

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0840 Res (3)	Your Ref:	P/2022/0840
Date:	05/07/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ESTYNIAD I WAITH TRIN DŴR GWASTRAFF, CYNIGION LLEIHAU SŴN CYSYLLTIEDIG A GWAITH CYSYLLTIEDIG / EXTENSION TO WASTE WATER TREATMENT WORKS, ASSOCIATED NOISE MITIGATION PROPOSALS AND ASSOCIATED WORKS

LOCATION: MAELOR POULTRY PICKHILL LANE CROSS LANES WREXHAM LL13 0UE

I refer to your consultation / email dated 10/06/2024 in respect of the above.

Construction and Traffic Management Plan (including provision for contractor parking)

Comments from our Traffic Section as follows:-

There would appear to be very limited information contained within the submitted Construction and Traffic Management Plan in respect of access / traffic generation / parking & turning arrangements / duration of construction period for the construction phase.

*Please ask the applicant to provide a **Construction Traffic Management Plan** including the following information:-*

- *Detailed plan of the proposed site including access arrangements / dimensions and proposed visibility splays along Pickhill Lane.*
- *Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.*
- *Details of maximum number of construction related vehicles likely to be on site at any one time.*
- *Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.*

- *Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.*
- *Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Jamie Edge on Tel: 01978 729643 for advice).*
- *Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.*
- *Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.*

Site Plan Drg. No. 11328 MFW-CAA-XX-XX-DR-A-1200 Rev P2

There would appear to be 2 main access points serving the development site plus an existing agricultural access running alongside the site.

The submitted plan does not indicate the previously conditioned splays from the proposed access point(s) at the site and how the proposed noise barriers will not impede these splays.

Could you please ask the applicant to indicate the full extent of these splays on a revised layout plan demonstrating how the proposed boundary fencing does not impede visibility from these existing access points.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical