



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888
Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

Date: 2nd March 2020

Our ref: 19.2109
Your ref: WRO P/2019/0348

Oak Tree Tavern
45 – 47 Ruabon Road
WREXHAM
LL13 7PL

Dear Planning,

**CONVERSION OF FORMER PUBLIC HOUSE & ASSOCIATED FLAT INTO 3No TWO
STOREY DWELLINGS & CONVERSION & EXTENSION OF OUTBUILDING TO FORM 3No
NEW DETACHED DWELLINGS**

PLANNING REF NO: WRO P/2019/0348

Please find enclosed information in relation to the discharge of planning conditions for the above planning approval.
The conditions we wish to apply to discharge are Condition **9 / 10 / 11**

There are "advice" conditions and they are 7 / 12 / 13 / 15 / 16 these conditions will be adhered to and implemented without discharge due to their advice and standard required.

Condition 9.

External Materials.

Roof:



New roofing material to be Welsh Slate - to match existing.

Walls:



Cheshire Pre War Common Brick – to match existing.

Timber Cladding:



Rainwater Goods:



Black Finished Cast Iron Half Round Guttering



Black Finish Cast Iron Round Section Rwp's

Condition 10.

See attached window and door details from Warwick Developments.

PLEASE SEE STANDARD TIMBER WINDOW DETAILS / PROFILES DRAWING.

Condition 11.

See drawing 19.2109.21 BARREL DROP SECTIONS & DETAILS for details in relation to this condition.



This photograph indicates the location of the existing barrel drop to be filled in and tarmacked over.