

Your Ref: 23/01994/FUL
Our Ref: CO/TPD/SD/47636
Date: 21st September 2023



Essex County Council

CC: Cllr Peter Schwier
Development Management SM01

Paul Crick
Director for Highways and Transportation

To: **Carol Wallis**
Braintree District Council
Causeway House
Bocking End
Braintree
Essex
CM7 9HB

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. 23/01994/FUL
Applicant Country Court Care Homes 5 Limited
Site Location The Woodlands Hotel , Coupals Road, Sturmer
Proposal Demolition of the existing buildings on site, and the erection of a 64no. bed care home (Use Class C2), together with access, car parking, landscaping and associated works.

Providing the proposal is carried out in accordance with submitted in principle drawing 421 PL 00 100 Rev A, from a highway and transportation perspective the impact of the proposal 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

.....
pp. Director for Highways and Transportation
Enquiries to Teresa Milbourn
Telephone: 033303 20616
Email: teresa.milbourn@essex.gov.uk
Internet: www.essex.gov.uk

continued.....

Reason: To ensure that on-street parking of these vehicles in the adjoining streets 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, No occupation of the development shall take place until the following have been provided or completed:

- a. A footway at the site access to the West to join with the permissive path. The footway is to be a minimum of 2m where possible. All details to be agreed with the Highway Authority.

Reason: To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking, in accordance with policy DM1, DM9 and DM10 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Informative

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