CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)

Proposed Development

Site Address:
55 Chester Street
Wrexham
LL13 8BA

Planning Application Reference:
P/2026/0301

Purpose:
Discharge of Condition 6 – Construction Traffic Management Plan

Prepared For:
Local Planning Authority

Prepared By:
APC Business Limited

Date of Revised Issue:
3 September 2026

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1. Introduction

This Construction Traffic Management Plan (CTMP) has been prepared in support of the proposed development at **55 Chester Street, Wrexham, LL13 8BA**, pursuant to planning permission **P/2026/0301**.

This revised CTMP has been prepared following consultation with the Local Highway Authority and addresses the additional information requested in relation to:

- construction vehicle parking;
- delivery and off-loading arrangements;
- hoarding;
- skip and waste storage;
- welfare facilities;
- directional and safety signage;
- access arrangements via Chester Street and the rear of the premises; and
- management of any deliveries made to the Chester Street frontage.

The purpose of this document is to demonstrate how construction traffic, deliveries, contractor movements and associated construction activities will be safely managed throughout the works.

The measures contained within this CTMP are intended to minimise disruption to neighbouring properties, pedestrians, businesses and highway users and to ensure that the public highway remains safe and unobstructed.

The accompanying **Site Logistics Plan** forms part of this CTMP and should be read in conjunction with this document.

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2. Description of Development

The proposed development comprises the extension of the existing restaurant premises into the adjoining former veterinary premises, thereby creating an extended premises for **Safar Bistro Grill**.

The principal construction activity involves **breaking through the existing internal dividing wall between the two adjoining properties**, together with associated internal alterations, fitting-out and making-good works.

The works are therefore predominantly internal in nature and are not expected to generate significant levels of construction traffic.

No routine storage of construction materials, waste or equipment will be permitted on the Chester Street pedestrian footway.

Where reasonably practicable, construction operations, storage and waste management will take place within the building or within the designated areas identified on the Site Logistics Plan.

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3. Construction Programme

Proposed Start Date:
To be confirmed following discharge of the relevant planning conditions.

Estimated Completion Date:
October 2026

The construction programme will be managed to minimise disruption to surrounding businesses, residents, pedestrians and highway users.

The Site Manager will coordinate deliveries and contractor movements throughout the construction period.

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4. Construction Working Hours

The proposed construction working hours are:

Monday to Saturday:
08:00 – 18:00

Sundays and Bank Holidays:
No planned construction activity.

The above relates to construction activity.

Where a delivery to the front of the premises on Chester Street is exceptionally required, this will be arranged in accordance with the Local Highway Authority's access requirements and will take place between 06:00 and 11:30, when access via the Mount Street rising bollards is available.

Where a delivery takes place before 08:00, unloading will be undertaken as quietly and efficiently as reasonably practicable and no noisy construction works will commence before 08:00.

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5. Site Access and Construction Traffic Management

The principal delivery and off-loading arrangement will be to the **rear of the premises**, accessed via the existing alleyway adjacent to the former veterinary premises.

The alleyway provides access towards **Market Street and the Market Street car parking area**.

The rear of the premises will therefore be used for construction deliveries and off-loading wherever reasonably practicable, reducing the need for construction vehicles to stop directly outside the premises on Chester Street.

Construction vehicle movements will be managed to ensure that:

- pedestrian access along Chester Street remains unobstructed;
- the public footway is not used for construction vehicle parking;
- neighbouring premises and accesses are not obstructed;
- the side alleyway remains clear and safely managed;
- vehicles do not wait unnecessarily on Chester Street;
- deliveries are pre-arranged wherever practicable; and
- vehicle engines are switched off when vehicles are stationary for any significant period.

A banksman or competent person will supervise vehicle movements where required, particularly where delivery vehicles are manoeuvring in proximity to pedestrians or other highway users.

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6. Delivery and Off-Loading Management

The primary set-down and off-loading area will be located at the rear of the building, as identified on the accompanying Site Logistics Plan.

Access to the rear will be via the alleyway adjacent to the premises.

Deliveries will be planned in advance wherever reasonably practicable and suppliers will be advised of the agreed delivery arrangements before attending the site.

Materials will be transferred directly into the building or designated storage area following delivery.

Delivery vehicles will not be permitted to remain stationary longer than is reasonably necessary to unload.

Deliveries to Chester Street Frontage

Deliveries to the front of the building will be avoided wherever reasonably practicable.

Where a front delivery is unavoidable, it will be specifically arranged to take place:

Between 06:00 and 11:30 only

when vehicular access via the **Mount Street rising bollards** is available.

Any requirement to use a highway parking space as a temporary set-down/delivery area will be agreed and coordinated with the Local Highway Authority in advance.

No delivery vehicle will be permitted to park or unload on the pedestrian footway.

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7. Contractor Parking Arrangements

Contractors will **not park vehicles on the pedestrian footway outside the premises**.

Contractors will be instructed to use lawful public parking facilities or other suitable authorised parking in the surrounding area, including the nearby Market Street parking area where appropriate and subject to the applicable parking restrictions and availability.

Contractors will be instructed not to:

- obstruct neighbouring businesses or properties;
- park across accesses;
- park on the pedestrian highway;
- obstruct the side alleyway; or
- park in a manner that causes unnecessary congestion or nuisance.

The Site Manager will monitor contractor parking throughout the works.

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8. Hoarding and Site Security

As the principal construction works are internal, extensive external hoarding is **not currently anticipated**.

The construction area will nevertheless be appropriately secured and separated from members of the public.

Any temporary barriers or hoarding required within the site will be positioned so as not to obstruct the Chester Street pedestrian route.

Should it become necessary to place hoarding, scaffolding, A-frame signage or any other structure on or over the public highway, the appropriate highway permit will be obtained before installation.

No such equipment will be placed on the public highway without the necessary approval.

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9. Skip, Waste and Material Storage

Construction waste will be stored **within the site/rear designated storage area** wherever reasonably practicable.

Waste generated from the internal works will be contained and removed regularly by an appropriate waste carrier.

The arrangements will ensure that:

- waste does not accumulate on Chester Street;
- the pedestrian footway remains unobstructed;
- loose waste and debris are contained;
- materials are securely stored;
- the alleyway remains passable; and
- waste is removed at appropriate intervals.

If a skip is subsequently required on the public highway, it will **not be positioned without first obtaining the appropriate permit and agreeing its location with the Local Highway Authority**.

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10. Welfare Facilities

Contractor welfare facilities will be provided **within the existing building**.

Accordingly, no external welfare cabin is currently proposed on the highway, pavement or within the alleyway.

Should the arrangements change during construction, any external welfare facility will be located within the site boundary wherever practicable and will not obstruct pedestrian or vehicle movements.

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11. Pedestrian and Public Safety

Pedestrian access along Chester Street will be maintained throughout the construction period.

Measures will include:

- maintaining a clear and unobstructed pedestrian route;
- preventing construction vehicles from parking on the footway;
- keeping construction materials and waste away from pedestrian routes;
- securely storing tools, equipment and materials;
- using appropriate temporary barriers where necessary;
- providing directional and warning signage;
- supervising vehicle movements where required; and
- ensuring the side alleyway is kept clear and safely managed.

Particular care will be taken during deliveries and waste collections.

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12. Directional and Safety Signage

Appropriate temporary construction signage will be provided where necessary.

Signage will include, where appropriate:

Construction Traffic – Caution
Delivery Area – Keep Clear
Pedestrian Route – Keep Clear
No Parking / No Storage
Site Access – Keep Clear

Safety and directional signage will be positioned at appropriate locations identified on the accompanying Site Logistics Plan, including the rear delivery/access area where necessary.

Any signage requiring placement on the public highway will be subject to the appropriate Highway Authority approval/permit requirements.

13. Highway Cleanliness and Protection

The Site Manager will ensure that construction activities do not result in mud, dust, debris or waste being deposited on the public highway.

Measures will include:

- checking the delivery/access areas regularly;
- inspecting vehicles where appropriate before departure;
- promptly removing construction debris;
- sweeping/cleaning affected areas where necessary;
- securely containing loose materials and waste; and
- taking reasonable measures to prevent dust and debris being blown onto Chester Street or neighbouring land.

Given the predominantly internal nature of the development, significant mud deposition from construction vehicles is not anticipated.

A dedicated wheel-washing facility is therefore not considered proportionate to the scale and nature of the works. However, vehicles will be checked and any contamination of the highway arising from the development will be cleaned promptly.

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14. Dust, Noise and Environmental Control

Construction activities will be undertaken responsibly to minimise disturbance.

Control measures will include:

- maintaining good site housekeeping;
- controlling dust generated by internal demolition;
- containing waste and loose materials;
- keeping doors/openings appropriately controlled during dusty activities where practicable;
- avoiding unnecessary vehicle idling;
- undertaking noisy works within the approved construction hours; and
- promptly cleaning any dust or debris affecting the public highway.

Where appropriate, dust suppression measures will be used during the breaking through of the internal wall and associated works.

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15. Dilapidation Survey

Prior to commencement of substantive construction works, the condition of the highway immediately adjacent to the site will be **photographically recorded**.

This will provide a record of the condition of the adjoining carriageway and footway before construction activities commence.

The photographic record will be retained by the Site Manager for the duration of the development.

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16. Highway Permits and Coordination

APC Business Limited acknowledges the Local Highway Authority's requirements regarding activities affecting the public highway.

The Highway Authority will be contacted in advance where the works require:

- a skip on the public highway;
- scaffolding;
- hoarding;
- A-frame or temporary highway signage;
- occupation of a parking space for a set-down/delivery area;
- a crane or similar equipment affecting the highway;
- a lane or highway closure;
- new apparatus within the highway;
- alterations to kerbs or pavement;
- significant highway alterations; or
- temporary works affecting traffic signals, pedestrian/cycle crossings or bus stops.

Where applicable, the necessary permits, licences and approvals will be obtained **before the relevant activity commences**.

The Highway Authority has advised that applicants should generally allow a **minimum of four weeks' notice for standard requirements** and approximately **six to eight weeks for lane closures or road closures**, noting that lead times may vary.

Coordination regarding highway permits and roadworks will be undertaken with:

Wrexham County Borough Council – Highway Authority
Email: highwayroadworks@wrexham.gov.uk

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17. Highway Works

No significant alteration to the existing public highway is currently proposed as part of the construction works covered by this CTMP.

Should the scope of works change, the Site Manager will liaise with the Local Highway Authority regarding any applicable:

- Section 50 licence;
- Section 184/171 agreement;
- Section 278 agreement; or
- other highway consent or permit.

No surface water generated by the construction operations will intentionally be discharged onto the public highway.

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18. Site Management Responsibility

The person responsible for implementing and monitoring this Construction Traffic Management Plan is:

Site Contact:
Arek Chelpa

Telephone:
07715 245016

Email:
arkadiuszchelpa@hotmail.com

Responsible Organisation:
APC Business Limited

The Site Manager will ensure contractors and delivery drivers are made aware of the relevant requirements of this CTMP.

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19. Monitoring and Compliance

This CTMP will remain active throughout the construction period.

The Site Manager will monitor activities to ensure compliance with the measures contained within this document and the accompanying Site Logistics Plan.

Particular attention will be given to:

- rear delivery and off-loading arrangements;
- contractor parking;
- pedestrian safety;
- keeping the side alleyway clear;

- waste and material storage;
- highway cleanliness;
- delivery times;
- construction signage; and
- prevention of obstruction to the public highway.

Any issues relating to construction traffic, deliveries, pedestrian safety or highway operations will be addressed promptly.

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20. Site Logistics Plan

The accompanying **Construction Traffic Management Plan – Site Logistics Plan** identifies the proposed construction management arrangements, including:

1. Contractor vehicle parking arrangements – **off the pedestrian highway**.
2. **Rear set-down and off-loading area**.
3. Construction/site control and hoarding arrangements.
4. **Skip/waste storage area within the site**.
5. **Welfare facilities within the building**.
6. Directional and safety signage.
7. Rear delivery/access route via the side alleyway.
8. Requirement to keep the side alleyway clear.
9. Chester Street pedestrian route.
10. Restrictions applying to any exceptional front-of-building deliveries.

The plan is an indicative construction logistics plan and is not intended to replace an architectural or measured site survey.

Declaration

I confirm that the construction works associated with the development at **55 Chester Street, Wrexham, LL13 8BA** will be undertaken in accordance with this Construction Traffic Management Plan and accompanying Site Logistics Plan.

Prepared by:
APC Business Limited

Revised Date:
3 September 2026

Signed: *A. Chelpa*

Name:
Arek Chelpa