Planning Application P/2025/0163

Applicant's Response to Wrexham Council Highway Authority Comments

LLOYD WATSON HAULAGE LTD, THE BOUNDARY GARAGE, ELLESMERE ROAD, BRONINGTON, WHITCHURCH, SY13 3HD

ERECTION OF STORAGE BUILDING ANCILLARY TO HAULAGE YARD

The applicant has carefully considered the Highway Authority's comments dated 13th May, 2025 and can respond as follows. Amended plans are provided together with additional supporting information explaining the operation of the haulage yard. We respond to the specific points raised in the comments as follows:

Parking & Turning Provision

In terms of the operation of the site, the applicant fully understands the Highway Authority's concerns regarding how vehicle movements and parking can be safely accommodated on site if the new building is erected and the site operates at its full potential. The applicant wants to reassure the Authority that all movements can be accommodated safely on site with no detriment to highway safety. No vehicles would park on the highway or access / egress the site in an unsafe manner, e.g. reversing to or from the highway.

The current site licence is for 10 HGV's (with five currently in the fleet). In reality these would simply never all be on site together at any one time, because the very tight operating margins in this industry require the vehicles to be in active use on the road serving customers for as long as possible, with downtime limited to routine servicing and maintenance.

We enclose an amended site plan drawing (713-01-24-03 Rev A) and have shown 10 vehicles (both Artics and Rigids) with parked-up trailer units, which is a maximum number under the terms of the current site operational licence. The plan includes swept path details and dimensions of vehicle, car and HGV spaces, all as requested.

Construction Traffic Management Plan (CTMP)

The application was supported by a Construction Environmental Management Plan (which also included details of traffic management). This included details of how the construction works would be undertaken safely without detriment to the environment - including safe access to and from the highway and preventing damage to the highway. We have amended this to include provisions for contractor parking in site, now shown on amended drawing 713-01-24-09 Rev A).

The new building is a simple steel portal frame and there would be a main contractor doing the ground works and then the steel fabricator putting up the frame and cladding. Then the main contractor would lay the floor slab and yard surfacing. All this work would be done whilst the haulage vehicles are away from the site. On this basis there would be very little movement on the site whilst the construction works are in progress.

The applicant would prefer this matter to be assessed as part of the current application, rather than as a separate pre-commencement condition. Please therefore refer to amended drawing 713-01-24-09 Rev A) and the submitted Construction Environmental Management Plan, which includes a traffic management section.

Cycle Parking / Storage

Provision for 6 cycles has been included and is shown on the amended drawing.

Conclusion

We trust that the amended drawings and supporting information are satisfactory and fully addresses the Highway Authority's comments. We are happy to provide any further clarification if required.