

Planning Services
16 Lord Street
Wrexham
LL11 1LG

Rose Cottage,
Bickley Moss
Nr Malpas
Cheshire.
SY13 4JG

13.11.2018

Attn Anna Irwin,

Dear Anna,

llangwryd Uchaf, llwynmawr, Llangollen - LL20 7BD

Thank you for your time on site yesterday, the following is confirmation of our discussions.

Approval of materials - Agreed

1. Roof tiles – It was agreed that the blue slate roof tile provided for inspection was acceptable.
2. Roof Ridge tiles – Following review of the samples provided it was agreed that the second hand clay tiles either interlocking or the butted example would be acceptable. (see photograph enclosed) and the final choice would be based upon availability.
3. Lime Mortar / Stonework – Following review of the dwarf walls to the garage it was agreed that the stone / lime mortar was acceptable and would act as a standard that all future work should achieve. The stonework used would also be acceptable for the external retaining walls around the barn. (Record Photographs of garage walls enclosed).
We also discussed the use of a non hydraulic mix for the work on the barn and with that in mind please find enclosed technical info on the Ty – Mawr “Cheshire” mix which has been matched against a sample of the existing mortar in the barn.
4. The roof lights will be a Velux conservation roof light of an anticipated size of 550mm x 918mm. (see the enclosed documentation).
5. The technical info for the cast iron rain water and foul goods was reviewed and found to be acceptable (technical info enclosed).
6. A sample of York stone was reviewed and it was agreed that this would be acceptable for the external finishes to the front and rear entrance areas.
7. It was agreed that the external retaining walls will have a York stone capping in the order of around 100mm thick.
8. It was agreed that the proposals for the rear stair hand railing were acceptable. (see enclosed revised drawing).
9. The Bat access vents required within the roof tiles were deemed to be acceptable and will be in accordance with Leadworx technical sheet enclosed.
10. Roof vents will be in accordance with page 3 of 8 of the enclosed Beddoes products literature.

Approval of materials – Ongoing

1. The window frame to be used in the garage is currently under construction and once complete it was agreed that you would visit the contractor's office for review with the intention that if acceptable the window for the barn conversion will be the same style.
2. The railings to the external retaining walls will be adjusted as per our conversation and a revised drawing will be issued.
3. The vents to the external walls of the Barn were discussed and samples are to be obtained for further review.

Other Matters

1. The treatment of the existing slots around the building was reviewed and agreed. (the drawing is enclosed).
2. It was agreed that a planting strip would be indicated on the external works planted against the boundary fence between the two properties and this drawing will be used to discharge planning condition 9 of application number P/2013/0113 relating to boundary treatments.

I have included a copy of the external materials tracker for your information, if you have any queries on the above then please contact me.

Regards,

Tim Maddock.

C.C. Mr C Owen – Colin Owen & son.

Enc.