



Llywodraeth Cymru
Welsh Government

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

Eich cyf / Your ref P/2020/0649

Ein cyf / Our ref 20/NM-3320

18 December 2020

Dear Sir/Madam,

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

Former Site of Brymbo Steelworks, Brymbo, Wrexham

Outline planning permission for up to 300 dwellings (class C3 use), a primary school (2-form entry), small district centre comprising up to 1,395 sq.m of class A1 retail, up to 372 sq.m of class A3 restaurant / public house, up to 465 sq.m of class D1 use, multi-functional green infrastructure, including informal open space, surface water attenuation, vehicle accesses, car parking, engineering works, public footpaths and hard and soft landscaping, underground services, and all ancillary and enabling works, with all matters reserved except for vehicular access from Brymbo Road

I refer to your consultation of 19 November 2020 regarding the above planning application and advise that the Welsh Government as highway authority for the A483 trunk road directs refusal for the following reason/s:-

- 1) The Welsh Government have undertaken modelling work to consider the impact of this development on the trunk road at Junction 4 of the A483. It concluded that there is currently no capacity to support any further developments at this location.

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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