



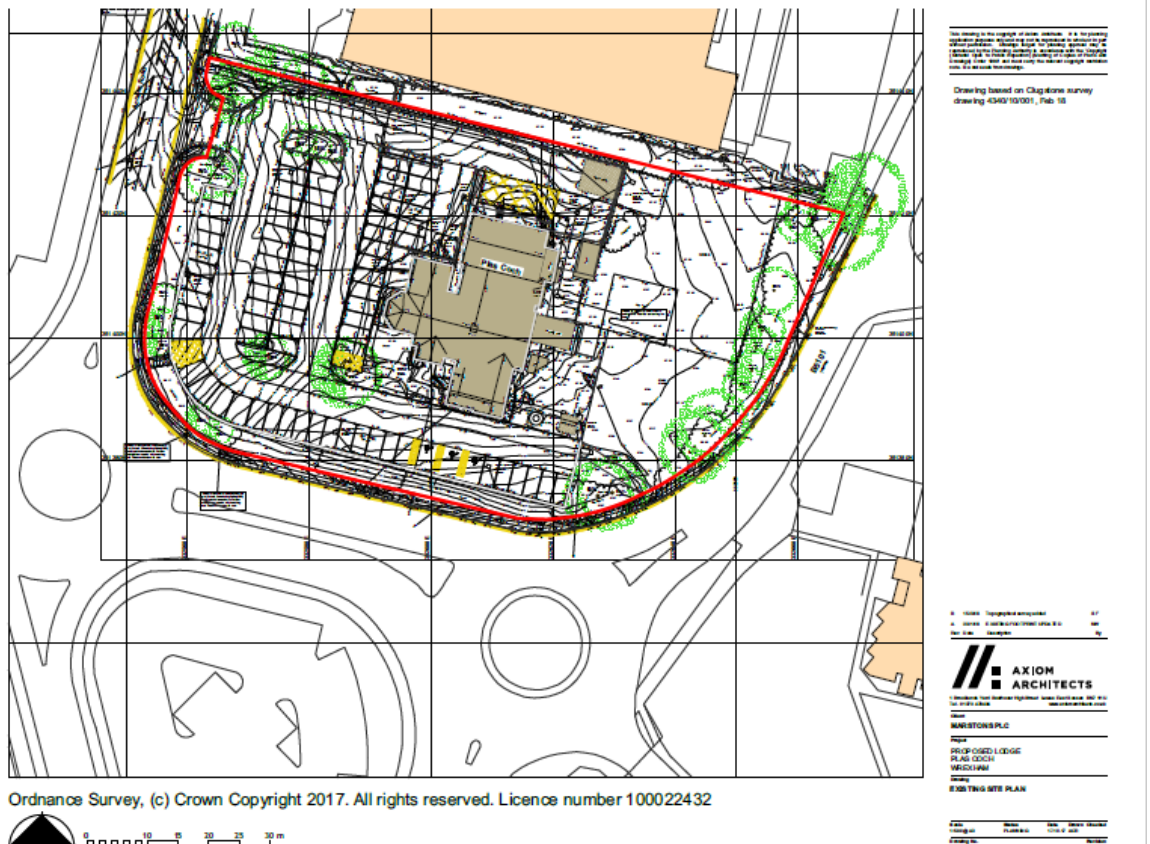
DELIVERY VEHICLE MANAGEMENT PLAN

Plas Coch Lodge Proposal, Wrexham, LL11 2BW

Marstons Inns and Taverns currently own and operate the Plas Coch Pub/ Restaurant on Plas Coch Retail Park in Wrexham. This report has been prepared in support of the planning application for a new build lodge style hotel within the surplus land on the existing site.

The day to day management of the site to include all deliveries and collections will be the responsibility of the pub manager who lives on site. There are no existing issues with pub deliveries or collections (refuse, bottles etc) at the existing public house which Marston's have owned and operated for a number of years.

Fig 1. Existing Site Layout.



[illegible]

0 10 15 20 25 30 m
SITE AREA = 1.446 ACRES

NAME	ADDRESS	CITY	STATE	ZIP
Wong, Al	FLORISS	CHICAGO	ILL	60640
Shipping No.				None
4481/P104				J

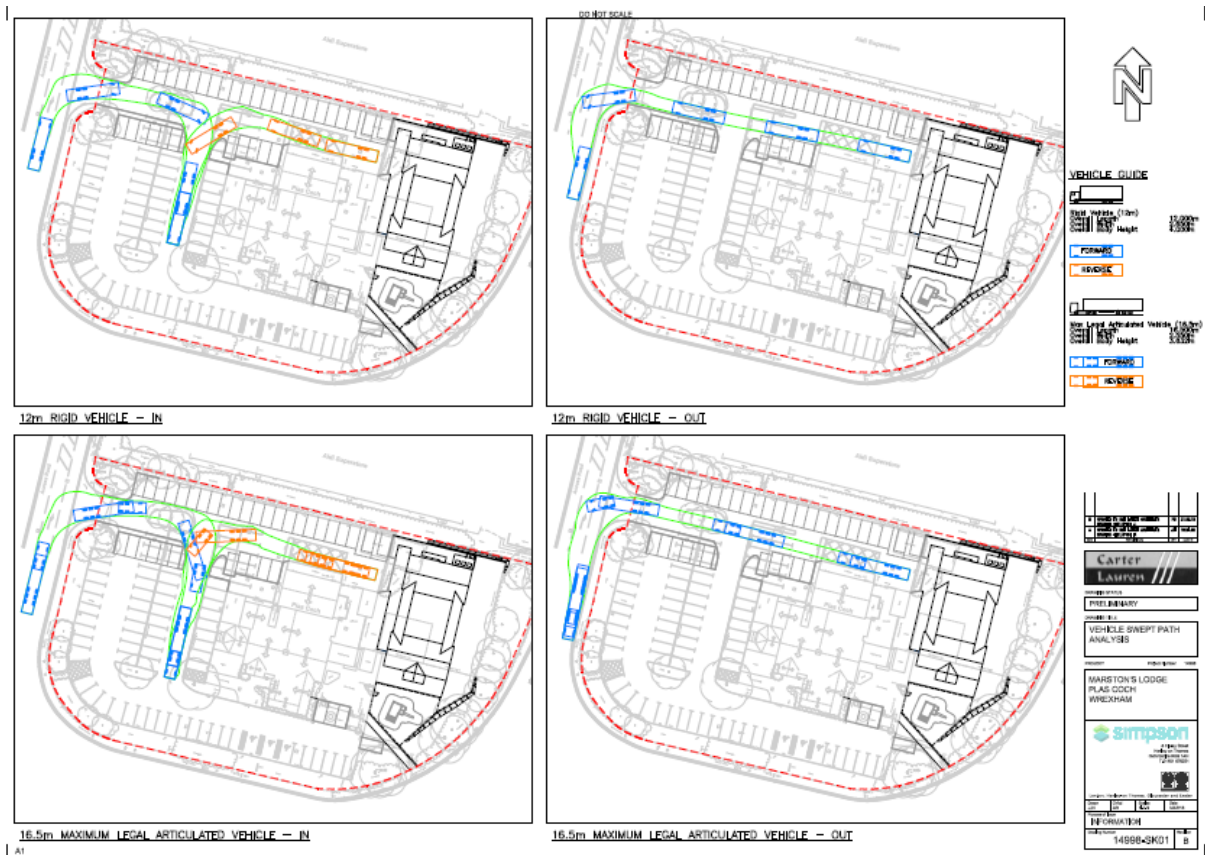
The proposed lodge will be accessed from the existing pub car park. Typical delivery / collection is presently as below and occurs between the hours of 7 am and 9 pm;

- Food – Three times per week
- Beer and drinks – 2/3 times per fortnight by 12M articulated dray.
- Waste collection – General Waste is collected once a week, dry / mixed recycling is collected twice a week, food is collected once a week and glass also once a week.
- General supplies – Once per fortnight by rigid HGV
- Miscellaneous – In addition there are irregular deliveries by smaller vans for pest control, maintenance, cleaning and gaming machines etc.
- Only one delivery / service vehicle will be permitted on site at any one time.
- No delivery and service vehicles associated with the operation will park illegally or block the highway whilst visiting or awaiting access to the site.

The lodge will add a further 2 linen deliveries / collections per week with all consumables being delivered on the dray already visiting site.

The below diagrams show the tracking for the largest vehicles visiting the site at present and in the future if the lodge is developed;

Fig 4 showing tracking for maximum sized vehicles that will visit the site.



Whenever possible deliveries are arranged at times when the pub is least busy and ideally between 7 am and 11.30 am and 3.30 pm and 5.30 pm. In some circumstances deliveries do presently occur outside of these times.

The proposed site plan with the addition of the lodge has been tracked and the above diagram shows that the layout can accommodate a 16.5m articulated vehicle and a large 12m 4 axle refuse vehicle.

The majority of vehicles are manned by a driver and banksman. When manoeuvring the vehicles within the site the banksman will be outside the vehicle wearing high visibility clothing and will ensure the safe manoeuvrability of the vehicle around the site. Where there is no banksman a member of the pub management team undertakes this task and assists the driver.

The frequency of deliveries and collections is monitored and amended as necessary by our in house fleet and logistics team to ensure that the site is serviced as efficiently as possible. No delivery or refuse vehicles are presently nor will be permitted to stop, wait or block access to the site or retail park or public highway.