

Our Ref: MWF/BH

3rd March 2014

Matthew Phillips
Planning Officer
Wrexham County Borough Council
Head of Community, Wellbeing & Development
16 Lord Street
WREXHAM
LL11 1LG

Dear Mr Phillips

Planning Application No – P/2013/0519 Former Remploy, off Railway Road, Stansty, Wrexham LL11 2DN

You have seen the draft S106 correspondence and will appreciate that the S106 is very nearly agreed, we are hoping that the last few amendments will be confirmed this week.

Further to committee resolution to grant the above planning permission I write to confirm our intention to commence enabling works on Monday 24th March 2014. The enabling works (as opposed to actual construction commencement) to include setting up the site cabin, demolition and temporary fencing. We hope to start actual construction works mid April on the roads and sewers to the Railway Road access, and the foundations to the first few plots 1-6, 46 and 47. With this in mind we have started to address all the planning conditions and I comment below on progress to date;

1. The development will be commenced within the 5 year period.
2. The external materials that I propose are as follows;
Facing Brick – Wienerberger Hurst buff Multi and Tuscan Red Multi Brick as per Richard Gratton's schedule dated 14th January 2014.
Contrast Brick – Smooth chocolate brown.
All garden and screen walls – Harvest \buff Multi with Chocolate brown contrast.
Roof tiles – Smooth Grey Marley Modern (or similar) with half round grey ridges.
Rainwater goods – Black half round.
Window frames, fascia, bargeboard – white.
Road, footpaths and drives – Wearing coat tarmac.

With the scarcity and long lead time for ordering bricks presently it would be helpful if you could confirm your acceptance of this material.

3. Noted.
4. Our SAP codes should be finalized in the next two weeks which will confirm that we will achieve a minimum of 1 credit under 'Ene 1 – Dwelling Emission Rate' under the code for Sustainable Houses Level 3. We have submitted to Dave Sharp for building regulations and the SAP calcs are an integral

part of the application so when I forward the SAP calcs to Dave I will forward a copy to you. I enclose also an Interim Certificate which has been agreed with our Code Assessor, Trevor Richards on the way we will achieve Code 3.

5. Noted.
6. Please find enclosed our drainage proposals, drawing no: 3916/05 and 3916/04, which have been submitted to Welsh Water for S104 purposes. You will note that the foul and surface water system are separate. Our proposals are to drain the surface water by way of soakaways, which will be adopted by Wrexham Highways (for the adoptable roads) and the Management Company for all other surface water. You will appreciate that soakaways are the most sustainable form of drainage. The site presently drains with soakaways
7. I have engaged Dr George Nash who is a MIFA registered (IFA) Archaeologist to carry out the watching brief during construction works, and I enclose a copy of the Archeological Watching Brief dated February 2014 which I trust is acceptable. Dr Nash has worked a number of our previous sites in Wrexham and is well known to both the County Archaeologist and CPAT.
8. Noted.
9. Noted.
10. Noted.
11. I have enclosed our playground proposals, entitled Option 1 Scheme No: 30518/WRE dated 20/11/2013. The play equipment to include **a slide, junior swing (comprising two swings), spring horse, spring motorbike, logwalk** and other pieces of equipment possibly an **orbit (a roundabout)**, plus bench and appropriate fencing.
12. I think this condition is misconceived. To have this playground installed prior to the occupation of plots 1-14 and plots 42-47 in essence means that I am to encourage small children through a busy building site to use the new play facility, in terms of health and safety this is extremely bad practice. Plots 1 to 14, and 38 to 47 is our first phase and what I would like to propose is that we concentrate on completing this phase and then equip the playground when this part of the site is finished and it is safe to encourage young children (with their parents) to use the new facility, so I suggest that the condition be re-worded to state that plots 15 to 37 inclusive should not be occupied until the equipped children's play area has been implemented in full.
13. Noted.
14. Noted.
15. Noted.
16. Noted.
17. Noted.

18. Noted.

19. Noted.

20. Noted.

21. We propose to erect a 1.8m high galvanized steel palisade fence, 2.5mm poles with 2no rails with steel posts in concrete bases. This fence will be erected prior to first occupation.

22. Noted.

23. Noted.

24. Noted.

25. Noted.

I would be grateful if you could confirm that my proposals are acceptable.

Yours sincerely

M W Forgrave
Managing Director