

Signage Scheme for Road Users

Condition 13 of Permission ref. 22/00420/FUL: Erection of a roof tile manufacturing facility

Site Signage Details

The following condition applies to planning permission dated 27th April 2023 for the 'proposed erection of a roof tile manufacturing facility' at FP McCann, Brascote Lane, Cadeby, Nuneaton, Leicestershire (22/00420/FUL):

Condition 13: *"No development shall take place until a scheme for the treatment of the Public Right of Way S25 has been submitted and approved in writing by Local Planning Authority. Such a scheme shall include provision for the signing and management during construction and permanent signing to ensure the safety of bridleway users. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable."*

In order to satisfy the requirements of Condition 13, this document contains details of signage to be erected to ensure that HGV and other drivers are aware of the presence of pedestrians, including the proposed wording and appearance of the signage.

The proposed locations for the signage are illustrated at Appendix 1. All are within FP McCann's landholding, shown at Appendix 2. Details of the proposed signage are provided, as below.

During Construction: 'Caution Site Traffic'

Two temporary 'A frame' signs will be put in place, warning of users of the Public Right of Way (PRoW) network that they are entering a section of Public Right of Way S25 that is shared with construction traffic associated with the FP McCann facility.

The two signs will be placed at either end of the section of PRoW S25 that is shared with construction traffic.

The signs to be installed and maintained until the new roof tile facility is fully operational are illustrated below, see Figure 1:



Figure 1

Specification:

Quantity: 2no.

Size: 600mm x 450mm

Material: Traffic reflective red backed aluminium composite

In Perpetuity: 'Caution pedestrians and horses'

New permanent signage will be erected on Brascote Lane in two locations as shown at Appendix 1. The signage will be installed and maintained at the roof tile facility's access to bring PRoW S25 users to the attention of site vehicular traffic. The sign shall be positioned directly opposite the approved site entrance to ensure that it is readily visible to drivers exiting the site.

Provision is given to pedestrians, cyclists, and horse riders. A further sign will be installed and maintained on Brascote Lane close to where PRoW S25 joins the highway. This sign will be erected on lands within the public highway and in an appropriate position to allow adequate forward site distance (as indicated at Appendix 1).

The signage is shown in Figure 2:



Figure 2

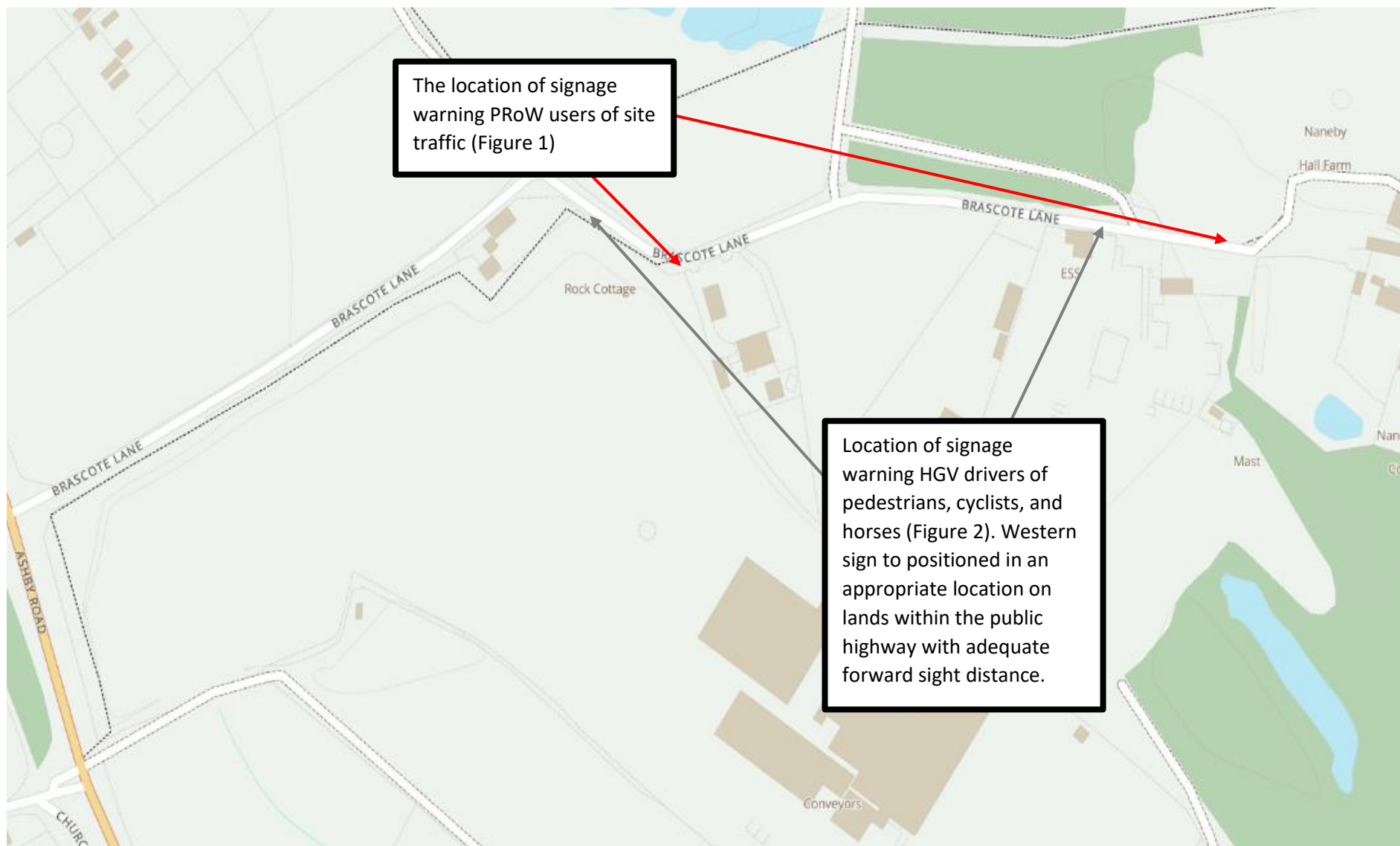
Specification:

Quantity: 2no. posts, each with 3no. vertically aligned triangular signs

Size: 600mm x 600mm

Material: Traffic reflective grey backed aluminium composite with 2x fixing channels

Appendix 1: Location of Signage



Appendix 2: FP McCann Ownership (not to scale)

