



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

Eich cyf / Your ref P/2018/0555

Ein cyf / Our ref 18/NM-1434

30 July 2018

Dear Sir/Madam,

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

**RUABON BUSINESS PARK SITE ADJACENT TO A483 RUABON WREXHAM.
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER
PLANNING PERMISSION P/2018/0053 CONDITION
2 - PHASED DEVELOPMENT DETAILS CONDITION
7 - MATERIALS CONDITION
12 - DRAINAGE CONDITION
17 - ARBORICULTURAL METHOD STATEMENT CONDITION
18 - METHOD OF CONSTRUCTION STATEMENT CONDITION
20 - SCHEME TO DEAL WITH TRANSMISSION OF SOUND CONDITION
24 - ROUNDABOUT DETAILS CONDITION
25 - SPEED LIMIT AMENDMENTS / SIGNAL CONTROLLED CROSSING / FOOTWAY LINKS /
SCHEME OF SIGNAGE CONDITION
26 - DETAILED LAYOUT, LIGHTING, DESIGN AND DRAINAGE CONDITION
28 - FURTHER DETAILS OF VEHICULAR PARKING AND TURNING FACILITIES CONDITION
31 - CONTAMINATION CONDITION
32 - VERIFICATION REPORT**

I refer to your consultation of 19th July 2018 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;

- A Traffic Impact Assessment is required which includes the junction between the A483 and A539.



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

Yours faithfully



Alun Wyn Jones



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