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/2026/0605

Ein cyf / Our ref 26/NM-8423

27 October 2026

Dear Sir/Madam,

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

10 FFORDD CAERFYRDDIN, WREXHAM

RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2022/0287 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF DWELLING

I refer to your consultation of 30th September 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) It appears that the proposed erection of the above dwelling at 10 Ffordd Caerfryddin, Wrexham could result in the removal or partial removal of the existing embankment adjacent to the A483. Accordingly, the applicant is required to undertake Geotechnical screening in accordance with the requirements of CD 622 of the Design Manual for Roads and Bridges (DMRB).

   The applicant is requested to complete and return the attached proforma spreadsheet to the LPA so that it can be reviewed by the Welsh Government, as Overseeing Organisation for the trunk road.

2) The applicant is also requested to confirm the distance of the nearest part of the development to the edge of the trunk road carriageway.

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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