



Llywodraeth Cymru
Welsh Government

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

Eich cyf . Your ref **P/2016/0189**
Ein cyf . Our ref

15 February 2017

Dear Mr Phillips

LAND EAST OF TAN Y BONT MAIN ROAD RHOSROBIN OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 189 DWELLINGS) WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS.

I refer to your consultation of 12 May 2016 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. Development shall not commence until a scheme of noise mitigation, to include details of the siting, appearance and specification of any acoustic fences and any other subsequent protection measures i.e. vehicle restraint systems, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Welsh Government (Transport). Each dwelling requiring noise mitigation shall not be occupied until the mitigation measures as approved have been implemented.

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

The following points should be brought to the attention of the applicant:

- a) The applicant should be advised that they may be required to enter into an agreement with the Welsh Ministers under Section 278 of the Highways Act 1980 / Section 23 of the New Roads and Street Works Act 1991 to enable the applicant to undertake agreed improvement works on the trunk road. This Agreement will contain details of the improvement works, construction conditions and financial arrangements under which agreed measures can be put in place, including indemnifying the Welsh Ministers against third party claims. Without such an agreement in place, any consent that may be granted by the Planning Authority cannot be implemented.



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- b) The applicant should be advised that all temporary or permanent signage, road markings or traffic orders shall be at the expense of the developer and agreed with the Highway Authority before works commence.
- c) Any adjustment, re-siting and / or protection of any statutory undertakers apparatus in the highway shall be undertaken with the prior written consent of the relevant Authority and shall be carried out at the Applicant's own expense.
- d) The applicant should note that planning permission does not constitute permission under the Highways Act for various activities that may be associated with the development i.e. use of the highway/footway/verge to: for example; deposit material, deposit skips, erect scaffolding, excavate within the highway or erect traffic management apparatus. Such activities will require the separate consent of the Highway Authority;
- e) Any temporary traffic management arrangements required in connection with this application shall be in accordance with Chapter 8 of the Traffic Signs Manual and in accordance with the Safety at Street Works and Road Works Code of Practice, and shall be approved by the highway authority.
- f) Road traffic signs in Wales must be bilingual, Welsh above English, and adhere to Welsh Government specifications, see following link for standard details; http://www.traffic-wales.com/traffic_signs.aspx

If you have any further queries, please forward to the following Welsh Government Mailbox NorthandMidWalesDevelopmentControlMailbox@Wales.GSI.Gov.UK.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alun Wyn Jones', with a stylized flourish at the end.

Alun Wyn Jones