

HENBLAS SQUARE, HENBLAS STREET, WREXHAM

PLANNING REQUIREMENTS FOR CONSTRUCTION

The planning conditions require a Dust Management Scheme and a Traffic Management Plan. (reference: P/2018/0684, Conditions 7 and 8).

7. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

8. 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.

These are collated below in order to ensure clarity. This is an abstract from the Construction Plan held on site or part of the Principal Contractor's standard working practices.

Generally, the works shall be completed in the following manner;

- Site establishment; There is a gated, walled, service delivery yard to the rear of the building. This will be used exclusively as the secure site compound as the other units within the Henblas Square development are either unoccupied or do not have access to the yard. Site accommodation and welfare cabins will be placed in the yard for the duration of the works. A scaffold loading bay structure will enable access from the yard to the upper floor of the building. The yard will be used for the delivery, unloading and storage of materials.
- Internal soft strip of building including removal of redundant staircases and non-load bearing walls.
- Internal steelwork construction to support new mezzanine floor.
- Formation of mezzanine floor.
- Window alterations to external elevations.
- Internal refurbishment of building to form new apartments with associated electrical and plumbing services.
- Refurbishment of ground floor shop units.

7) Dust Management Scheme

- The majority of the works will be contained within the building.
- Operations likely to create dust internally, such as the removal of the internal load-bearing walls or the cutting of new door openings, will be managed with local dust suppression measures such as water suppression to Stihl saws.
- The demolition of the internal staircases will use remote demolition methods which minimise the creation of dust. In this instance, the demolition will be undertaken using a Brokk 90 or similar robotic demolition machine which is quieter, safer, more efficient and produces minimal dust.

- Debris will be removed from the building using a timber lined chute adjacent to the scaffold loading bay in the rear yard. This will be constructed so as to discharge directly into a skip beneath it. All skips will be sheeted before removal from site.
- There are a small number of new window openings to be formed in the external brickwork walls. All cutting will be performed using water suppression to minimise the creation of dust.
- All core drilling, for services etc., will have water suppression to minimise the release of construction dust.
- External scaffolding to public highways and pedestrian areas will have debris netting.
- As the work progresses, internal cleaning will be achieved by sweeping with water suppression to remove large debris and by the use of an industrial vacuum cleaner.
- Operatives involved in operations likely to create dust will be face-fit tested and provided with facemasks to FFP3 standard.

8) Construction Traffic Management Plan

Location

- The site is in a pedestrianised area within the centre of Wrexham. It is bounded by Lambpit Street to the north, Queen Street to the west, Henblas Street to the south and Chester Street to the east.
- There is a traffic order to the surrounding streets, other than to the east end of Lambpit Street, which restricts access as follows:
 - o No access between 11:30am to 5pm; Monday to Friday
 - o No access between 9:30am to 5pm; Saturday
 - o No access between 1pm to 5pm; Sunday.
- The east end of Lambpit Street remains open and provides access to the rear service delivery yard.
- Lambpit Street is easily accessible from Holt Street or Chester Street which in turn provide access from the A5152 inner ring road.

Site compound

- The service delivery yard accessed from Lambpit Street will be exclusively used as the site compound for materials, deliveries and site access with cabins providing office accommodation, storage and welfare facilities.
- Site plant will comprise a telehandler to enable unloading of materials and distribution to a loading bay platform within the service yard.
- The telehandler will be parked within the construction compound.
- Pedestrian access between the site accommodation and the building will be physically protected using pedestrian barriers.
- Delivery vehicle manoeuvring within the compound will be assisted by a banksman.
- Skip for debris is to be positioned within the site compound beneath a timber lined chute. Skip loading/unloading operations will take place off the public highway.

Access to surrounding streets

- Vehicle access to the other bounding streets is not anticipated other than for a scaffold wagon during erection and dismantling of external scaffolding. Any requirement to park adjacent to the external perimeter of the building will be addressed either as part of, or in conjunction with, the scaffold licence application and discussed with the Town Centre Parking Manager.

Contractor Parking

- There will be some parking spaces made available within the service yard.
 - o During the first phase of the works, these will be available for the demolition contractor.
 - o Once construction work commences and the number of operatives on site increases, these spaces will be restricted to site management and visitors only.
 - o Tŷ Pawb Multi Storey Car Park is close by and operatives will be expected to use this provision or other public parking.
 - o Operatives will be encouraged to share vehicles or walk from local accommodation.

Storage of plant and materials

- The intention will be to arrange deliveries such that materials will be moved into the building on delivery and minimal external storage will be required.
- The construction compound is an existing concrete area to the rear of the building.
- The materials storage area shall be on this hardstanding and positioned such that the delivery access and movement of the telehandler is not obstructed.
- The telehandler shall be stored on the site adjacent to the material storage area.
- Lockable metal storage containers will be used for smaller plant and materials.