Adran yr Economi a'r Seilwaith
Department for Economy and Infrastructure

Llywodraeth Cymru
Welsh Government

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

Eich cyf / Your ref P/2025/0536

Ein cyf / Our ref 25/NM-7510

28 August 2025

Dear Sir/Madam,

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

Land north of Croesfoel Court, Wrexham Road, Rhostyllen, Wrexhm, LL14 4DR.
Change of use of land to a 4-pitch family Gypsy and Traveller site

I refer to your consultation of 24th July 2025 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 applicant is required to complete and submit Geotechnical screening in accordance with CD 622 of the Design Manual for Roads and Bridges (DMRB). Part 1 is to be completed and submitted to the Local Planning Authority for review by the Welsh Government, as Overseeing Organisation for the A483.

2) The applicant is required to complete and submit to the Local Planning Authority a Road Restraint Risk Assessment Process (RRRAP) in accordance with the requirements of CD 377 of the Design Manual for Roads and Bridges (DMRB).

3) The applicant is required to prepare and submit to the Local Planning Authority, a Tree Survey in accordance with the requirements of BS5837 that shall be to the satisfaction of the Welsh Government, as the Overseeing Organisation for the A483.

   The report is required in respect of boundary trees that have been identified as being under the management of NMWTRA, and which may be impacted by the proposed development.

4) In addition to the requested BS 5837 Tree Survey, the applicant is required to submit an Ecological Impact Assessment (EIA) that should consider the site in respect of the maximum potential value of the site prior to any clearance, whilst proposing an appropriate buffer around it as well as any recommended follow up survey reports and assessments.

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

Yours faithfully

Paul Cuddy

BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

Sarn Mynach
Cyffordd Llandudno
LL31 9RZ

Sarn Mynach
Llandudno Junction
LL31 9RZ

Ebost/Email: NorthandMidWalesDevelopmentControlMailbox@gov.wales