



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

15 October 2019

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 your consultation of 25<sup>th</sup> September 2019 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 proposed additional traffic flow from the proposed development would adversely affect the safe operation of the A483 Junction 4. No proposals have been submitted to address this issue.
- 2) There are Welsh Government proposals actively being developed in co-operation with the Local Planning Authority to improve the capacity of the A483 junctions 3 to 6. It will be necessary for the developer to enter into preliminary discussion with both Welsh Government and Local Planning Authority in determining the impact of the proposed development.



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

Yours faithfully



Jason Ingram



**BUDDSODDWR MEWN POBL**  
**INVESTOR IN PEOPLE**

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