

# MEMORANDUM



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|-----------------|--------------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment    | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | ENV/DC/PP/2016/0077            | <b>Your Ref:</b> | MP/P/2016/0077                               |
| <b>Date:</b>    | 11 <sup>TH</sup> February 2016 |                  |                                              |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 340 502 17 Manley Road, Wrexham.

**Development:** Application For Approval Of Details Reserved By Conditions Imposed Under Planning Permission P/2014/0585.

**Condition 3 - Submission of Dust Management Scheme**

**Condition 4 - Submission of Arboricultural Method Statement**

**Condition 6 - Submission of scheme for the provision of bat boxes**

**Condition 7 - Submission of scheme to deal with potential contamination**

**Condition 8 - Submission of verification report**

**Condition 9 - Submission of landscaping scheme**

**Condition 17 - Submission of Demolition and Construction Traffic Management Plan**

**Condition 20 – Submission of samples of all external facing and roofing materials**

I refer to your consultation dated 10/02/2016 in respect of the above.

I understand that issues of on-street parking in the vicinity of the site and access to the development site were raised at Planning Committee. This resulted in condition 17 being imposed which included the requirement for a Construction Traffic Management Plan.

Having spoken to the Local Member for Smithfield, I understand that there are still on-going issues with on-street parking and access in this location. I understand that not only is there a high demand for on-street parking by residents but a significant number of people working in the town centre are parking along the streets in this area throughout the day to avoid paying parking fees in the town centre car parks. Affected streets include Manley Road, Barons Road, Oxford Street, Palmer Street and Dale Street. I understand that it has been reported / witnessed that refuse vehicles typically struggle to access the site due to the extent of on-street parking in the surrounding streets.

I understand that it is proposed to introduce a Traffic Regulation Order in the future which covers particular sections / junctions in this area to try and alleviate this problem but has not yet been subject to public consultation.

I would therefore raise concerns in respect of discharging condition 17 without the submission of further details. The submitted Site Traffic Management Plan does not indicate the following detail:-

- Details of largest size of HGV visiting the site including proposed route of construction vehicles to / from site.

Consideration needs to be given to existing on-street parking issues ie/ cars parked on junctions and streets leading to / from the site. It would seem sensible to limit the maximum size / length of HGV permitted at the site.

- Anticipated duration of construction period.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of where contractor vehicles (ie/.vans, cars) will park.
- Details of proposed warning signs during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice).
- Details of measures to ensure adjoining highway is kept free from debris / mud.

It is likely that access problems will be experienced during the construction phase. I would therefore advise that the applicant contacts our Streetworks Section (contact Darren Green on Tel. 01978 729643) to discuss the implementation of a Temporary Traffic Regulation Order to restrict parking at specific junctions / lengths of the streets leading to the development site. This detail should be included in a revised CTMP.

### Supplementary Notes

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

*Peter Outhwaite*

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Service Manager Environment