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/2026/0537

Ein cyf / Our ref 26/NM-8332

07 October 2026

Dear Sir/Madam,

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

Land north of Croesfoel Court, Wrexham Road, Rhostyllen

Change of use of land to a 4-pitch family Gypsy and Traveller site

I refer to your consultation of 25th August 2026 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) Further to the submission of the Highways Risk Assessment Statement, the applicant is required to complete and submit to the Local Planning Authority a detailed Vehicle Restraint System (VRS) design that shall comply with the requirements of CD 377 of the Design Manual for Roads and Bridges (DMRB) and shall be to the satisfaction of the Welsh Government, as Overseeing Organisation for the Strategic Road Network (SRN).

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

Yours faithfully

Paul Cuddy

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