



Llywodraeth Cymru
Welsh Government

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

Eich cyf / Your ref P/2020/0649

Ein cyf / Our ref 20/NM-3320

24 June 2021

Dear Sir/Madam,

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

Former Site of Brymbo Steelworks, Brymbo, Wrexham

Outline planning permission for up to 300 dwellings (class C3 use), a primary school (2-form entry), small district centre comprising up to 1,395 sq.m of class A1 retail, up to 372 sq.m of class A3 restaurant / public house, up to 465 sq.m of class D1 use, multi-functional green infrastructure, including 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

My letter dated 13th May 2021 regarding the above development, set out the Welsh Governments decision to maintain the current direction to refuse the application, after consideration of the Transport Assessment Addendum dated 12th Marc 2021 ("the TAA").

Welsh Government has since attended a meeting with the developer and its experts to discuss the findings of the TAA and been in receipt of a further technical note relating to the development: The Highway Impact Summary from Nigel Millington of Phil Jones Associates, dated 17th June 2021.

After consideration of all of the information now available to it the Welsh Government are content that the impacts of the development on the A483 Trunk Road are such that it would be appropriate to withdraw its direction of 18th December 2020 and withdraws the direction by virtue of this letter. For the avoidance of doubt the Welsh Government does not issue any further direction in respect of this application.

Yours faithfully

Jason Ingram



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