

Condition 17

Additional Construction

Method Details



Condition 17 – Additional Construction Method Details

Planning Ref: 71758

Site: Land Adjacent 31/33 Victoria Court, Tottington, Bury BL8 3GY

Drawing Reference: R0823-05 – Construction Environmental Management Plan (Equilibrium Architects)

This addendum supplements the Construction Environmental Management Plan (CEMP) and addresses the specific requirements of Condition 17.

1. Dilapidation Survey

- A full photographic and written dilapidation survey will be undertaken prior to commencement.
- Survey scope includes:
 - Ryecroft Avenue footways and carriageways
 - Private access route to Victoria Court
 - Drainage covers, kerbs, and boundary structures
- A post-completion survey will be undertaken to confirm reinstatement.

2. Construction Access Route

- All construction traffic will access the site via Ryecroft Avenue between Victoria Court and Market Street.
- No access will be taken from New Street or the Black Brook side.
- Delivery times will avoid school peak hours and refuse collection days.

3. Temporary Works

- Temporary works will be designed and installed in accordance with BS 5975.
- Anticipated temporary works include:
 - Localised trench support for service runs if required
 - Temporary propping near boundaries
 - Edge protection around excavation footprint
- Access for residents will be maintained at all times.

4. Site Hoarding and Gates

- Heras fencing will be installed to the site frontage.
- A lockable double-leaf gate positioned at the site entrance.
- Temporary pedestrian protection measures will be installed if required.

5. Warning Signage

- Construction traffic signage will be installed at:
 - Site entrance
 - Shared driveway access
- Signage will comply with H&S regulations.

Condition 17

Additional Construction

Method Details



6. Vehicle Sizes and Movements

- Expected vehicle types:
 - 7.5-tonne rigid delivery vehicles
 - Small plant transporters
 - Concrete wagon (restricted to 6m³ drum)
 - Vans and pickups
- All vehicles will enter and exit in forward gear.

7. On-Site Turning Arrangements

- Temporary turning head formed within the site boundary.
- Swept-path analysis confirms turning is achievable for 7.5-tonne vehicles.
- Banksman supervision during all reversing manoeuvres.

8. Parking for Operatives

- Two designated contractor parking spaces provided within the site boundary.
- No parking permitted on Ryecroft Avenue or Victoria Court.
- Car sharing encouraged to reduce traffic.

9. Mud and Dust Control Measures

- Damping down and clearance of heavy mud at site exit. (Road Sweeper employed as required)
- Water suppression during dry periods.
- Covered skips and sheeting of loose materials.
- Speed limit of 5mph on site.

This addendum is to be read in conjunction with the approved CEMP and Drawing R0823-05. All measures will be implemented prior to commencement and maintained throughout the construction phase.

Condition 17

Additional Construction

Method Details



Dilapidation Survey Site Photographs Taken on: **23/01/2026**



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details



Condition 17

Additional Construction

Method Details

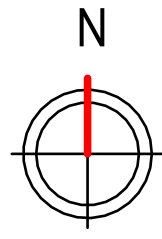


Condition 17

Additional Construction

Method Details





Proposed Site Layout
1:200

NOTES:

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Schedule of Accommodation:

Type	Accommodation	sqm	sqft	no
A	4B7P House	157	1690	1

Car Parking - 300%

DRAWING STATUS:			
Rev	Description	Check	Date

CLIENT:
Mrs A. Delaney

PROJECT:
Victoria Court, Tottington

DRAWING:
Construction Environmental Management Plan

SCALE: as A1: 1 : 200	DATE: 04/06/25	DRAWN: KS	CHECKED: RS
DRAWING NO: R0823-05	CAD REFERENCE NO:	REVISION:	

