



Llywodraeth Cymru
Welsh Government

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

Eich cyf / Your ref P/2019 /0923

Ein cyf / Our ref 20/NM-2686

31 January 2020

Dear Sir/Madam,

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

**LAND EITHER SIDE STANSTY CHAIN ROAD OFF A483 TRUNK ROAD AND A541 MOLD ROAD
STANSTY WREXHAM LL11 4YF**

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND DETAILED MEANS OF
ACCESS WITH ALL OTHER MATTERS RESERVED**

I refer to your consultation of 19 December 2019 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) Detailed design of off-site mitigation proposed to Junction 5 of the A483 in Transport Assessment (J00069-TA01a) to be agreed in writing with the Planning Authority in consultation with the Welsh Government prior to the commencement of any works on site..
- 2) Phasing for the implementation of works to install proposed mitigation to Junction 5 of the A483 in Transport Assessment (J000069-TA01a) to be agreed in writing with the Planning Authority in consultation with the Welsh Government prior to the commencement of any works on site.
- 3) Suitable fencing, the form of which shall be agreed in writing by the Planning Authority in consultation with the Welsh Government shall be provided along the trunk road boundary of the site sufficient to prevent direct access to the trunk road. The permanent barrier shall be in place prior to beneficial use of the site and new access.
- 4) Detailed proposals of noise mitigation 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.
- 5) No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system.



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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



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