MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Dafydd Thomas
Our Ref:	ET/DC/PP/P/2025/0163 Res(2)	**Your Ref:**	P/2025/0163
Date:	29/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI ADEILAD STORIO ATEGOL I IARD GLUDIANT / ERECTION OF STORAGE BUILDING ANCILLARY TO HAULAGE YARD

LOCATION: LLOYD WATSON HAULAGE LTD, THE BOUNDARY GARAGE, ELLESMERE ROAD, BRONINGTON, WHITCHURCH, SY13 3HD

I refer to your consultation / email dated 20/05/2025 in respect of the above.

General

The proposed development comprises the erection of a new storage building (912m^2 gfa) at the rear of the site on the existing hard paved haulage yard. The haulage business operates 5 no. HGVs and employs 5 people. The proposed building is simply being used as a storage facility where goods are not ready to be dispatched.

Access

The proposed development site is located on the A495 Ellesmere Road which is a rural, classified road subject to a 60mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access appears adequate in the westerly direction providing a splay in excess of 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 80m measured to the nearside edge. Visibility is currently restricted due to the existing hedgerow / embankment in this direction.

The existing access serving the development site is approximately 16m wide reducing to 8m wide at approximately 6.3m behind the adjoining highway. The access is gated at this point. It is understood that the gates are left open throughout the day to accommodate HGV movements. The access is surfaced with hard bound materials.

Parking & Turning Provision

There would appear to be adequate parking within the curtilage of the site to cater for the existing / proposed number of employees (ie/ 5no. staff). There are 5 car spaces indicated within the haulage yard itself and additional car spaces (5 add. spaces) within the curtilage of the adjoining dwelling which can also be utilized if required.

In terms of HGV parking, the revised site plan (Drg. No. 03 Rev A) indicates where 10 no. HGVs will park should the site operate at its full potential. These vehicles comprise the following:-

4 no.	Trailer Units
3 no.	14.5m Trailer / Tractor Units
3 no.	10m rigid lorries

Swept Path details of a 14.5m Trailer / Tractor Unit have been indicated on the revised layout plan and are considered acceptable.

If the application is supported, the LHA recommend a condition is included for a Service Delivery Management Plan (SDMP) which states that no more than 10 HGVs of the size / length indicated on the revised layout plan will be permitted on site including a statement that no vehicles associated with the business shall park on the adjoining highway.

Cycle Parking / Storage

The revised plan Plans indicate adequate cycle storage / parking.

Traffic Generation

The submitted Planning, Design & Access Statement indicates there are no restrictions on the number or size of HGVs that can currently visit the site. Although the business only operates 5 HGVs at present, the LHA understand that it does have an operational licence to operate up to 10 HGVs which would inevitably increase vehicle movements at the site.

Construction Traffic Management Plan (CTMP)

If the application is supported, the LHA recommend that any consent includes a condition requiring the submission of a Construction Traffic Management Plan including provisions for contractor parking.

Proposed Site Plan – Site Management - Drg. No. 09 Rev A

In terms of the submitted plan / CTMP details, our Traffic Section have requested the submission of CTMP which includes a Chapter 8 – Signage Schedule detailing the proposed signage on the approaches to the site.

Details of the maximum number of contractor vehicles likely to be on site at any one time and a plan indicating the proposed contractor parking spaces will also need to be provided within the CTMP.

No mud, debris shall be carried onto the adjoining highway and a sweeper / wheel washer shall be made available if required.

Conclusion

In conclusion, the LHA request additional information as follows:-

- **Construction Traffic Management Plan (CTMP)**

  Proposed Site Plan – Site Management - Drg. No. 09 Rev A

  In terms of the submitted plan / CTMP details, our Traffic Section have requested the submission of CTMP which includes a Chapter 8 – Signage Schedule detailing the proposed signage on the approaches to the site.

  Details of the maximum number of contractor vehicles likely to be on site at any one time and a plan indicating the proposed contractor parking spaces will also need to be provided within the CTMP.

  No mud, debris shall be carried onto the adjoining highway and a sweeper / wheel washer shall be made available if required.



On behalf of Chief Officer, Environment & Technical