

CULL ARCHITECTURAL DESIGN
MR SPENCER CULLIS
25 SUNNINGDALE CLOSE
WREXHAM
LL13 9QU

Your Ref/Eich Cyf	P/2011/0715
Our Ref/Ein Cyf	05 April 2012
Date/Dyddiad	Matthew Phillips
Ask for/Gofynner am	01978 292473
Direct Dial/Rhif Union	matthew.phillips@wrexham.gov.uk
E-mail/E-bost	

Dear Sir

Town and Country Planning Act 1990

DEMOLITION OF EXISTING DWELLING (LONG VIEW) AND ERECTION OF 2 NO DWELLINGS
LAND SOUTH OF GORWEL BRYN ROAD MOSS WREXHAM

I refer to the above planning permission granted on 2 December 2011 subject to conditions.

I note that a Building Regulations application has been submitted in respect of one of the plots suggesting commencement of development is imminent. You are reminded that there are planning conditions requiring attention **before** any development commences:

Condition 04

Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene 1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide Version 3.

Condition 07

Development shall not commence until details of the habitat creation measures that will be incorporated into the development and referred to in Section 8: Conclusions Impacts and Mitigation for Bats of the Protected Species Survey carried out by Clwydian Ecology dated 24 March 2011 have been submitted to and approved in writing by the Local Planning Authority together with a timescale for their implementation. The development shall thereafter be carried out in strict accordance with the details as approved.

In addition to the above, condition 02 requires samples of external facing and roofing materials to be submitted for approval prior to their use on any of the dwellings granted permission.

Please note that in respect of conditions 04 and 07, if any works that take place in advance of the requirements of the conditions having been met, those works will **not** benefit from planning permission.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. M. G.', written in a cursive style.

Head of Community Wellbeing and Development