Jar Architecture
Architectural Design & Services

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Our Ref: 2119/D1/RS

23 May 2024

Wrexham County Borough Council
Planning Service,
16 Lord Street,
Wrexham,
LL11 1LG

Dear Sir/Madam

Re: Discharge of Planning Conditions 2 related to Rossett Community Hub Planning Reference ROS P/2022/0008.

On behalf of our client N&J Developments we submit the following application for the discharge of conditions as pertains to the planning approval for the following application reference ROS P/2022/0008:

> Dymchwel bloc toiledau nas defnydd ac adeiladu canolfa gymunedol newydd gyda gwaith mewnol
> Demolition of disused toilet block and construction of new community hub with internal works

This application seeks to discharge the following pre-commencement conditions:

> *Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.*
>
> Submitted is an updated Material Mood Board demonstrating the exact materials to be used on the building following finalisation on site as follows:
>
> - Weinerberger Heritage Blend Bricks to reflect the locally used red Cheshire style brickwork in the conservation area
> - Douglas Fir cladding, both horizontal and vertical for the elevations facing Rossett Park
> - Greencoat PLX steel standing seam roof in Slate Grey to harken to the rolled lead type roof aesthetic and evidently the colour of the ubiquitous slate found locally.

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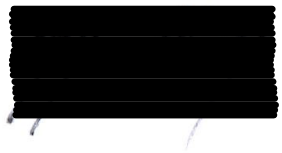
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Should there be any issues with the above or should further information be required, please do not hesitate to contact us.

Yours faithfully,
JAR ARCHITECTURE



Richard Sandbach ARB RIBA

Senior Architect