

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Application Number: 70805

For: Full Planning Application

Proposal: Erection of 4 no. bungalows and a block of 39 no. apartments for the over 55s including communal facilities, landscaping and car parking provision

Location: Land off Fletcher Fold Road, Bury, BL9 9RX

Applicant: Bolton at Home

Condition 24: *No development shall commence and until a "Construction Traffic Management Plan" (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/ provide the following;*

- *Hours of operation and number of vehicle movements;*
- *Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;*
- *Parking on site of operatives' and demolition / construction vehicles together with storage on site of demolition / construction materials;*
- *Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations*

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

The Construction Traffic Management Plan (CTMP)

- 1. Hours of Working**
- 2. Construction Traffic**
 - a. Entrance/exit from the site for visitors/contractors/deliveries
 - b. Parking for Contractors
 - c. Temporary roads and areas of hard standing
 - d. Schedule for large vehicles delivering/exporting materials to and from site
 - e. Wheel Washing Facilities, Street sweeping and Street cleansing
 - f. Location of directional signage within the site
 - g. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site
- 3. Communication / Community Engagement Strategy**
- 4. Arrangement for Monitoring**
- 5. Considerate Constructors**

1. Hours of working

- Monday to Friday: site opening hours will be 7.30am to 5.00pm (works 8.00am to 4.30pm).
- Saturday: site opening hours 8.00am to 1.00pm.
- Sunday and Bank Holidays: site will be closed.

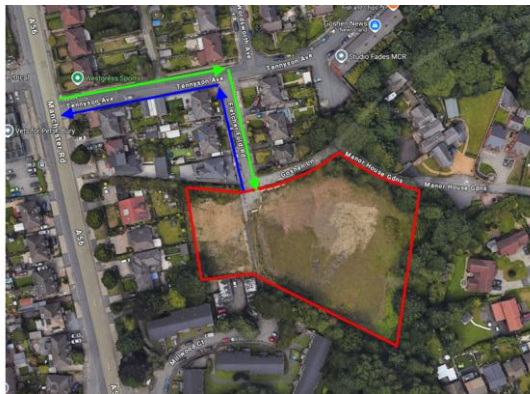
No plant will operate before 8.00 am.

Material Deliveries: 8.00am – 4.30pm daily, no deliveries will be made on a Saturday afternoon.

Plant and material deliveries will be carefully planned and closely monitored to minimise nuisance and inconvenience to nearby residents.

2. Construction Traffic

The site is located off Fletcher Fold. Proposed traffic route for site traffic accessing the site will be via Tennyson Avenue from Manchester Road and for site traffic egressing the site onto Tennyson Avenue and then back onto Manchester Road.



Key:

Site location —

Access →

Egress →

Appropriate signage will be fitted to the access and egress points to advise and inform other road users and pedestrians of expected vehicle movements.

A Traffic Management Plan will be produced, setting out the access and egress to the site and will be explained to all Subcontractors with a copy given to all Subcontractors at the pre-start meetings.

Material Deliveries will be 8.00am – 4.30pm daily, no deliveries will be made on a Saturday afternoon.

The immediate areas comprise a mix of residential, commercial and health centre buildings all having on-road parking outside the properties. Access and egress to the properties will remain unaffected by the works but this will be closely monitored throughout the project to prevent the potential of causing any obstructions.

These local / neighbouring conditions could constitute a hazard especially relating to vehicles delivering large loads to the site. To avoid any risk to members of the public Tyson Construction will inform its suppliers, to only use vehicles large enough for the road network.

The works will not prejudice the safety of vehicular and pedestrian traffic. All steps to ensure that the access roads and footpaths are cleaned on a regular basis particularly during excavation works. Whenever vehicles are entering or leaving either site, they will be under the control of a skilled, knowledgeable, experienced, trained Banksman.

All existing roads and footpaths around the sites will be kept open and clear of obstructions throughout the course of the contract. Notices will be clearly displayed showing pedestrian routes where they may be diverted or adversely affected by the works.

1a. Entrance/exit from the site for visitors/contractors/deliveries

Access and Egress to the site will be from Manchester Road via Tennyson Avenue and Fletcher Fold, preventing any obstruction of neighbouring property vehicle users. All vehicle traffic will be controlled from the front gates.

Whenever vehicles are entering or leaving the site, they will be under the control of a skilled, knowledgeable, experienced, trained Banksman.

All existing roads and footpaths around the site will be kept open and clear of obstructions throughout the course of the contract. Notices will be clearly displayed showing pedestrian routes where they may be diverted or adversely affected by the works.

1b. Parking for Subcontractors

Where possible, Subcontractor and site operative's vehicles will be parked on site.

Where this cannot be accommodated, parking will have to be on the neighbouring road network. Tyson Construction shall ensure that all Subcontractors / site operatives park in a way that is considerate to neighbouring residents / occupiers, not blocking private accesses, driveways or adjacent amenities so as to avoid causing inconvenience to neighbouring residents or occupiers.

1c. Temporary roads / areas of hard standing

There will be temporary haul roads and one hard standing at the site entrance. All works will be contained inside the site boundary. The construction phase will be managed, monitored and reviewed by the Site Manager, to ensure that no working activity affects any third party.

1d. Schedule for large vehicles delivering/exporting materials to and from site

Delivery / Exporting times will be 8.00am – 4.30pm daily, and the expected traffic route for vehicles attending the site will be from Manchester Road via Tennyson Avenue and Fletcher Fold.

Contact will be made by delivery drivers and exporting drivers, to the site manager, via telephone before reaching the main site gates. The manager in turn will arrange a banksman to meet the driver, and guide control and monitor the movement of the vehicle on site, and when leaving site. This is to ensure that there are no encroachments by third parties, into the path of any delivery / exporting vehicles.

Plant and material deliveries will be carefully planned and closely monitored to minimise nuisance and inconvenience to nearby residential property occupiers and visitors.

1e. Wheel Washing Facilities, Street sweeping and street cleansing

Mud, Loose material and dust nuisance can be a major issue during construction work, resulting from activities such as demolition / excavation, and vehicles using haul roads.

Once loaded/unloaded, all vehicles will be inspected by a fully trained operative prior to leaving the site and if required will be cleaned in a dedicated wheel wash area on site. The wheel washing facility will consist of a Karcher 180psi diesel powered pressure washing unit with lance and hose attached in an area which will be drained via a catch pit for excess mud / loose material removal.

Methods to reduce the risk that mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving include the following:

- Installation of wheel washing facilities at site entrance/exits.
- Water spraying Vehicles wheels and under chassis.
- Using sealed or sheeted containers/skips for waste materials.
- Ensure 'muck away' wagons are sheeted-up if the load contains dust or loose materials.

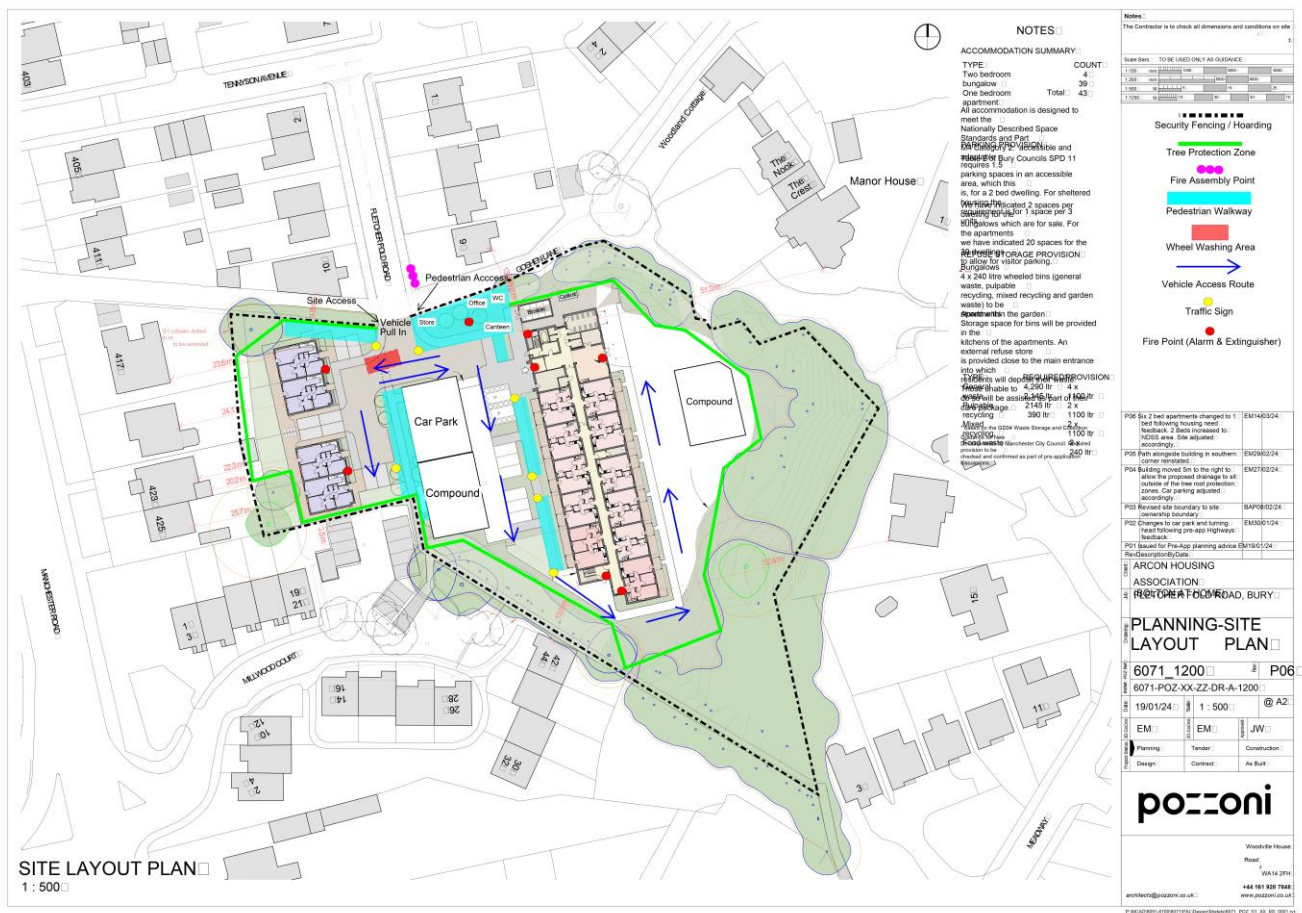
The public highway will be regularly inspected and if required a mechanical road sweeper will be employed to ensure that the highway is maintained in a clean and safe condition.

1f. Location of directional signage within the site

Whenever vehicles are entering or leaving the site, they will be under the control of a skilled, knowledgeable, experienced, trained Banksman. However, there will be Traffic control signs placed at strategic areas on site. These will generally consist of directional arrows, 5 mph signs and pedestrian clear access ways. Refer to attached Layout Drawing.

1g. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site

The layout drawing below sets out the provision for the turning and manoeuvring of vehicles within the curtilage of the site.



3. Communication / Community Engagement Strategy

Contact details for the Site Manager and Head Office will be displayed clearly at the site entrance.

Head Office (emergency contact number):

01253 696800

info@tysonconstruction.co.uk

Contract Manager:

Jordan Whelan

jordan@tysonconstruction.co.uk

We will engage with all local neighbouring residents, we will keep them informed about the project by carrying out mail drops prior to the start of the project and also throughout the duration of the project:

- Initial – passing information about the project, number of dwellings, start date, times, site personnel, contact numbers, expected finish date
- Ongoing – Demolition (Hard standings and possible cellar walling), excavation, piling, construction phases, Carriageway works, landscaping
- Proactive / reactive – this will depend on complaints, unforeseen changes in design or build, unforeseen procedural changes, changes of staff etc.

The Site Manager will meet with local businesses to form good working relationships with them and to proactively keep them informed of specific elements of the construction so that any potential inconveniences can be planned and mitigated.

4. Arrangement for Monitoring

The Site Manager will monitor the environmental effects of the construction phase on a daily basis and working together with the Company's QuEnSH Manager will ensure that the works are carried out in accordance with the provisions of the CEMP.

5. Considerate Constructors

In order to aid with compliance, the project will be registered with the 'Considerate Constructors Scheme' (CCS). Contractors who register with the scheme are required to demonstrate the implementation of a five point 'Code of Considerate Practice'.

The five categories within this code are set out below.

- **Appearance:** Constructors should ensure sites appear professional and well managed.
- **Respect for the Community:** Constructors should give utmost consideration to their impact on neighbours and the public,
- **Protect the Environment:** Constructors should protect and enhance the environment.
- **Secure Everyone's Safety:** Constructors should attain the highest levels of safety performance
- **Value their Workforce:** Constructors should provide a supportive and caring working environment.

Evidence of registration will be displayed in prominent locations on site signage. The contractors can expect at least 2 no. visits from a representative of the CCS. The first will be to conduct an initial site audit against the Code of Construction Practice. This will result in an assessment of performance and advice on identified best practices and improvement areas with the issue of certification. The second visit will be to review any changes made, with a re- assessment and re-certification.

11th September 2024