopmentControlMailbox@gov.wales



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

Sarn Mynach
Cyfford Llandudno
LL31 9RZ

Sarn Mynach
Llandudno Junction
LL31 9RZ

Yours faithfully,

Helen Lewis



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

Sarn Mynach
Cyfford Llandudno
LL31 9RZ

Sarn Mynach
Llandudno Junction
LL31 9RZ

Ebost/Email: NorthandMidWalesDevelopmentControlMailbox@gov.wales