



Llywodraeth Cymru
Welsh Government

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

Eich cyf / Your ref P/2020/0643

Ein cyf / Our ref 20/NM-3277

16 December 2020

Dear Sir/Madam,

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

**WILLOW COTTAGE PARK STREET RUABON WREXHAM
DEMOLITION OF EXISTING BUILDING AND ERECTION OF 8 DETACHED DWELLINGS**

I refer to your consultation of 20/10/2020 regarding the above planning application and advise that the Welsh Government as highway authority for the A483 trunk road directs that any permission granted by your authority shall include the following conditions:

- 1) The proposed development must be constructed in accordance with Blueprint Architectural Services drawing G080/011 Sept 2020 and accompanying AB Acoustics Report revised July 2018 to mitigate noise from the A483 dual carriageway.
- 2) Prior to occupancy of the development, an updated Noise Assessment must be submitted to and approved by the Planning Authority in consultation with the Welsh Government to demonstrate that the internal and external noise levels fall within the recommended noise levels of BS 8233. Any mitigation required will be instated at the expense of the applicant.

The above conditions are included to maintain the safety and free flow of trunk road traffic.

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

Yours faithfully

Casey Dunn



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

Sarn Mynach
Cyfford Llandudno
LL31 9RZ

Sarn Mynach
Llandudno Junction
LL31 9RZ