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Date 7 October 2024

My reference 054548

Your reference APP/24/00711

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Dear Kayleigh,

Former Gas Manager's House, 69 North Street, Emsworth

Application to determine whether prior approval is required for the method of demolition of 1 No. gas managers house.

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The application proposes the demolition of a former gas manager's house located between Seagull Lane to the south and Palmers Road to the south with North Street (B2148) to the west.

The site has accesses from Palmers Road to the south and a shared access road off of North Street to the north-west. It is proposed that the site will be accessed by construction vehicles via Palmers Road only using the southernmost access from North Street.

Traffic generation of 1 two-way movement per day is expected during the demolition stage with a peak of 3 movements per day with an increased number of movements for a couple of days either side of the demolition stage. The level of HGV movements is therefore not anticipated to result in a significant impact to the safety or operation of the local highway network.

It is noted that a CEMP and a Demolition Plan have been provided in which the majority of traffic and demolition management measures have been addressed which is considered to be acceptable.

However, whilst it is noted that works are to be Monday to Friday between 0800-1800 with no work to take place on weekends and bank holidays, and it has been stated that deliveries will generally be limited to 0800-1600, stronger wording is required to state

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

that deliveries are scheduled not to occur during network peak periods (AM 0800-0900 and PM 1700-1800).

In addition, wheel washing facilities are provided on site in the form of a powered jet-spray, however, the location of this should be confirmed on a site plan and a commitment for wheel washing facilities to be provided for the entire duration of the demolition works is also required.

Construction routing has been provided via the A259 and North Street and is considered to be acceptable. However, from the submitted plans, the size of the vehicles accessing the site is unclear, as is whether Palmers Road and the site access can accommodate these movements. Therefore, it is requested that vehicle tracking is provided which demonstrates that Palmers Road and the site access can safely accommodate the largest vehicle likely to access and egress the site.

In addition, it is noted that liaison will be undertaken with local businesses and local residents in relation to access via Palmers Road. Whilst this is acknowledged, this is not considered appropriate to ensure that the access road remains clear during the demolition period. The applicant will be required to apply for a Temporary Traffic Regulation Order (TTRO) in relation to any temporary parking restrictions that are required to facilitate the demolition works prior to commencement in order to ensure the access via Palmers Road remains clear. Further information about TTROs can be found via the following link:

<https://www.hants.gov.uk/transport/licencesandpermits/roadopening/trafficmanagement>

As such, the Highway Authority are unable to provide a recommendation at this time as further information is required.

Yours sincerely,

Harry Brown