

JCP Investments
Clewedog Rd Wrexham
Constuction of new Warehouse Unit

Site Traffic Management Plan

Portal Construction N W Ltd

Background

Planning permission ref ABE P/2020/0846 has been obtained for the construction a new warehouse unit adjacent to Clewedog Road North on Wrexham Industrial Estate. The project comprises a new build warehouse, external parking and yard areas.

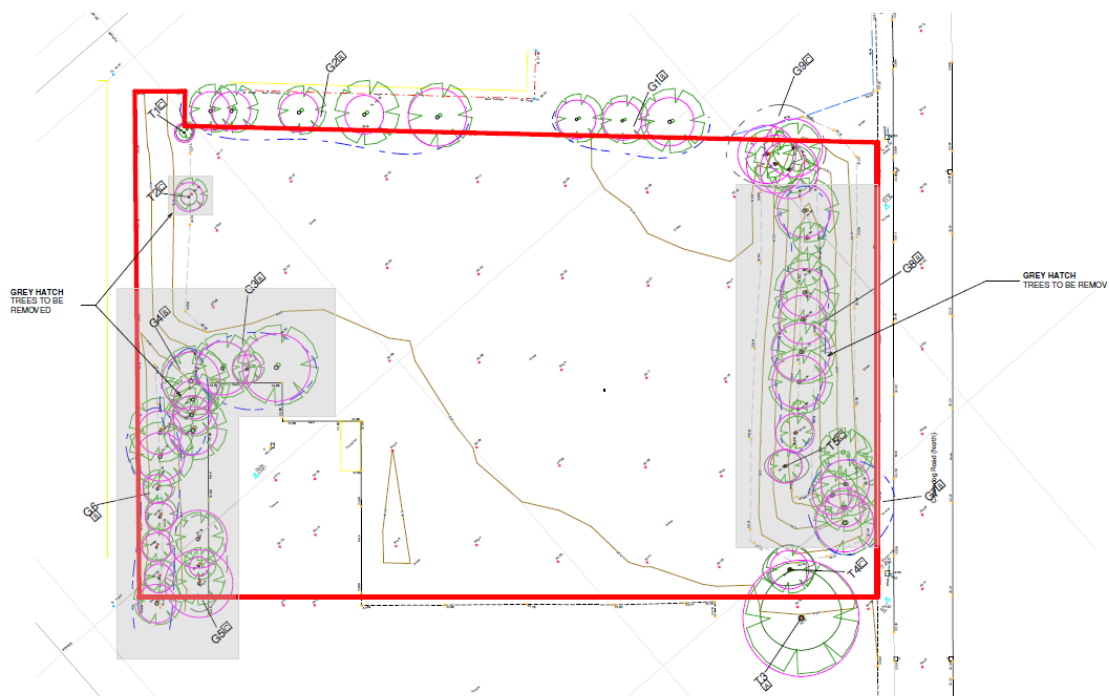
Condition number 15 of the permission states

12. 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 15

1. Site Traffic Management Plan

The drawing below identifies how the site currently is:

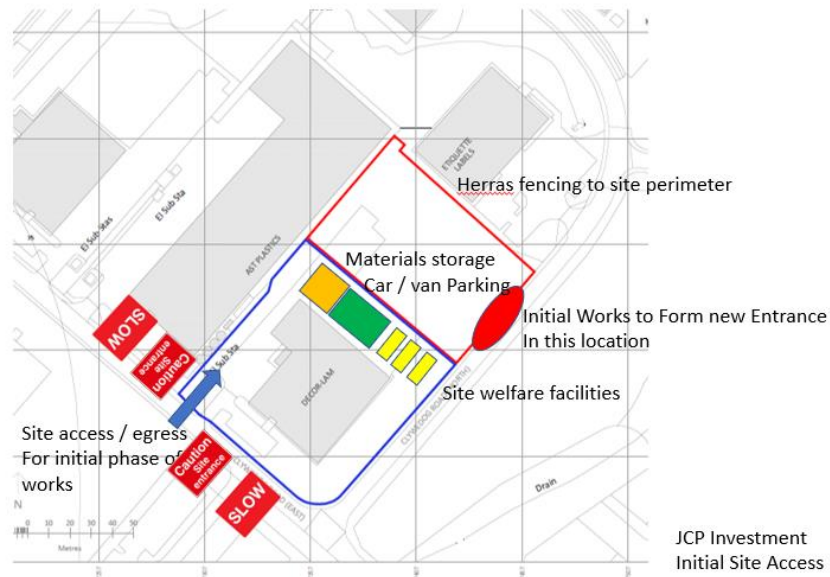


The site is currently vacant, partially covered by stone and shrubs and benefits from an existing access off Clewedog Road East via Décor-lams access point.

Existing Decorlam access point

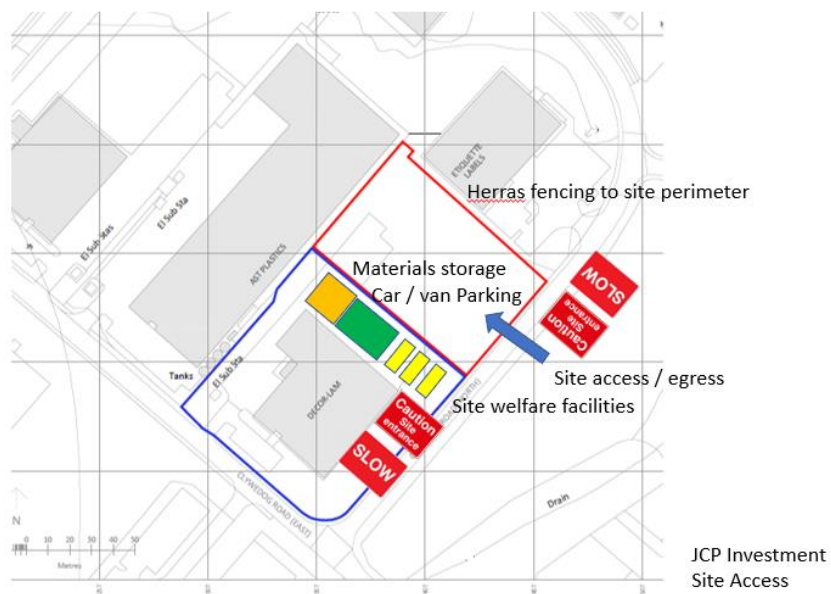


The access off Clewedog Road East will be utilised as the initial site access point. This will allow for the ground works including formation of the new access onto Clewedog Road North to be undertaken.



The site will be set up to ensure that there is adequate parking for vans and cars within the site. No parking will be allowed outside of the site. A materials lay down area will also be created within the site.

Once the initial groundworks are complete and the new entrance has been formed onto Bridge Road North access to the site will be via the new entrance



Location of new access as below photos

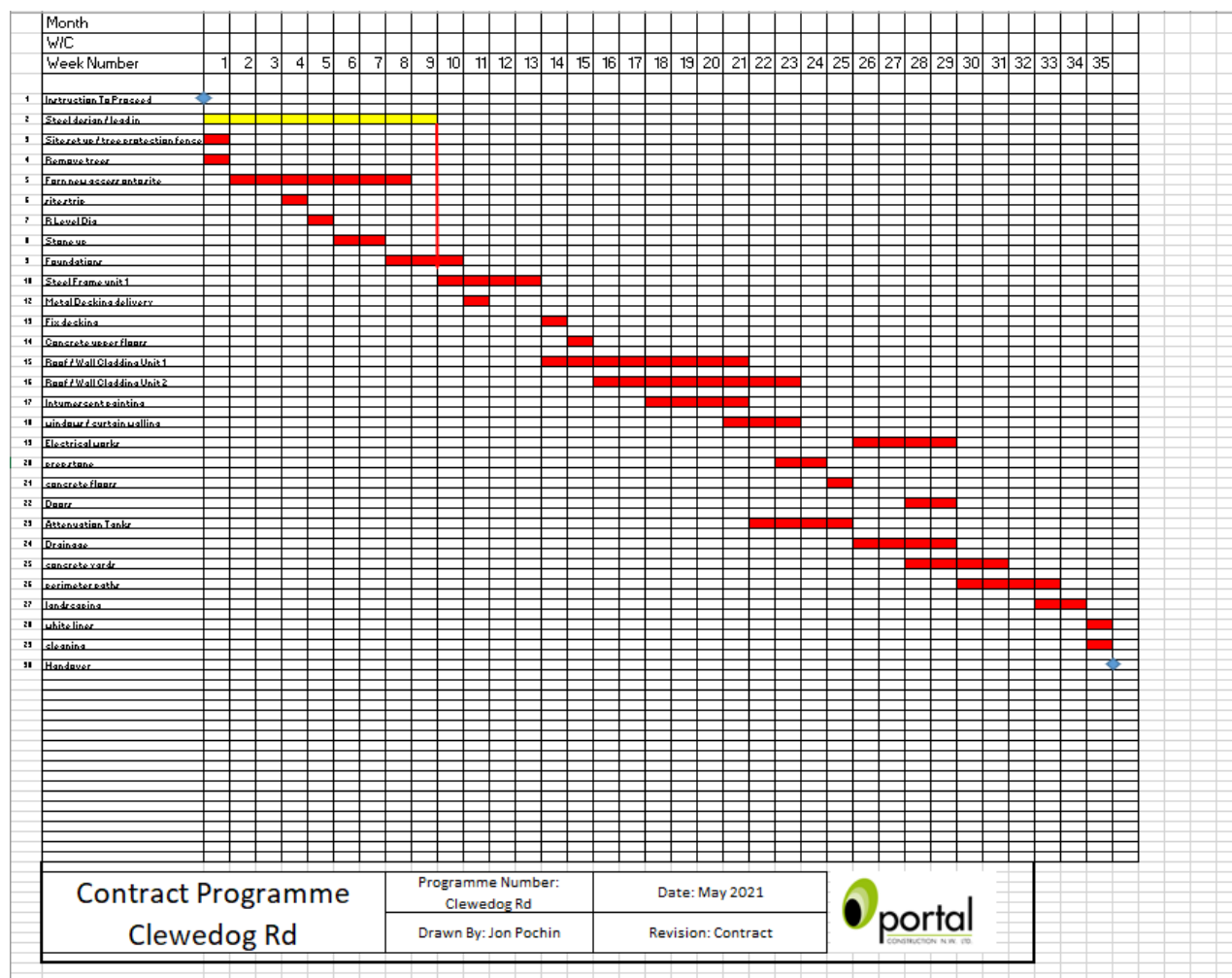


2. The programme for the works will be as follows

Week 1 - 8 – Deliver Machines and Cabins through existing access off Clewedog Road East.
Undertake ground works and form new access.

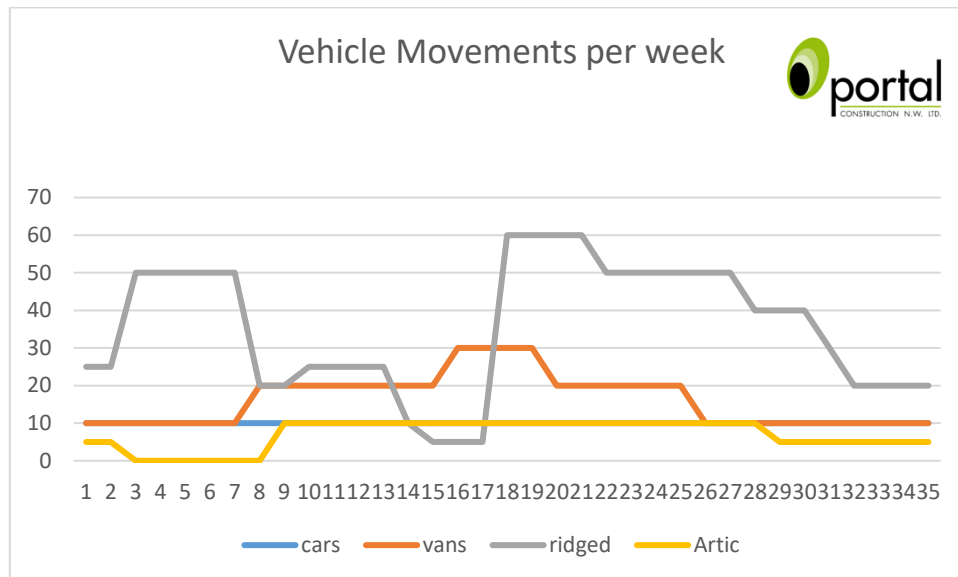
Weeks 6 – 35 – construct building, yards and car parks

Overall construction period 35 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 6 vans and 2 cars. Parking space will be provided for this number of vehicles and 2 spaces for occasional visitors as a minimum

4. Size of HGV's

All HGVs will be standard 40ft trailers or ridged 4 axle tipper trucks – these will access the site through either the temporary entrance or the new entrance. 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 delivery system.

5. Signage

Warning signs will be erected on the road as below – all warning signs will be bi-lingual Welsh over English



6. Compound Layout

The site compound will be laid out as above including provision for parking for 10 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.

8. Dust Control

Dust will be monitored by the Portal site manager and should they consider that it is (or could be) an issue then they will control via damping down using a tractor and water bowser



The carpark and access road will be stoned up to provide a clean, dust free access for vehicles onto site.

As areas of the site are excavated to level they will be immediately covered with stone in order to prevent the surface generating dust.

Rubbish will not be burnt on site.