



Llywodraeth Cymru
Welsh Government

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

Eich cyf / Your ref P/2021/0135

Ein cyf / Our ref 21/NM-3595

07 July 2021

Dear Sir/Madam,

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

**TAN Y BONT MAIN ROAD OLD RHOSROBIN WREXHAM
RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT, SCALE) PURSUANT
TO OUTLINE APPLICATION P/2016/0189**

I refer to your consultation of 8th March 2021 regarding the above application, and advise that the Welsh Government as highway authority for the A483 trunk road 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. The Welsh Government is concerned the Air Quality Assessment fails to recognise the on-going air quality issues along the A483 within this area. Therefore, the applicant must provide an updated the Air Quality Assessment, making use of publicly available data, to ensure levels of nitrogen dioxide are appropriately mitigated within the legal limits.
2. The applicant must provide a detailed acoustic report with calculations to demonstrate how the recommended internal noise levels of BS 8233 will be met; taking into account the need to provide adequate alternative ventilation to opening windows for all required ventilation rates.

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



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Yours faithfully



Casey Dunn



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