Highway Development Control Consultation Response

Planning Application Ref: PL/2023/07243

Site Address: Land South West of Park Road, Malmesbury, Wiltshire

Proposal: Discharge of conditions 8, 10, 11, 12, 16 and 18 of 20/08341/OUT

Date of Consultation Response: 5th September 2023

I refer to the above planning application which seeks the discharge of conditions 8, 10, 11, 12, 16 and 18 imposed on the permission for 20/08341/OUT, of which conditions 12, 16 and 18 are of interest to the Highway Development Team. The conditions are repeated below, with the highway comments/recommendations following.

12) No development hereby permitted shall commence on site until an Flooding Emergency Access and Egress Management Plan (the Management Plan), taking account of guidance in the Planning Practice Guidance on how to ensure safe access and egress to and from the development and including details of any gates or similar between the development and the access/egress point on Park Lane and the arrangements for their access by the emergency services, has been submitted to, and approved in writing by, the local planning authority. The access and egress provisions from the approved Management Plan shall be implemented prior to the first occupation of any dwelling on the site and emergency access and egress shall be maintained in accordance with the approved Management Plan thereafter.

Drawing number 23-329 100-161 00 00 has been submitted to detail the bollard arrangement for the proposed emergency access. The layout indicates the provision of telescopic bollards, which are not generally used for this purpose. Lockable bollards are more appropriate for this form of development. Bollards are to be provided at both ends of the emergency access route, and therefore amended details are required to be submitted.

Having regard to the above, I am unable to recommend that condition 12 can be discharged in relation to the highway construction elements of the Emergency Access and Egress Management Plan.

16) No development hereby permitted shall commence (including demolition, site clearance, ground works and vegetation clearance associated with provision and improvements in Park Road) until a Construction Management Statement, has been submitted to, and approved in writing by, the local planning authority. The Statement shall include details of the following:
i. Inclusion of and reference to a site plan;
ii. The parking of vehicles of site operatives and visitors;
iii. Loading and unloading of plant and materials;
iv. Storage of plant and materials used in constructing the development;
v. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
vi. Wheel washing facilities;
vii. Measures to control the emission of dust and dirt during

construction;
viii. A scheme for recycling/disposing of waste resulting from demolition and construction works;
ix. Measures for the protection of the natural environment;
x. Hours of construction, including deliveries;
xi. Pre-condition photo survey;
xii. Routing plan;
xiii. Traffic Management Plan (including signage drawing(s));
xiv. Estimated Number (daily/weekly) and size of delivery vehicles;
xv. Estimated Number of contractor/staff vehicle movements;
xvi. Details of temporary/permanent Traffic Regulation Orders; and;
xvii. Phases plan.
The development shall not be carried out otherwise than in accordance with the approved Statement without the prior written approval of the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The combined Construction and Ecological Management Plan (CEMP) has been submitted to address conditions 8 and 16.

The CEMP indicates the proposed hours of working to be between 7.30 to 18.00 hours, Monday to Friday. Having regard to the proximity to residential properties, I would require this to be amended to 8.00 to 18.00 hours for construction works and deliveries. There have also been no details provided of the number of contractors and deliveries associated with the development.

The CEMP refers to a Construction Management Layout Plan being provided at Appendix 1, however there is no plan within the document. The parking provision, loading and unloading facilities, storage of materials and wheel washing facilities will need to be provided on a site set up plan.

Having regard to the above, details of the hours of construction, numbers and frequency of deliveries, numbers of contractor/staff movements will need to be provided, and a plan showing the site set-up layout will need to be provided before the highway construction management element of the CEMP can be considered satisfactory for the discharge of condition 16.

18) No development hereby permitted shall commence until a scheme providing for a Residential Travel Information Pack has been submitted to, and approved in writing by, the local planning authority. No dwelling shall be first occupied until the approved scheme has been implemented.

The submitted Travel Information Pack is considered acceptable to discharge condition 18.

If you have any queries regarding the above advice, please contact Amanda Hall on 01225 713323, amanda.hall@wiltshire.gov.uk