

Mrs Janet Sutherbury,
Senior Planning Officer,
Planning Department,
Wrexham County Borough Council,
Wrexham.

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Our Ref: P/1207/12	Your Ref: P/2009/0937	Date: 20/06/12
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Dear Mrs Sutherbury,

Re: The Old Builders Yard, Railway Terrace, Ruabon.

Thank you for your response to my recent letters and emails.

I can confirm, on behalf of Mr Richards, the following:

- a) landscape works will be implemented **prior to occupation**;
- b) planting will be completed **within first planting season following occupation**.
- c) facing material of retaining and boundary walls is to be natural stonework to match local stonework.
- d) I have been in touch with the Environment Agency and have been informed that surface water can be disposed of by discharge into the Afon Eitha, as shown in their specific guidance: "If the water is clean surface run-off, for example from a roof, road, pathway, or clean hardstanding area, you **do not** need an environmental permit.

Trusting that you will be able to confirm that all conditions have now been discharged and there are no impediments to the project. It is understood that verification will be required as the project progresses.

Thank you for your help in appreciating the high degree of urgency because of the possibility of funding for this development.

Kind regards,

Roland George
MRICS FCIQB FASI

cc. Mrs Angela Guy,
 Mr David Forster,
 Mr W Richards.