



Llywodraeth Cymru
Welsh Government

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

Eich cyf / Your ref P/2019/0546

Ein cyf / Our ref 19/NM-2499

24 July 2020

Dear Sir/Madam,

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

Former Brymbo Steelworks, Brymbo

Outline planning permission for up to 450 dwellings (Class C3 use), provision of a primary school (2-form entry), small district centre comprising up to 1,395sqm of Class A1 Retail, up to 372sqm of Class A3 Restaurant/Public House, up to 465sqm of Class D1 use, multi-functional green infrastructure, including children's play areas and 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 my holding direction issued on 15/10/2019 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: We have undertaken modelling work to consider the impact of this development on the trunk road at Junction 4 of the A483 and the findings are 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

