

Application for Discharge of Condition; Supporting Statement.

Planning consent; Reference CEF P/2023/0233.

Property; Former HSBC Property, 26 Well Street, Cefn Mawr, Wrexham, LL14 3AE.

Condition No 3

Wording of the Condition

"No part of the development shall commence until samples of all external facing materials. (Including windows and doors) have been 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".

Satisfying the Condition

All materials proposed for this development will be as existing as this is a conversion and refurbishment project. Where new work is required it is to match that existing as closely as possible. Accordingly what is proposed and can be seen on site is as follows.

Roof; Grey slate with terracotta ridge tiles as existing and can be seen on site.

Walls; Red brickwork as existing and as can be seen on site.

Windows; White gloss painted timber frames as existing and as can be seen on site.

External doors; White gloss painted timber doors and frames as existing and as can be seen on site.

The attached photographs will also help with this assessment.

Please note that as all of these materials can be seen at the premises, we do not propose to take them off the building by way of demolitions and to then carry them to the council offices. We therefore request that the planning officer visits the premises to view the materials in order to discharge this consent.

Signed Michael Shind

Dated 25th March 2024