

Applicant MR ARWYN EVANS CLWYD ALYN HOUSING ASSOCIATION **Code No** WRR P/2016/0083

Agent JOHN MCCALL ARCHITECTS
MR CARL GRANELL
JOHN MCCALL ARCHITECTS NO1
ARTS VIL
LIVERPOOL
MERSEYSIDE
L1 5BS **Date Received** 02/02/2016
Decision Date 24/03/2016

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

3 TO 9, GROSVENOR ROAD, WREXHAM, LL11 1DB

Description of application

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P2014/0436
CONDITION 4 - DRAINAGE PROPOSALS
CONDITION 6 - SERVICE DELIVERY PLAN
CONDITION 8 - MATERIALS
CONDITION 9 - DRAINAGE
CONDITION 11, 12, 13 - ARBORICULTURAL
CONDITION 14 - FRONTAGE WORKS
CONDITION 20 - NOISE REPORT
CONDITION 26 - PEDESTRIAN FACILITIES AND PARKING
CONDITION 25 - DUST

DECISION

Conditions 4, 6, 8, 9, 11, 12, 13, 14, 25 and 26 of planning permission P/2014/0436 are discharged based upon the following schedule of approved plans, details and documentation, subject to some further clarification.

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| Condition 4 & 9 | <i>Based upon the current submission, these conditions cannot be fully discharged at this stage. The Council requires confirmation that no surface water drainage or land drainage will connect into the existing foul sewerage system, and it requires evidence (from Welsh Water) to confirm that all foul discharges can be made into the existing foul system onto the Grosvenor Road system only – rather than a combined discharge to both Grosvenor Road and Caxton Place.</i> |
| Condition 6 | Approved document: <i>Service and Delivery Management Plan</i> dated 28.1.16 by John McCall Architects |
| Condition 8 | The approved schedule of materials is given below: |

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Existing building

Roof repairs only: *Natural slate to match existing.*

Windows: *Painted timber to front and side elevations, and upvc for rear elevation. Colour treatment for these windows has not been confirmed; and a colour specification detail still needs to be submitted to and approved, particularly before any new windows are first installed on the building.*

Fascias: *Existing fascia boards to be repaired or replaced with timber to match existing. Colour treatment to be confirmed in writing with the Local Planning Authority*

Gutters and RWGs: *Cast iron or aluminium. Colour treatment to be confirmed in writing with the Local Planning Authority*

Proposed buildings

Main facing brickwork: *Ibstock Leicester Weathered Red – with natural mortar colour.*

Brick base areas and retaining structures: *Ibstock Staffordshire Smooth Red – with natural mortar colour*

Metal cladding (walls and window surrounds): *VM Zinc Pigmento Red*

Roofing material for non-gabled roof areas: *Sarnafil S membrane – Lead Grey*

Roofing material for gabled roofs: *Marley Rivendale Blue/Black*

Window /door materials: *To all be finished grey. Also refer to schedule of window materials as shown on plans as attached to email dated 7.3.16 from John McCall Architects.*

Fascias/Gutters and RWGs: *To all be finished grey. The materials should be the same schedule of materials as chosen for the windows, unless first agreed in writing with the Local Planning Authority.*

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Also refer to approved plan: *Drawing No. L12E (as amended)*

Conditions 11, 12, 13 Approved document: *Arboricultural Method Statement including Tree Protection Plan Rev C dated March 2016 by Richards Moorhead and Laing Ltd.*

Condition 14 Approved detail/plans: *Drawing Nos. SK.29 and 37 are approved subject to a meeting being arranged with the Council's conservation officer to agree detailed repairs/works to wall section 13 as shown on the plan; and also to agree the actual mortar treatment and style of pointing work, for the wall repair work.*

Approved plans: *Drawing Nos. D5644.001 and 003, and plan as received 24.3.16, are approved subject to the final design details of the planter being submitted for further approval by both the Council's conservation officer and tree officer before work any commences on this planter.*

Condition 20 **Noise report from ADC Acoustics as submitted 22.1.16 is still under consideration, and this condition cannot be discharged at this stage.**

Condition 25 Approved document: *Dust Management Scheme by Keepmoat, dated 20.1.2016*

Condition 26 Approved plan: *Drawing No. 27856-650 Rev P3*



**Officer Appointed for this purpose
Head of Community Wellbeing and Development**

Refer to the Statement of Applicant's Rights and General Information Enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm