

Our reference: DH/13-016/033
Your reference: AR/CLJ/10008600



11 May 2015

Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

For the attention of A Rowlands Esq

By Post & Email

Dear Sirs

Tension Control Bolts Limited
Clywedog Road South, Wrexham Industrial Estate, Wrexham
Planning Breach of Condition Notice 1 (P/2011/0131)

We have been forwarded a copy of your letter dated 23rd April 2015 enclosing Breach of Condition Notice 1 in respect of the above planning application.

We have discussed this matter with our client and respond as follows:-

Condition 7 BREEAM – Please find enclosed a statement from BREEAM Assessor.

Condition 9(c) Habitat Management - TCB's Works Manager has been in detailed dialogue with a consultant from North Wales Wildlife Trust (NWWT) since last October. Following several site visits a detailed plan of works to be carried out on the ecological mitigation area was established in draft form in January this year. NWWT are keen to include this programme of work for TCB into their Living Landscape Scheme but also to manage the area on a long term basis. There has been some uncertainty recently as to whether that is possible and in order to resolve the matter a senior ecologist from NWWT is attending a Management meeting at TCB next week. It is hoped that following this meeting the proposed works and management can be agreed & finalised to everyone's satisfaction. TCB is committed to securing the long-term management of this important habitat.

Condition 11(iii) Drainage – the maintenance works will involve the servicing of the pump system which TCB will complete on an annual basis. Can you please clarify whether you require any additional information?

Condition 13 Landscaping – Please find enclosed a Landscaping drawing for approval.

Condition 18 and 19 Footpath – Please find enclosed a copy of the drawings previously approved by the Council's Highways Department. TCB are committed to providing this footpath but do not consider the expense incurred by entering into a S.278/38 Agreement is warranted. Would

The Chapel,
Old Cherry Lane,
Lymm, Cheshire
WA13 0SZ

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C4 Consulting Limited, Company Registration No: 7598990



the Council consider relaxing this requirement on the basis that a contractor approved by the authority completes the works?

Yours faithfully

A handwritten signature in black ink that reads 'C4 Consulting' in a cursive, flowing script.

C4 Consulting Limited

Louise Phillips
Planning Enforcement Officer
Wrexham County Borough Council
16 Lord Street,
Wrexham,
LL11 1LG

8th May 2015

Ref: Clywedog Road Phase 2 BREEAM Assessment

Dear Louise,

In relation to Clywedog Road Phase 2 I can confirm that we have undertaken the POST CONSTRUCTION ASSESSMENT of the new industrial unit at Clywedog Road, Wrexham. The evidence provided to date is sufficient for the required rating of Very Good.

We have previously certified the other building on the site (phase 1) which achieved the required Very Good. The initial intention was to certify both schemes under the same assessment due to both schemes being identical in relation to BREEAM issues. The certificate issued previously would therefore have covered both units.

It was decided at a later date due to time constraints that the buildings would be assessed separately. We are now currently certifying the building to obtain another certificate for phase 2. I expect to receive final certification very shortly which will achieve the same rating/score as the first building.

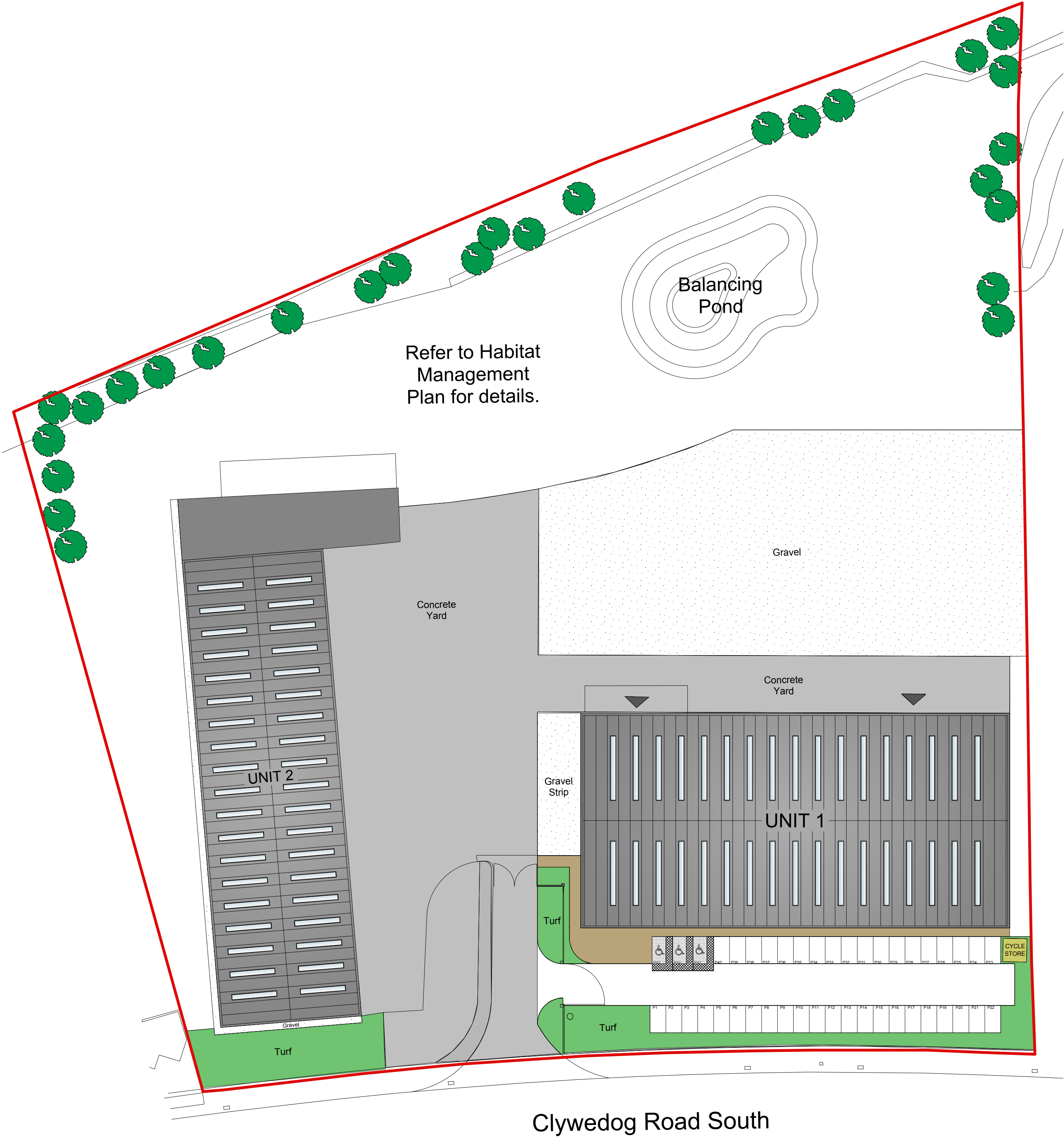
I trust that this is all the information you require, however should you need any further details, please don't hesitate to contact me.

Sincerely



Mark Thompson

Proposed Landscaping Layout



NOTES			
All dimensions and levels are to be checked on site.			
Any discrepancies are to be reported to the designer before any work commences.			
This drawing shall not be reproduced without express written permission from C4 Consulting.			
REV	DATE	REVISION	INITIALS
A	25.09.13	ISSUED FOR PLANNING	SO

C4Consulting

Building Surveying Architectural Services Cost Consultancy Project Management

The Chapel, Old Cherry Lane
Lymm Warrington
WA13 0SZ

Tel: 01925 751 852

Fax: 01925 752 746

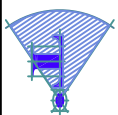
Email: info@c4consulting.co.uk

Client

TCB®

Project			
Phase 2 TCB Clwyedog Road Wrexham Industrial Estate			
Drawing Title			
Proposed Landscaping Layout FOR PLANNING			
Scale		Date	
1:500@ A1		25.09.13	
Drawn by		Checked by	
so		dh	
Job No.		Drawing No.	
13-016		C-015	
		Rev.	
		C	

DO NOT SCALE



NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS', ENGINEERS AND SPECIALISTS' DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATION.

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.

ALL LEVELS ARE IN METRES, UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THROUGHOUT THE DURATION OF THE CONTRACT A FULL TRAFFIC MANAGEMENT SYSTEM TO ENSURE SAFE PASSAGE OF VEHICLES/PEDESTRIANS IN THE VICINITY OF THE WORKS. ALL TRAFFIC SIGNS, SIGNALS, BARRIERS ETC. SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL.

ALL KERBS TO BE INSTALLED WITH 125mm FACE TO ACCESS ROADS AND 100mm IN CAR PARK AREA UNLESS NOTED OTHERWISE.

LEGEND

- PROPOSED KERB LINE
- TP02 TANGENT POINT
- HB2 125x255 HALF BATTERED KERB
- DR1 125x255 HALF BATTERED DROP KERB (RIGHT)
- DL1 125x255 HALF BATTERED DROP KERB (LEFT)
- BN 125x150 BULLNOSED KERB
- EF 50x150 EDGING KERB
- LINEAR DRAINAGE CHANNEL
- TACTILE BUSTER PAVING (BUFF COLOUR)

REV	DATE	BY	DESCRIPTION	CHK	APP
P1	30.09.13	RAH	ISSUED FOR APPROVAL	MC4	PJB
DRAWING STATUS					
PRELIMINARY					

The Consult Ltd.
Surrey
Director
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01244 333081
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Info@tieruk.com

CLIENT: TENSION CONTROL BOLTS LTD

ARCHITECT: C4 CONSULTING

PROJECT: CLYDEDOG ROAD SOUTH
WREXHAM INDUSTRIAL ESTATE

TITLE: PROPOSED HIGHWAY WORKS
GENERAL ARRANGEMENT

SCALE & SIZE	CHECKED: MCH	APPROVED: PJB
QAD TITLE	DESIGN/DRAWN: RAH	DATE: SEPT13
PROJECT No:	DRAWING No:	REV:
T/11-1034	CL(94)02	P1