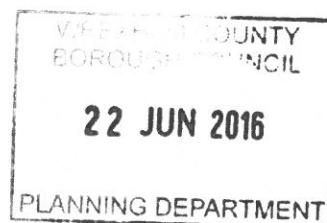


Windows will be uPVC in white. Doors (front and rear) will be white uPVC. Gutters will be uPVC in black.

Access to proposed dwellings

Access will be provided and enhanced to as set out on the plan.

Code for Sustainable Homes



- We will register our site and appoint local assessors once we obtain a decision from our planning authority

Miles Designs Ltd 7, Chapel St, Holt LL13 9DJ

- Our Pre-assessment summary, subject to the final document from our agents will include these design and access features to ensure achievement of the required number of points – which at this time we estimate to be at 58.5 per unit
 - **Energy/Co2** : cycle storage for up to 2 cycles; line dry facilities up to 6 sq m; energy labelled white goods (A rated where possible); low energy lighting inside and out; maximum levels of insulation as decreed by building regulations; working with energy suppliers (electric and gas) to fit energy usage device; facilities for home office – broadband.
 - **Water** : dual flush toilets, attention to all internal and external use of water – allowing to max consumption 105l per person per day; rain tub run off
 - **Materials** : 3 main elements between A+ and D, all recycled wherever possible, sourced locally and ethically for inside and outside building materials (80%)
 - **Surface water run off** : management of surface water run of within the grounds layout and management and participation in local flood management (low risk)
 - **Waste** : recycling sorting and storage inside and out, compost bins
 - **Pollution**: materials sourced with low environmental impact ; boiler with low NOx – as determined by current building regulations
 - **Health and well-being** ; building is detached; accredited insulation as determined by building regulations; screened boundaries for private external space – up to 6sqm planned, windows to daylight into the dwelling
 - **Management** – this home will have a pack to instruct those who live here, how to maintain the features installed; along with full security suite inside and out
 - **Ecology** – the design is enhancing the ecology of the current site, substantially improving the visual setting through landscaping
- The design and layout of our proposal has been influenced by the requirements of the Code and commits to the 16 standards of the Lifetime homes
- The design will achieve the required 31% reduction carbon emissions

Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning
Lawrence Isted

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LL12 8NS

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif
Union
E-mail/E-bost

DGS/JLW/Bcontrol
31 May 2016
Business Support
01978 298870
bc_admin@wrexham.gov.uk

Dear Sir/Madam

Building Act 1984: Section 81 – Demolition

Building Regulations 2010

Reference No: DM/1617/0001/

Proposal: DEMOLITION OF FORMER PUBLIC HOUSE

Location: ROYAL OAK FENNANT ROAD PONCIAU WREXHAM LL14 1HL

I refer to your notice received on 31/05/2016, under the provisions of the Building Act 1984, Section 80 regarding the demolition of the above-mentioned buildings. I would confirm that this Council will, in due course, forward to you the Notice of Consent to Demolish enclosing a list of conditions which must be observed during the course of the works.

I must remind you it is an offence to demolish a building within the relevant period where the notice of consent to demolish has not been issued by the Council. In this instance the relevant period is **six weeks**. I must however advise you that under the provisions of Section 80 of the Act it is your duty as applicants to send or give a copy of your Notice to the following:-

- (a) **The occupier of any building adjacent to the building** ✓
- (b) **British Gas**
- (c) **Scottish Power** ✗
- (d) **Welsh Water/Dwr Cymru** ✓

our gas supplier are EON
& electricity

I should be pleased to receive by return of post your written confirmation that the required notice has been given to the above-mentioned as required by the Act, but must point out to you that this Council also has a duty to forward a copy of the consent to demolish to the owner and occupier of the adjacent buildings.

An invoice will be sent to you shortly for the amount of £250.00 which is the charge for the relevant demolition application.

If you require any further information regarding this matter please do not hesitate to contact my Business Support Team on the above direct dial telephone number/e. mail address .

Yours sincerely

Head of Environment and Planning
Pennaeth yr Amgylchedd a Chynllunio
Lawrence Isted

Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.

