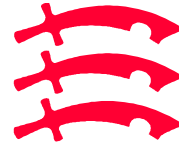


Your Ref: 18/01034/OUT
Our Ref: CO/HT/TPD/SD/BJ/MAL/30685
Date: 22 February 2019



Essex County Council

Andrew Cook
Director for Highways and Transportation

cc (by email) Cllr Ron Pratt
Essex Highways – SMO2

Head of Planning Services
Maldon District Council
Princes Road
Maldon
Essex
CM9 5DL

County Hall
Chelmsford
CM1 1QH

Recommendation

Application No: MAL/18/01034/OUT
Applicant: B J Rock Ltd & S P Bardwell Ltd
Site Location: Mapledean Poultry Farm, Mapledean Chase, Mundon, Essex CM3 6LG
Proposal: Redevelopment of poultry farm for approximately 5030sqm B1 (b) & (c) commercial floorspace with associated access arrangements

Site visits have been carried out and the documents submitted with the application have been duly considered.

The updated Transport Assessment has demonstrated that the impact of the development may cause some minor delays in the locality at peak hours. However, it is considered that the proposals can be accommodated on the local highway network without any notable detriment to highway safety and efficiency if accompanied by the introduction of some sustainable transport measures.

Consequently, from a highway and transportation perspective, the impact of the proposals is acceptable to the Highway Authority subject to the following requirements;

1. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. wheel and underbody washing facilities

Reason: To ensure that on-street parking of these vehicles on the adjoining roads does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

2. Prior to occupation, the existing bus stops on either side of Maldon Road nearest the proposed site access shall be improved. The northbound stop (towards Mundon) shall be

provided with a new pole and flag, timetable information and raised kerbs to facilitate pedestrian and wheelchair access. The southbound stop (towards Latchingdon) shall be provided with a new pole, flag and timetable information. Full details are to be agreed with the Highway Authority.

Reason: To encourage trips by public transport in the interest of accessibility in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

3. A new two metre wide pedestrian footway shall be provided along the eastern side of Maldon Road from a point opposite the aforementioned northbound bus stop to the main Mapledean Industrial Estate site access. Dropped kerbs and tactile paving shall also be provided to connect to the existing footway on the south side of the access junction.

Reason: To provide safe access for both pedestrians and the mobility impaired in the interest of accessibility in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

4. Prior to first occupation of the proposed development, the Developer shall submit a formal employee travel plan to the Local Planning Authority for approval in consultation with Essex County Council. The approved travel plan shall then be actively implemented for a minimum 5 year period from first occupation of the development. A monitoring fee of £5,000 (plus the relevant sustainable travel indexation) will be payable on first occupation of the development, to cover the 5 year period.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011

Informatives

In making this recommendation the Highway Authority has treated all planning application drawings relating to the internal layout of the proposal site as illustrative only.

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO2 - Essex Highways,
Springfield Highways Depot,
Colchester Road,
Chelmsford.
CM2 5PU.

