



M&L Investment Partners - Wrexham
Constuction of new Warehouse and Office

Site Traffic Management Plan

Portal Construction N W Ltd

Background

Planning permission ref ISY P/2017/1013 has been obtained for the construction of a new warehouse and office adjacent to Abbey Rd on Wrexham Industrial Estate. The project comprises a new build warehouse with canopy and office, external parking and yard areas.

Condition number 20 of the permission states

20. 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.

This Plan covers the items identified within condition 20

1. Site Traffic Management Plan

The drawing below identifies how the site currently is

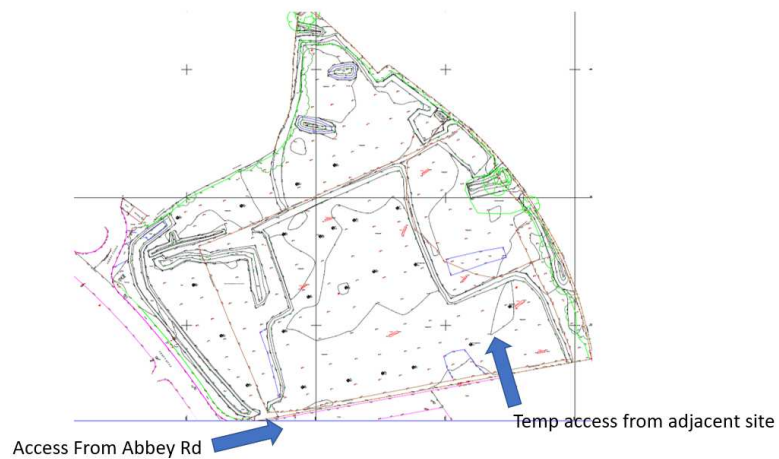


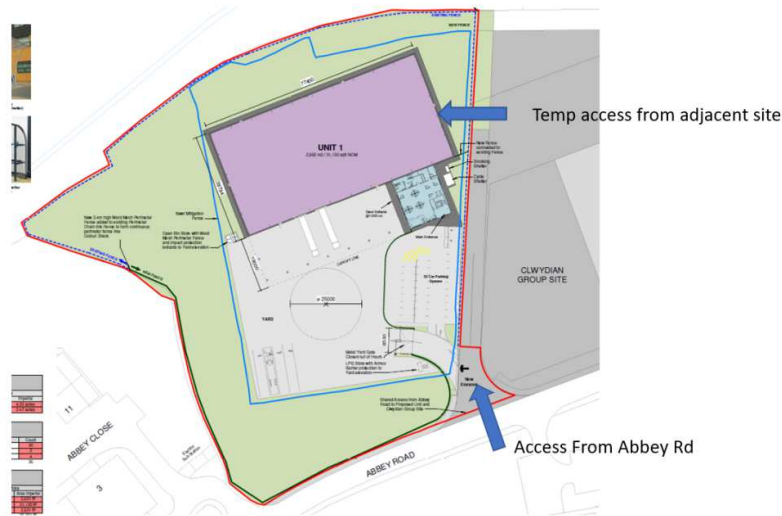
The buildings that previously were on the site have been demolished and the site is generally clear apart from mounds of soil in a number of locations.

A new building has recently been constructed to the South of the site and this work has included the construction of a new access onto Abbey Road and the erection of a fence to the Southern boundary



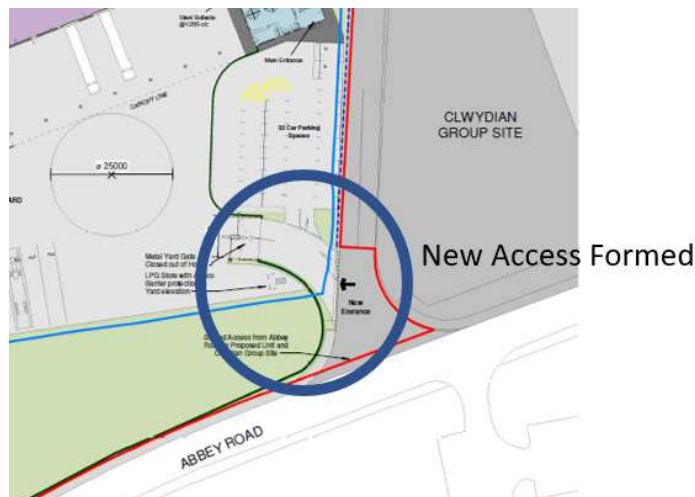
There is a temporary access point onto the construction site via the adjacent new build within the new fence line



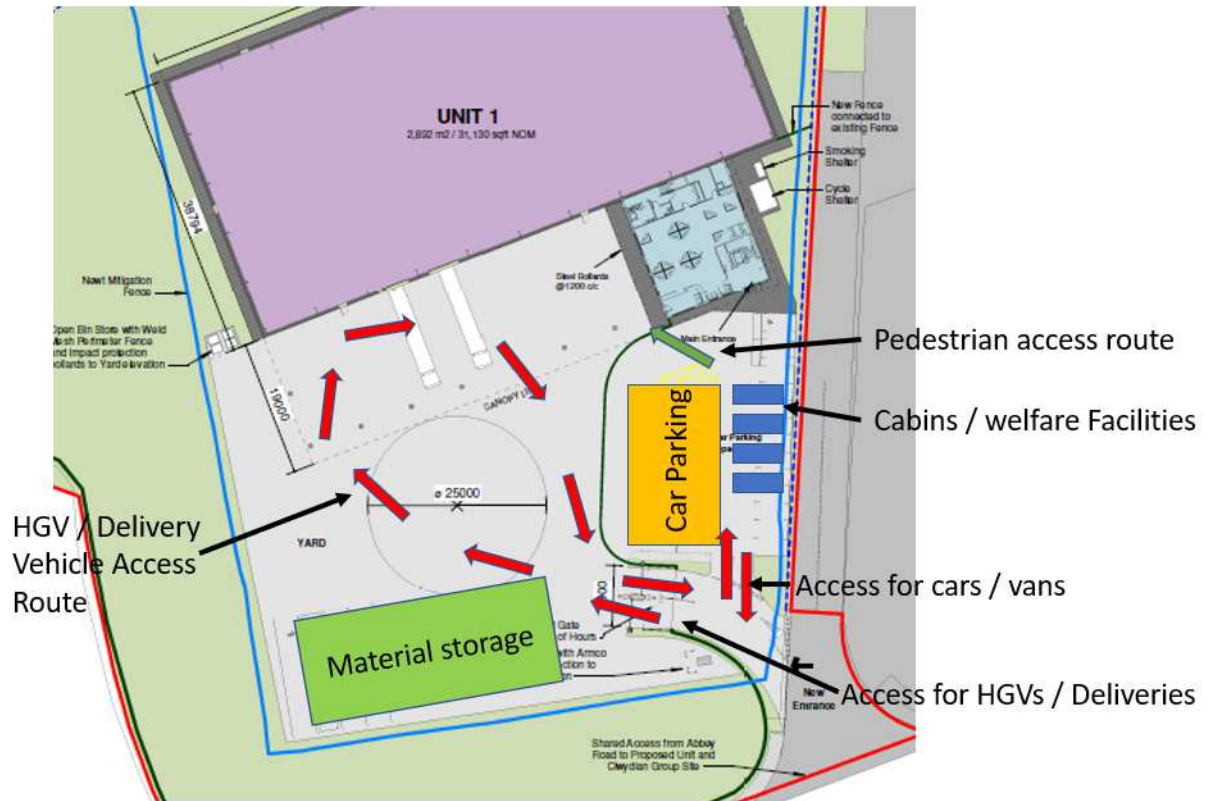


Permission has been obtained from the adjacent landowner to use the existing access onto Abbey Road and the temporary gate into the site to deliver the machines and cabins required to form a new site entrance and set the site up.

The planning permission granted includes for the alteration of the access onto Abbey Road in order to form a new permanent access



The site compound, car parking and access routes will be set up as follows



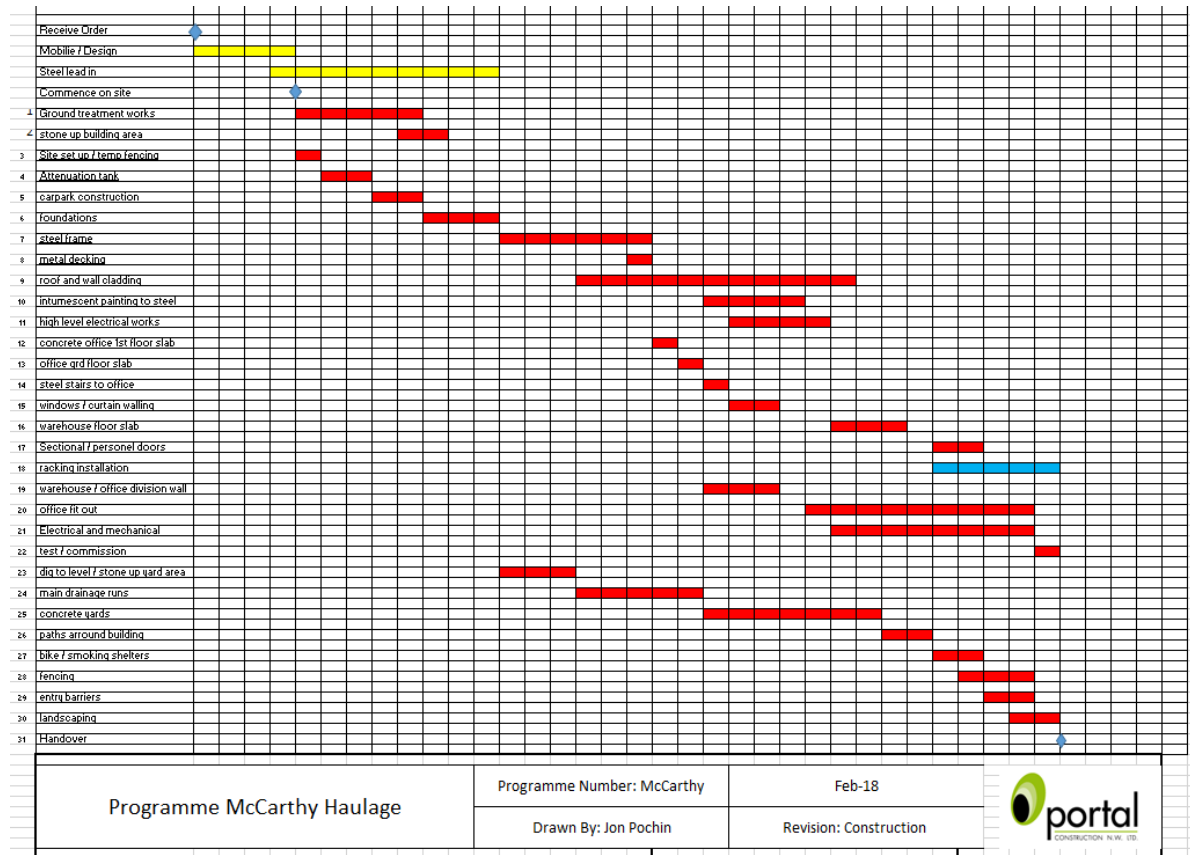
2. The programme for the works will be as follows

Week 1 – Deliver Machines through temporary access in adjacent sites fence – excavate and form new access and stone compound for welfare facilities.

Week 2 - Deliver Cabins through new site entrance, establish on site parking and access routes

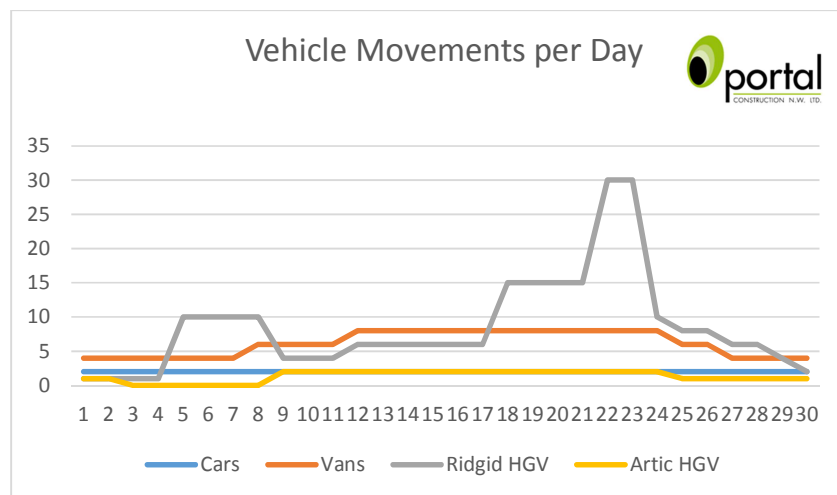
Weeks 3 – 30 – construct building, yards and car parks

Overall construction period 30 weeks



3. Traffic Volumes

Anticipated Traffic volumes are as follows



It is anticipated that the maximum number of vehicles parked on site at any one time will be 8 vans and 2 cars. Parking space will be provided for this number of vehicles and 4 spaces for occasional visitors as a minimum

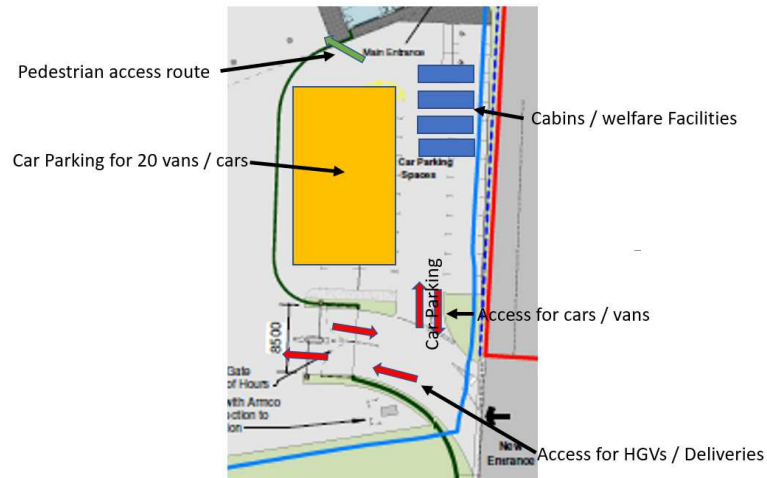
4. Size of HGV's

All HGVs will be standard 40ft trailers – these will access the site through the new entrance – swept path details are as below. No stacking of vehicles will be allowed on the public highway – there is sufficient room on site to accommodate multiple HGV's at any one time and sufficient room to operate a one way deliver system.



6. Compound Layout

The site compound will be laid out as follows including provision for parking for 20 vans / cars



7. Wheelwashing

The site will be set up and run in such a way as to minimise the risk of transfer of mud onto the highway – ie stoned up access roads, early surfacing of the compound area.

An area adjacent to the entrance will be allocated for wheelwashing – this will be carried out via pressure washing equipment on a concrete slab with drainage. Should it be deemed necessary roadsweeping will be carried out to ensure the public highway is kept clean at all times