Initial Notice

Section 47 of the Building Act 1984 ("The Act")
The Building (Registered Building Control Approvers etc) (England) Regulations 2024

INITIAL NOTICE

To: Wrexham County Borough Council
Contact Wrexham
16 Lord Street
Wrexham
LL11 1LG

1. This notice relates to the following work: Ruabon Business Park Site, Adjacent to A483, Ruabon, Wrexham, LL14 6TE One hundred and thirty two dwellings and associated works
2. The registered building control approver in relation to the work is: ICW Building Control, Unit 2 Waverley, Market Dock, South Shields NE33 1LE.
3. The person intending to carry out the work is: David Wilkinson Pure Residential and Commercial Limited New Vision Business Park Glascoed Road St Asaph LL17 0LP 07714157029 david.wilkinson@pure-homes.uk
4. The work does/~~does not~~ concern a new dwelling.
5. With this notice are the following documents, which are those relevant to the work described in this notice-
    a. In the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement -
        i. As to the appropriate location of any proposed connection to be made to a sewer, or
        ii. ~~If no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or of any wastewater treatment system or any cesspool;~~
    b. In the case of a new dwelling -
        i. ~~A statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building work-~~
            aa) ~~Regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day,~~
            bb) ~~Schedule 1 Part M optional requirement M4(2) (category 2 - accessible and adaptable dwellings,~~

cc) ~~Schedule 1 Part M optional requirement M4(3) (category3 - wheelchair user dwellings, or~~

ii. A statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (b) (i) will be supplied as soon as is reasonably practicable after that permission is granted;

c. ~~A statement of any local enactment relevant to the work, and of the steps taken to comply with it.~~

d. In the case of the erection of a dwelling, or a building that is to contain one or more dwellings-

i. ~~a statement giving details of any public electronic communications network in relation to which a connection is to be provided,~~

ii. ~~if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption, and~~

iii. ~~if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the period of two years beginning with the day on which the notice is given.~~

e. The date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with regulation 16 (lapse of initial notice: commencement of work); is 17/3/25

6. I ICW Building Control declare that I do not, and will not while this notice is in force, have any professional or financial interest in the works.

7. The Registered Building Control Approver ~~will~~/will not be obliged to consult with Fire and Rescue authority by regulation 9 of the Building (Registered Building Control Approvers etc) (England) Regulations 2024

8. ~~The Registered Building Control Approver undertakes to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.~~

9. The Registered Building Control Approver will/~~will not~~ be obliged to consult with the sewerage undertaker by regulation 10 of the Building (Registered Building Control Approvers etc) (England) Regulations 2024

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10. The Registered Building Control Approver undertakes to consult with the sewerage undertaker before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.

11. ICW hereby confirms

    a. it is a registered building control approver for the purposes of Part 2 of the Building Act 1984 and the work described in this notice is within the scope of its registration

    b. it is aware of the obligations imposed on it by Part 2 of the Building Act 1984 and by regulation 4 of the Building (Registered Building Control Approvers etc) (England) Regulations 2024

    c. that none of the work to which this notice relates is higher-risk building work

    d. the building to which the work relates ~~is~~/is not an FSO building

    e. Advice has been obtained by Neil Horsfall a registered building inspector, before submitting this notice

N Horsfall

NEIL HORSFALL
ON BEHALF OF
ICW BUILDING CONTROL LIMITED
14/02/2025

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SONIA DHESI ON BEHALF OF THE PERSON INTENDING TO CARRY OUT THE WORK
14/02/2025