

BA2932 Craigside - Discharge of Conditions Application

Planning Reference: P/2021/0439

Planning Condition 4: Traffic Management Plan

11th February 2022

Condition to be discharged:

4. 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.

Reason: In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Policy & Strategy

This construction traffic management plan has been produced in order to discharge the pre-start condition attached to planning approval (ref: P/2021/0439) for the erection of a rear two storey extension with associated internal alterations and external landscaping works, which was issued by Wrexham County Borough Council.

The report is a qualified assessment based on current information and is subject to refinement as the project evolves.

Site Evaluation & Constraints Assessment

The proposed site is located and accessed on Marford Hill, (B5445), which runs in front of the proposed site. Access onto the site is via a shared access that serves three no. properties. The proposed site includes a semi detached dwelling with access to both units via a shared drive. Craigside is the final property served by the access and as such crossing over adjacent land is necessary, however an agreement is already in place to enforce this.

Hours of Work

No works shall be carried out, and no materials shall be delivered to or from the site, except between the following hours:

- Mondays to Fridays: 08.00 to 18.00 hours
 - Saturdays: 08.00 to 13.00 hours
- And not at any time on Sundays and Bank Holidays.

For any work outside the permitted times, the contractor must give the LPA 36 hours written notice of their intention, specify the works to be undertaken (outside the permitted times) and its likely duration. Copies of this notice must be given to all residents likely to be affected by noise from the development. Deliveries/ cart-off operations will be restricted to the site working hours. All purchase orders will clearly state that deliveries cannot be made between the restricted hours, any delivery wagons turning up at these times will be turned away.

Construction Site Layout

The property itself will be used to store non hazardous materials during the construction phase. Any materials falling under COSHH guidelines will not be stored on site. The provision of a skip for waste streams, The site will be bound by secure fencing in order to keep it secure. Welfare facilities will be provided within the site boundary.

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Plant will be immobilized and left locked behind the lockable gates of the compound at the end of the working day and materials will be stored in secure storage containers suitable and designed for the task. The material storage area will be provided within the site area.

Access

Where possible, separation should be provided between pedestrian and vehicular access, with clear indication of any designated pedestrian/vehicular routes throughout the site.

Workforce Parking

Vehicle parking for on-site workers will be located on site for 3 no. vehicles and off-site on the nearby public road (Sunny Ridge Avenue), with access onto the site via the public path that runs alongside the boundary of Craigsid. This is to prevent unnecessary congestion and traffic movement on the shared access.

Delivery Arrangement

Any deliveries required to the site will be carried out on Marford Hill (B5445), The materials delivery (roughly 1 per week) will stop on Marford hill for less than 10 minutes and load directly onto our private land. While stopped there will be the provision of operatives operating stop/go boards.

Delivery drivers will be provided with the site manager's mobile number, a map showing the area and informing them of the correct route to approach the site, avoiding any difficulties by the drivers in trying to find the site. This will eliminate the reversing of delivery vehicles if they overshoot the entrance, and will facilitate easier loading/unloading. If, however a vehicle is required to reverse, a Banksman will be provided to oversee the procedure and ensure no risk to safety and health. Deliveries will be scheduled to avoid busy periods on and off site, and wherever possible the smallest vehicle will be used applicable to its cargo. Requirements for the safety of pedestrian crossings and the speed limit on and off site will be issued to all suppliers to ensure the safe use of vehicles on site.

Due to the constraints of the site access, large vehicles will not be permitted for use as delivery vehicles and arrangements made for deliveries using smaller construction vehicles. When deliveries are taking place attention will be given to any particular issues surrounding the vehicle in use, and adequate precautions will be put in place by the Site Management to facilitate any turning or reversing problems that may be relevant. Where possible all reversing manoeuvres will take place within the site boundaries under the auspices of a trained Banksman.

Signage will clearly prohibit general access to the construction site other than for construction traffic.

All vehicles are to drive out of the site in forward gear. Large vehicles are to reverse into the site only if the vehicle will not be able to turn around within the site curtilage and smaller vehicles are unable to be used. Neighbours should be notified in advance of any large vehicles to be used for deliveries.

Deliveries are to be made outside of peak hours where possible e.g. outside the hours of 08:15am – 9:15am and 3:00pm – 5:00pm, with consideration given to local residents.

All deliveries are to be programmed and managed by the site manager to prevent multiple deliveries at the same time. Deliveries arriving outside of their agreed time will be turned away.

Planning Condition 2: Traffic Management Plan

Surrounding Properties

There will be an emergency contact number displayed on the site signboard should there be any concerns from local residents, in order that any matters that may arise can be dealt with at the earliest opportunity.

Marford Hill serves a number of residential properties to the same side of the carrigeway as Craigside. The Principle Contractor will ensure that the public road and public footpath is kept clean during the construction phase. If required a road sweeper will be employed on the public road leading to the site particularly during inclement weather in order to minimize construction soil or debris being deposited on the roadway.

All neighbours are to be notified of any works to be completed outside of usual working hours, in line with LPA notification process, 36 hours in advance of commencement of proposed works.

Neighbours are also to be notified in advance of any significant deliveries that may affect access or on-street parking arrangements.