

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning

Our Ref: EP/DC/PP/2016/0709 **Your Ref:** PF/P/2016/0709

Date: 15th August 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 362 482 Five Fords Waste Water Treatment Works, Cefn Road, Cross Lanes, Wrexham.

Development: Change of use of former construction compound and construction of an advanced anaerobic digestion (AAD) plant together with associated internal site access roads and screening bund.

I refer to your consultation dated 26/07/2016 in respect of the above.

Existing Access

The proposed development site is located on Cefn Road which is a classified road subject to a 40mph speed limit.

The access is currently being improved in accordance with planning consent ref: P/2015/0543 providing an improved layout and improved visibility splays.

Proposed Advanced Anaerobic Digester (AAD)

I understand that the proposed AAD will be constructed after the current access improvements onto Cefn Road are completed. I would recommend that a condition is included stating that no development takes place until these access improvements are completed.

Construction of the proposed AAD is anticipated to take 3 years during which time there will be approximately 50 construction workers and 20 design staff visiting the site each day

The additional traffic movements arising from site staff will be less than 10% of the existing traffic flow along Cefn Road during both weekday mornings and afternoons. Should weekend working occur (Saturday mornings) it is envisaged that this would be with a reduced number of staff (30 vehicles) which would increase traffic flows by some 14% in the morning (06:00 – 08:00) and 18% in the afternoon (12:00 – 13:00).

During the construction period, it is considered that during peak periods an assumed 20 lorry visits (40 movements) to site per day would represent a worse case scenario. This increase amounts to an approximate 1.4% increase on existing traffic flows along Cefn Road.

During the operational phase it is estimated that the proposed development will generate approximately 8 additional sludge tanker deliveries each day, together with around 13 additional trailer movements distributing the treated sludge. Staff operating the new facility will account for an additional 10 vehicles (total 62 movements per day). These additional movements are considered unlikely to have any detrimental affect on the existing highway network.

Construction Traffic Management Plan

I would recommend that a suitable Construction Traffic Management Plan is submitted prior to commencement of works. This will need to include such details as provision for contractor parking, HGV turning facilities, wheel washing facilities & construction warning signage.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

NONSTD ACCESS IMPROVEMENTS (CEFN ROAD)

038R *A suitably worded condition stating that no development takes place until the access improvements are completed.*

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R 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.

NONSTD (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed permanent vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained. and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

- Public Footpath No.39 (Marchwiell)

Public Footpath No.39 (Marchwiell) passes through the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section (contact Sean Hanratty on Tel: 01978 729761).

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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Service Manager Environment