

Welcome Break Holdings Ltd are developing a Motorway Service Area (MSA) located at M69 / A5, Hinckley, Leicestershire. The scheme involves the construction of a Motorway Service Area comprising vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls.

The scheme has planning permission from both Hinckley and Bosworth Council (23/01023/HYB) and Rugby Borough Council (R23/1047)

The purpose of this report is to support the submission of a Construction Traffic Management Plan (CTMP) to vary Condition 13 relating to Rugby Borough Council planning application ref: R23/1047 and Condition 16 relating to Hinckley and Bosworth Borough Council planning application ref: 23/01023/HYB. The report demonstrates the current condition and layout of Wolvey Road, which is intended to be used as a route for construction vehicles attending site.

Site Location



Proposed Construction Access Route:



Figure 1.2 – Site Access Route – During Construction

As discussed in the CTMP, access for construction is proposed to be via Wolvey Road, which is an adopted highway maintainable at public expense. Currently, a portion of the highway has been fenced off and is covered in vegetation. Welcome Break’s intention is to scrape the vegetation off this existing carriageway and prune back overhanging trees (at our own cost) to make this highway safe for construction access. An Arboriculturist has been approached to review the pruning back of these trees and they have provided approval to do so.

The existing carriageway is intact below the vegetation, and the carriageway surface is approximately 6.5 to 7.0m wide. The following images show the current condition of the road.



Figure 1.3 –Fenced off section of Wolvey Road



Figure 1.4 – View looking south down Wolvey Road



Figure 1.5 – Existing asphalt visible on Wolvey Road



Figure 1.6 - Existing asphalt visible on Wolvey Road

Access to the site will require construction over the verge to the east of the carriageway into the site compound. This will be carried out under a Section 184 Agreement. We have already commenced discussions with Warwickshire Council in this regard.

Upon works completion, Welcome Break will re-fence across the carriageway in the same location as the previous fence line, to prevent unauthorised access.

We trust this document serves to prove the existing condition of Wolvey Road and the proposals to make use of this existing adopted highway as construction access for the scheme at Hinckley M69