

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0168	FAO:	Gwyn Humphreys
Date:	12 July 2023	Your Ref:	P/2023/0168

Kronospan Ltd, Holyhead Road, Chirk, Wrexham, LL14 5NT
Discharge of Condition 7 of planning permission P/2022/0336 (construction traffic management plan)

Further to your correspondence dated 21/04/2023 in respect of the above, I comment as follows:-

The application is for the discharge of Condition 7 under permitted application P/2022/0336.

Condition 7 reads *"No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented."*

A Construction Traffic Management Plan (CTMP) dated February 2023 has been prepared by AXIS on behalf of the applicant, a review of which forms the basis of this response. This relates to the approved demolition and construction works under application P/2022/0336.

Construction traffic generation and management

The submitted CTMP provides an overview of the construction arrangements and vehicle impacts.

It is proposed HGV trips to and from the site will avoid peak periods on the highway network (between 08:30-09:30 and 15:00-16:00) where possible.

The CTMP calculates peak construction traffic would comprise 38 two-way HGV trips per week. It is proposed 35 contractor staff would also require daily access to the site. Based on an assumed vehicle occupancy of 1.5 persons per car this would generate 23 car trips per day (23 arrivals and 23 departures). The proposed construction trip generation is unlikely to have a significant impact on the highway network and is accepted. It is also noted in the CTMP no abnormal loads will be required.

All HGV vehicles will access the site from the Halton Roundabout on the A483 which is the nearest trunk road. Construction traffic will then use the A5 and the B5070 Holyhead Road before using the main site access. No information has been provided on how the construction access route will be communicated to HGV drivers and enforcement measures.

Construction staff parking

The CTMP states contractor parking will be accommodated on-site within an existing contractor car park with capacity of 253 spaces. This is identified in Appendix A of the CTMP (Ref: 7000_744). While the CTMP notes this is sufficient to accommodate the anticipated level of 23 vehicles per day WCBC request evidence to demonstrate the existing car park has sufficient capacity to accommodate these additional movements. This is to ensure there is no off-site overspill of parking into adjacent residential areas during the construction phase. Evidence of existing parking occupancy could take the form of a parking survey covering a 24 hour period.

Site access and internal arrangements

Plant and materials will be loaded and unloaded within the confines of the site hoarding, and not on the internal access road or the highway network. All vehicles will exit the compound in a forward gear to avoid reversing onto the B5070 Holyhead Road. It is proposed the site access will be manned by banksmen during deliveries. This is accepted.

Conclusion

The following further information is required for approval:

- A car parking survey to demonstrate sufficient capacity within the existing 253 space car park to accommodate the proposed level of daily contractor vehicle trips.

A handwritten signature in black ink, appearing to be 'R. Owen', is positioned above the title of the Chief Officer.

Chief Officer, Environment & Technical