

Cerys Jones

From: Philip Forster
Sent: 19 December 2016 10:07
To: planning_admin
Subject: FW: P/2016/1042 Station Road, Overton, Wrexham, LL13 0LJ

Sample submission web

From: Stuart Hatherall [mailto:stuart@blueprintarchitectural.com]
Sent: 19 December 2016 09:56
To: Philip Forster
Subject: RE: P/2016/1042 Station Road, Overton, Wrexham, LL13 0LJ

Morning Phil,

Thanks for keeping me in the loop.

I can confirm Windows will be white. Stone cills and heads will be manufactured and buff in colour.

I will get confirmation of roof sample identities following receipt of photos.

Kind Regards

Stuart
Blueprint Architectural Services
01978 356500

From: Philip Forster [mailto:Philip.Forster@wrexham.gov.uk]
Sent: 19 December 2016 09:33
To: ak@venturadevelopments.co.uk; David Williams
Cc: Stuart Hatherall; garth365@aol.com
Subject: RE: P/2016/1042 Station Road, Overton, Wrexham, LL13 0LJ

Dear Mr Kennerley,

I have spoken to David Williams regarding this matter and in response to the matters raised below I comment as follows.

Your application has been made and has been given a reference of P/2016/1042. This is an application to agree conditions reserved by your planning permission. This is a statutory application to which this authority have **8 weeks** to determine. My statutory deadline to determine the application is 3 January 2017 and we are well within this date. Details of this process are in the public domain and developers should factor this into their project plans. Any inference of delay in the processing of this application is not accepted.

This application has been given due consideration and discussions have been ongoing with Stuart Hatherall regarding the suitability of the materials proposed. You are aware of the concerns this Authority have with all of the materials you originally proposed.

Whilst I appreciate the concerns you have regarding having booked in construction works, this authority cannot be held responsible for any timings that you have committed to, especially when it is within its legal/statutory timescales for the determination period.

Having said this, I have received further communication from Stuart Hatherall regarding a new brick sample which considered acceptable (Forterra Chelsea Smoked Red). However, I have not accepted any roofing sample contrary to your claim at point 2 in your email. I have confirmed that a fibre cement slate would be acceptable if its appearance/was deemed appropriate. Whilst I have concerns regarding the quality and durability I am prepared to give you the benefit of the doubt in this instance. However which of the submitted samples are you proposing to use. There are 4 samples and none are named. I am also awaiting confirmation of details of the window colour, the cill and head colour.

Please bear in mind that, until you have confirmation from this authority that all pre-commencement conditions have been met, you should not commence development.

I look forward to your response on these outstanding matters in due course. Upon satisfactory receipt I can issue the relevant confirmations.

Regards

Phil

From: ak@venturadevelopments.co.uk [<mailto:ak@venturadevelopments.co.uk>]

Sent: 18 December 2016 14:38

To: David Williams

Cc: Stuart Hatherall; garth365@aol.com; Philip Forster

Subject: Re: P/2016/1042 Station Road, Overton, Wrexham, LL13 0LJ

Dear David

Re: P/2016/1042 Station Road, Overton, Wrexham, LL13 0LJ

I am contacting you directly in the hope that you may be able to help expedite a situation that, without immediate resolution, will have commercial ramifications in creating on site delays and loss of work for several trades.

I will keep things brief and to the point.

On 04.11.2016 our agents, Blueprint Architectural, submitted information in order to discharge the following three planning conditions:

1. P/2014/0592 Condition 6 - Drainage
2. P/2016/0504 Condition 2 - Materials
3. P/2016/0504 Condition 7 - Ecology (pond)

We were finally contacted for payment and the application was validated on 09.11.2016 (P/2016/1042).

We have not yet had any return communications re items 1. & 3. above.

Blueprint contacted planning officer Phil Forster in the week of 05.12.2016 to discuss item 2. which is most pressing.

Phil provided feedback to Stuart Hatherall, of Blueprint, on 09.12.2016 which to my knowledge stated:

1. the brick sample was not suitable
2. fiber cement slates were acceptable but the exact spec would need approval
3. windows and external joinery would have to be white and not cream
4. stone cills and heads would need to be a buff variation and not red

Physical samples of Cembrit slates (used by Ventura 5 years ago in Acrefair) were delivered to the Council on 08.12.2016 and an alternative brick choice was submitted on 13.12.2016.

We have a roofer scheduled to cover in plot 4 on 21.12.2016 and need to know what material we are using so he can set the batten correctly.

We have brick layers ready to start on 16.01.2017 and need the materials on site that day.

We would be gratefully obliged if your department could work with us as a matter of urgency to reach approval of the slate and brick samples, as a minimum requirement, and follow up with the other outstanding information in due course.

Please contact Stuart at Blueprint to discuss the application or me by return or on 07753 835527.

Thanking you in anticipation of a prompt response.

Best regards

Andrew Kennerley

Ventura Developments Ltd

cc
Philip Forster
Stuart Hatherall
Garth Kennerley

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7924 / Virus Database: 4739/13613 - Release Date: 12/19/16

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7924 / Virus Database: 4739/13613 - Release Date: 12/19/16