



Llywodraeth Cymru
Welsh Government

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

Eich cyf / Your ref P/2020 /0576

Ein cyf / Our ref 20/NM-3236

30 November 2020

Dear Sir/Madam,

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

James Farm, Ruabon, Wrexham

CONVERSION OF OUTBUILDINGS TO 5 DWELLINGS

I refer to your consultation of 1st October 2020 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 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.
- 2) The applicant is required to submit detailed drainage plans to Welsh Government for review.

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

Yours faithfully

Jason Ingram



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