

Technical Note

**Project: 67816 Land between Butterstile Close & Hilton Lane,
Prestwich, Manchester, M25 9RS - Consultation on Condition Discharge
Date: 18th May 2023**

This Technical Note provides additional information to address the highway comments by Bury Council (BC) on the Construction Traffic Management Plan (CTMP) for the above site and forms supplementary information to the CTMP. All the comments can be readily addressed and would only require a site visit from the highway officer to validate.

BC:

Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of any statutory undertakers connections to the site/new dwellings; No survey submitted.

- 1.1.1 A video survey was conducted on Friday 5th May 2023 for Butterstile Close, Butterstile Lane and Hilton Lane which has been stored for reference to provide a comparison of the future road condition post construction. The video evidence is available upon request.
- 1.1.2 In general the construction route was of average condition with minor defects including cracking, potholes, patching and surfacing failure within the observed lengths.
- 1.1.3 All signage and street furniture along the route were in average condition with some leanage.
- 1.1.4 The main defects are located at the Butterstile Close / Butterstile Lane as shown below.





Access point(s) for construction traffic from the adopted highway; Whilst a red-edged area is shown diagrammatically on an aerial image of the site:

It appears to involve crossing an existing footway without temporary measures proposed or construction of the approved site access:

- 1.1.5 As can be seen from the photos below the access for construction is obtained via the existing tarmac access with appropriate visibility on both sides of the road.

Gated Construction Access



Visibility to West of Access



Visibility to East of Access



A plan of the site is required to show safe arrangements (and all other facilities) that are likely to involve the construction of a temporary access/permanent access up to basecourse level in the approved position.

- 1.1.6 Site access is obtained via the existing site access.

Proposed site hoardings (if proposed) clear of the visibility splays indicated on approved site plan reference 5821 P-004 Revision F; No details submitted

- 1.1.7 See visibility photos.

Hours of operation and number of vehicle movements; Not confirmed

- 1.1.8 Standard working hours are 9am to 5pm Monday to Friday. Up to 4 staff are on site at any one time.

A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access; No details submitted.

- 1.1.9 The existing traffic speeds are low. All construction machines and vehicles are contained within the site whilst signage and site information are displayed on the access gates.





Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this; a red-edged 'HGV turnaround area' has been shown diagrammatically on an aerial image of the site but this would not enable vehicles to turn around within the curtilage of the site so needs to be reconsidered.

- 1.1.10 As can be seen in the foregoing photos appropriate turning area is provided within the site.

Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this; No materials storage area shown (as above, a plan of the site is required to show this and all other facilities).

- 1.1.11 All construction machines and vehicles are contained within the site.

Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

- 1.1.12 Hardstanding area is provided at the access extending to 8ms into the site. Jet washing is carried out on vehicles before leaving the site to minimise mud/dust.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

- 1.1.13 Noted and Agreed.

The development hereby approved shall not be first occupied unless and until the vehicular and pedestrian access alterations and bin storage arrangements indicated on approved drawing no. P-004 Revision F, incorporating the widening of the site access, reinstatement of the redundant footway crossing, demarcation of the limits of the adopted highway as a result of the highway works and access/hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented to an agreed scope and specification and to the written satisfaction of the Local Planning Authority.

- 1.1.14 Noted and Agreed. Busy Council have provided a quote to the developer for the highways works which will be commissioned at the appropriate time.