

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

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Ridgefield Developments
Ridgefield
Kinnerton Road
Hope
Flintshire
LL12 9RN

Your Ref/Eich Cyf
Our Ref/Ein Cyf P/2006/0601
Date/Dyddiad 7 November 06
Ask for/Gofynner am Miss J Medcalf
Direct Dial/Rhif Union 01978 292475
E-mail/E-bost janet.medcalf@wrexham.gov.uk

Dear Sir,

Planning permission P/2006/0601

Amendment of house type for Plots 10 and 11 Oak Alyn Court, Cefn y bedd

I refer to your letter in connection with condition 4 of the development mentioned above.

I have considered the details of the landscaping scheme and providing the retaining wall (at the rear of the properties) is faced with natural sandstone in keeping with stone used in the local area, I can confirm the approval of the scheme.

Please also note the time constraints of condition 5.

Yours faithfully


For Chief Planning Officer





NHBC Building Control Services Limited

NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP

Tel: 0344 633 1000 Fax: 01908 747255 www.nhbc.co.uk

T R Edwards
Hafod Y Rhiw
Oak Alwyn Court
Cefn Y Bedd, Nr Wrexham
Clwyd, LL12 9YT

Our Ref: 04124/2008/HO

Date: 8th November 2016

Dear Sirs

Project ref: 04124/2008/HO
Site address: Oak Allyn Court Cefu-Y-Bedd Wrexham LL12 9UT

We note you have previously registered a site start on the above site by providing site drainage on one of the plots.

But since your original application the Welsh government have changed the transitional arrangements and no longer accepts drainage works as a commencement of works and have stated a foundation excavation is now needed to confirm a site commencement.

They have also confirmed unless a foundation inspection is carried out before 01 January 2017 your site will also need to meet the requirements of the latest version of Approved Document B (fire safety) Wales which now includes the provision of sprinklers.

Can you please arrange with your local inspector for a site visit to inspect this work if you wish to continue building under the original building regulations.

If you no longer wish to continue to build this site, can you also advise us so that we can cancel the Initial Notice and close our file down.

If you wish to discuss the matter further, please do not hesitate to contact me

Yours faithfully

R. A. Lewis

Richard A Lewis
Building Surveyor

Direct line number: 01978 769361
E-mail address: RLewis@NHBC.Co.Uk

Copied to: Ian Brown (Building Inspector)



Information and contacts

The Building Inspector must be given a **minimum of 24 hours notice** of the stages of construction (shown below) being ready for inspection on each plot/flat (key stages for conversion schemes are allocated separately).

Stages for plot

- Foundations (ready for concreting)
- Drainage (NHBC Building Control sites ONLY)
- Superstructure
- Pre-Plaster
- Pre-Handover

Stages for flats*

- Foundations
- Basement
- Drainage (NHBC Building Control sites ONLY)
- Roof
- Means of escape (NHBC Building Control sites ONLY)
- Pre-Handover

Building Inspector:

Name: PAUL EVANS Tel: 01743 851152
 Mobile: 07766071316

If your regular inspector is not available, your call will automatically divert to the covering inspector for attention

Site Manager:

T. R. EDWARDS

Inspection Manager:

Name: MARK DONLON Tel: _____
 Mobile: 07766071315 Email: mdonlon@nhbc.co.uk

Initial Notice number: 50475598
 Approval number: _____
 Date of Initial Notice: 20.11.08

Site Information

NHBC - Building Control
 Part A, C (Dec 04)
 Part P (Jan 05)
 Part E - Robust Details
 Part F, L (Apr 06)
 Clay Soil
 Plasticity Index

Yes/No
 Yes/No
 Yes/No
 Yes/No
 Yes/No
 Yes/No
 Low

Medium

High

* Because of the complex nature of some flat developments, superstructure inspections will be made frequently at the discretion of the inspector. These inspections will consider the head of build and any progress to each floor since the previous visit.



Diary sheet

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Indicates NHBC has not carried out inspection