

Further to receiving reserved matters approval for the above site reference WRO P/2014/0236, we respond to the conditions as follows:

Condition number	Brief Description	Action
1	The development hereby permitted shall be commenced before the expiry of five years	Noted, client to comply
2	Prior to construction of any part a material sample board shall be prepared on site for the written approval of the Planning Authority	Our client has chosen a Kassandra Multi brick. Due to the site restrictions and the amount of root protection barriers required, access to the site will be extremely limited and therefore we would be grateful if the materials could be chosen following a delivered sample rather than a board.
3	No part of the development shall commence until samples of the roofing material has been submitted to and approved in writing	Our client has chosen a reclaimed Welsh slate for the roofing. A sample will be delivered in due course
4	Prior to their installation on the building, 1:5 & 1:20 scale drawings of the proposed windows and doors shall be submitted to an approved in writing by the LPA	Discharge of condition requested-see drawing number 13.5436/10
5	Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to an approved in writing by the LPA	Discharge of condition requested-the proposed windows and doors shall be pre-finished in a Hi-Build gardenia BS 110 B 15
6	Prior to their installation on the building, a specification of rainwater goods shall be submitted to an approved in writing by the LPA	Discharge of condition requested- black upvc rainwater goods shall be implemented
7	The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by JW Ecological Ltd dated 14.05.14	Noted- client to comply
8	General Permitted Development Order- no further development shall take place other than the development hereby granted	Noted- client to comply
9	No land drainage run-off or surface water shall be allowed to connect directly or indirectly to the public sewerage system; foul and surface water shall be drained separately from the site	Noted- client to comply
10	Notwithstanding the details contained within the application, prior to commencement a scheme for the comprehensive and integrated drainage of the site indicating foul, surface	The S104 has been submitted, acknowledged and we have had receipt of the technical advisor's comments from Welsh Water.

	water and land drainage shall be submitted to an approved in writing by the LPA	
11	No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed and in accordance with condition number 10	Noted- client to comply
12	Prior to first use of the development the site shall be laid out in accordance with layout plan 13.5436/1 Rev I	Rev J submitted prior to committee, noted and client to comply
13	No private surface water run off shall be permitted to flow from the development site onto the adjoining Highway	Noted, ACO drain shall be installed- client to comply
14	Prior to first use of the development hereby approved, the visibility access shall provide splays of 2.4x43m in both directions measured to the nearside wheel track. No obstructions within this zone over 1m in height	Noted- client to comply
15	No part of the development shall commence until a scheme detailing the construction of the layout, design, drainage, lighting and re-surfacing of the section of Erddig Road fronting the site, and the new 2m footway	To be forwarded to you asap
16	Prior to first use of the vehicular access, the access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining Highway	Noted- client to comply
17	All works including deliveries to/and leaving the site shall be within the times as noted within the permission	Noted- client to comply
18	Prior to commencement of development, full details of a hard and soft landscaping scheme shall be submitted to an approved in writing by the LPA	Discharge of condition requested-see drawing number 13.5436/13
19	The landscaping scheme submitted and approved shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme	Noted- client to comply
20	The landscaping scheme in connection with conditions 18 & 19 shall be permanently retained and any planting in poor condition or severely diseased to be removed with the permission of the LPA and replaced with trees/shrubs to a timescale agreed with the LPA	Noted- client to comply
21	There shall be no gates or other means of enclosure across the vehicular access point within 5m of the highway boundary	Noted- client to comply
22	The existing trees and shrubs and hedges- trees 1,2,3,4,8,14,15 and 16 to be permanently retained and shall not be cut down grubbed up lopped or uprooted	Noted- client to comply

23	No equipment, machinery plant or materials of any kind shall be brought onto the site until the TPO fencing and ground protection measures have been fully implemented	We understand that we will need to make an entry on to the site to erect the fencing, temporarily in breach of the condition in order to implement it, this will be the last pre-commencement condition in which to fulfil
24	The tree protection fencing and ground protection measures approved in connection with condition 23 shall be kept in place until all external site works have been completed	Noted- client to comply
25	The development shall be carried out in strict accordance with the findings and recommendations contained within the Arboricultural Implication Assessment and tree protection plan	Noted- client to comply
26	No part of the development shall commence until a detailed Arboricultural Method Assessment shall be submitted to an approved in writing by the LPA	Noted- client to comply. Previously undertaken by Tree Solutions
27	No part of the development shall commence until full details for the Arboricultural supervision of the TPM and ground works within the RPA's shall be submitted to an approved in writing by the LPA	Noted- client to comply Previously undertaken by Tree Solutions
28	Any window or opening in the elevation facing north in Houstype A, plot 1, shall only be glazed using obscure glass	Noted- client to comply