

Construction and Traffic Management Plan

4 Brookthorpe Road

Walshaw

Bury

BL8 3AD

Rev	By	Date	Notes
0	NS	14 Feb 23	Initial draft for review
1	NS	20 Feb 23	Incorporate dilapidation survey on Walshaw Road; minor edits

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Introduction and Scope

Work is anticipated at 4 Brookthorpe Road to demolish the existing property and construct a new dwelling with associated garage and annex, as well as landscaping of the site.

This document sets out the arrangements to control construction traffic and other protections and arrangements during the demolition and construction activities.

Construction works are due to commence on site in April 2023. To speed up the construction onsite the proposals include a timber-frame design which means the structures can be pre fabricated off site and then delivered to reduce construction time. The construction period is anticipated to last approximately 18 months.

Working Hours

Site working hours are anticipated to be:

- Monday – Friday: 0730 – 1800
- Saturday: 0800 – 1600
- Sunday: 0900 – 1300

Work, if required outside of these times, must be predicated by consultation and agreement with neighbours.

Access to Site

Access to site will be exclusively from Walshaw Road, either from the west via Lowercroft Road or from the west via Crostons Road and A58.

The amount of construction traffic is expected to be light, with an approximate maximum of 4 vehicles per day, including vans, deliveries and construction equipment.

The turning in to Brookthorpe Road poses no unusual constraints.

Access in to site from Brookthorpe Road is through the existing vehicular entrance. The maximum width between gateposts is 3.3m.

Adopted Roads

Figure 1 shows the status of adopted roads from Bury Council website.

The website confirms that Sharples Drive is adopted, but Brookthorpe Road is NOT adopted.

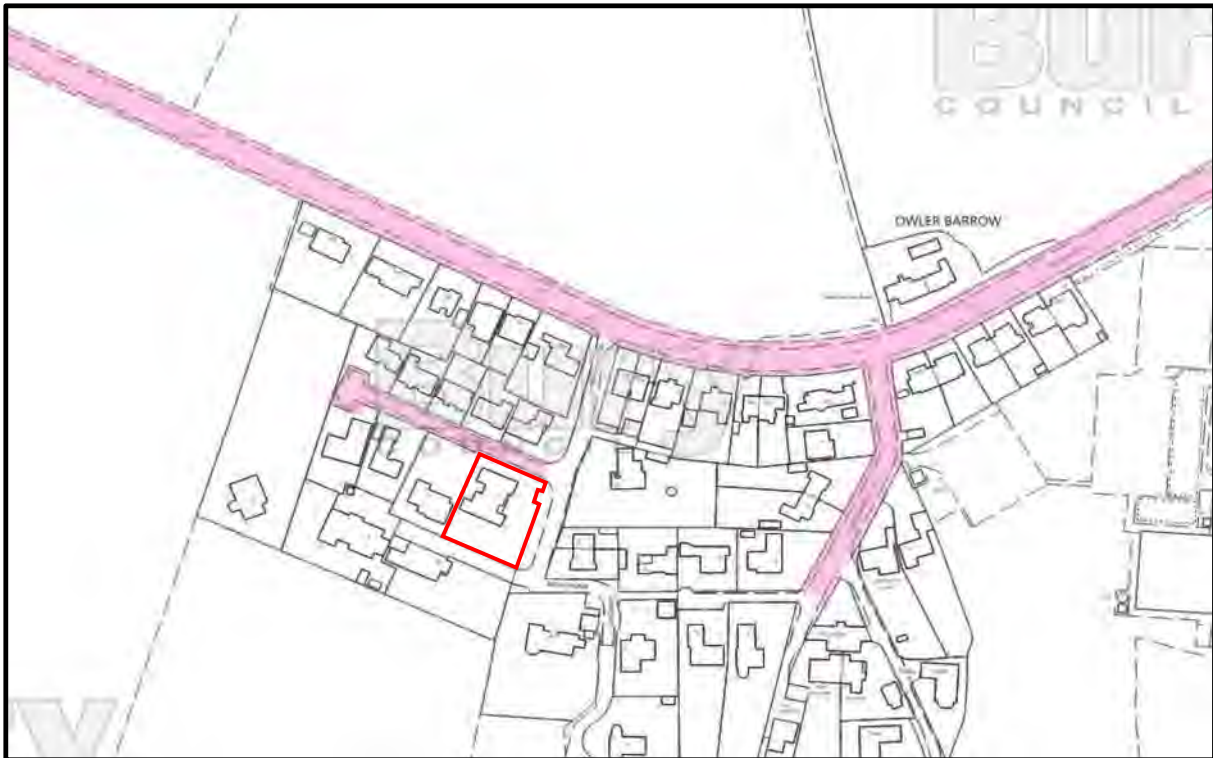


Figure 1 - Adopted road status

Dilapidation Survey

A photographic record of the road and footpath condition of both Brookthorpe Road and Sharples Drive is included at Appendix 2 of this report. These photographs were taken on 12 February 2023.

Anticipated Demolition, Delivery and Construction Vehicles

The following vehicles are anticipated to require access to site.

- Cars and vans. Frequency: daily.
- Skip hire vehicles. Frequency: occasionally (typically one per month)
- Grab-hire truck. Frequency: once or twice daily for 2-3 days only during demolition.
- Material delivery vehicles. Frequency: weekly
- Construction equipment delivery vehicles. Frequency: occasionally (typically one per month)
- Mobile crane. Frequency: very occasionally (once or twice during construction)

Gate width is currently restricted to a clear opening of 3.3m (10' 9"). It is not anticipated that this would need to be widened (for example a 50t 3 axle mobile crane has a vehicle width of 2.55m; a grab-hire truck width is 2.75m). However, where specific manoeuvring demands, the access can be widened by approximately 600mm.

Unless unfeasible, all deliveries shall be made with the delivery vehicle parked on the site, rather than on Brookthorpe Road. If unfeasible, a site resource shall be assigned to monitor traffic and arrange for the vehicle to be moved if it is causing an obstruction.

Where possible deliveries shall be arranged between 9am and 3pm in order to avoid rush hour periods. This may not always be possible, however.

Significant deliveries (such as timber frame) will be subject to supplier method statement submission.

Warning/Construction Traffic Signage

The site gates, when closed, shall post danger and warning signs, and prohibiting unauthorised access.

A “Caution Site entrance” sign shall be posted in the verge prior to the site entrance on Brookthorpe Road, visible when approaching from Walshaw Road, as shown in Figure 2.



Figure 2 - Warning signs

Parking

To the extent possible, all work vans shall be parked on site.

During demolition, when space is more limited, it may be necessary to park vans on Brookthorpe Road. This should be limited to two vehicles and parking should not obscure visibility to the site entrance or obstruct any other property entrances.

Site Laydown/Material Stockpiles

Appendix 1 shows the arrangements for material stockpiling and storage on the site.

Aerial Hazards and Trees

All overhead cables that cross the site have been removed. There is one overhead telecoms cable in the vicinity as shown in Figure 3.



Figure 3 - Aerial hazards

There are a number of trees at the site boundary, some of which will be retained, per the plan shown in Figure 4. All crane operations shall be cognizant of the trees that are to be retained such that they remain undamaged.

All retained trees shall be identified using high visibility marker tape.

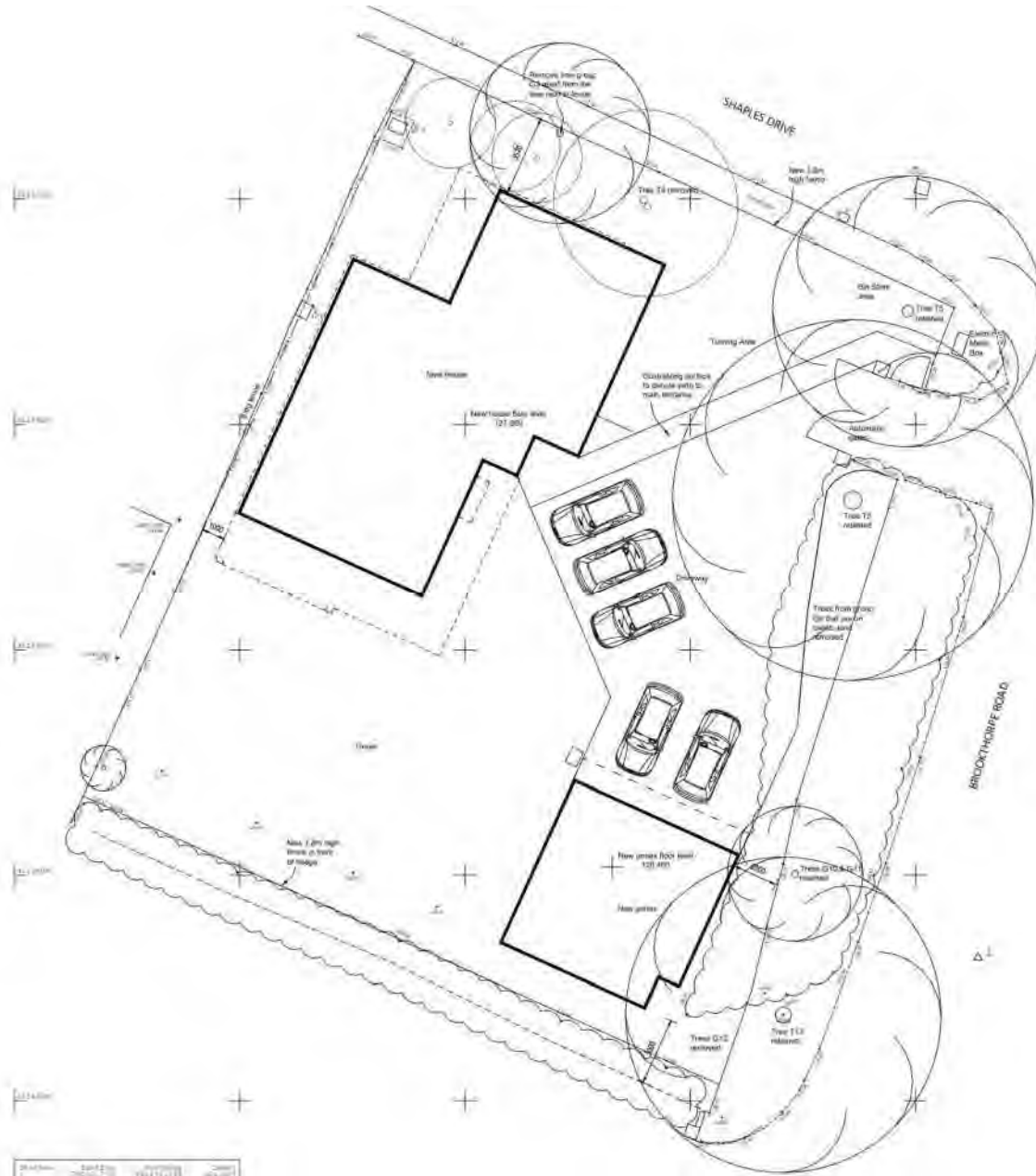


Figure 4 - Retained trees

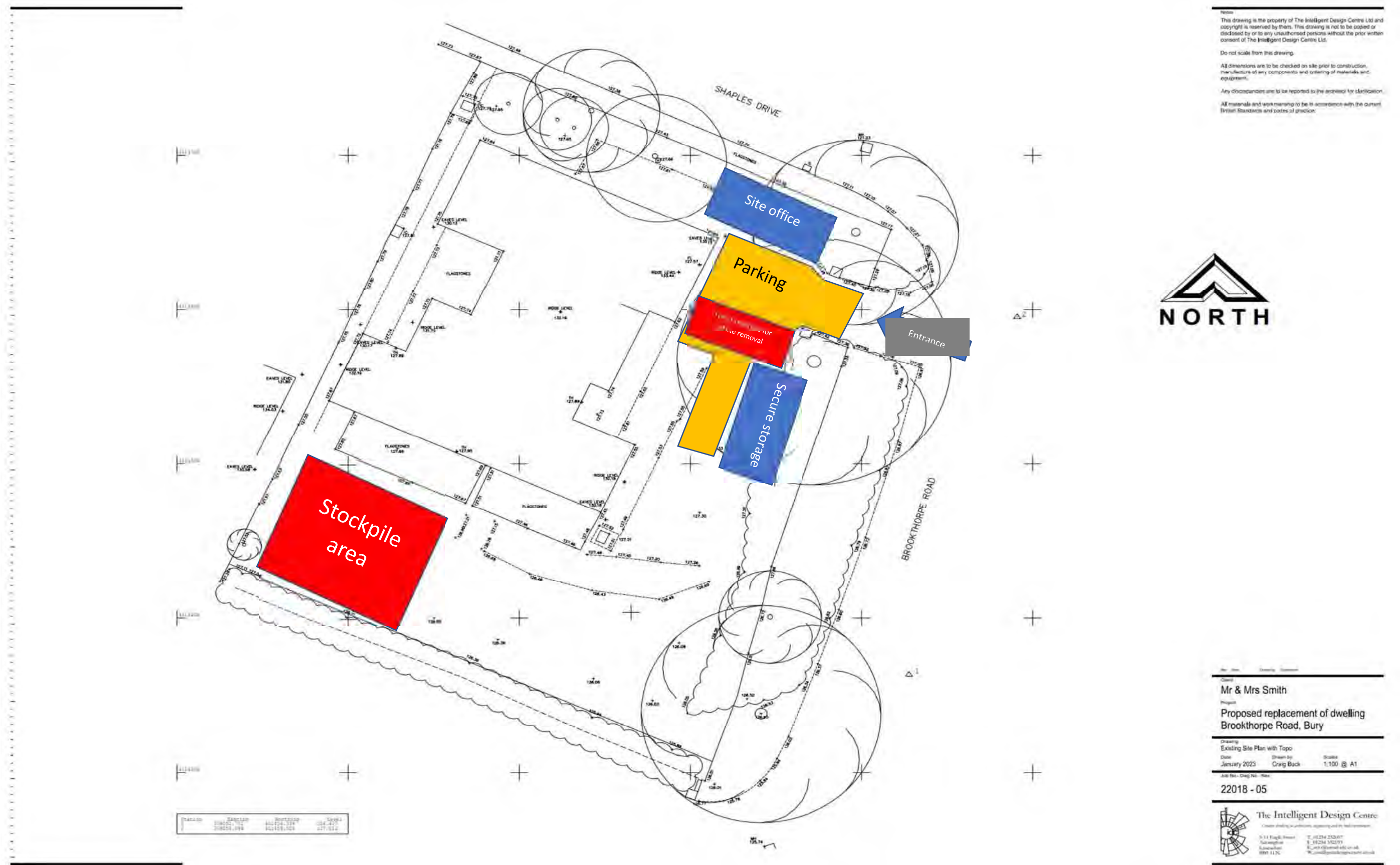
Mud Mitigation

There is water and jet-washing facilities on site. To the extent that mud is carried on vehicle tyres, they should be jet-washed prior to leaving site to avoid mud being transferred on to Brookthorpe Road and Walshaw Road.

Dust Mitigation

Dust is likely to be created during demolition and crushing operations. If necessary, water spray shall be used during these operations in order to minimise dust production.

Appendix 1: Site Laydown and Materials Stockpile Areas



Appendix 2: Dilapidation Survey



Brookthorpe
Road – view
north with site
entrance on left

		Brookthorpe Road – view north with site entrance on left
		Close up of surface damage

		Brookthorpe Road – view west in to site entrance
		Close up view in to site entrance

		Brookthorpe Road – view east from site entrance to BT chamber
		Brookthorpe Road close up of surface damage near BT chamber

		Brookthorpe Road – view north at intersection with Sharples Drive
		View North-East of intersection between Brookthorpe Road and Sharples Drive

		Corner of Sharples Drive
		Sharples Drive looking west from Brookthorpe Road



Close up of
sewer chamber
on Sharples
Drive

	Repaired surface – Sharples Drive
	Repaired surface – Sharples Drive

 A photograph showing a concrete footway at the corner of Sharples Drive. The footway is covered with fallen brown leaves. A white sign with black text 'SHARPLES DRIVE' is visible on the right side, leaning against a wooden fence. A road with a light-colored surface is visible in the background.	Footway at corner of Sharples Drive
 A photograph showing a concrete footway at Sharples Drive. The footway is covered with fallen brown leaves. A wooden fence is visible on the left side. A road with a light-colored surface is visible in the background.	Footway at Sharples Drive



Footway at
Sharples Drive

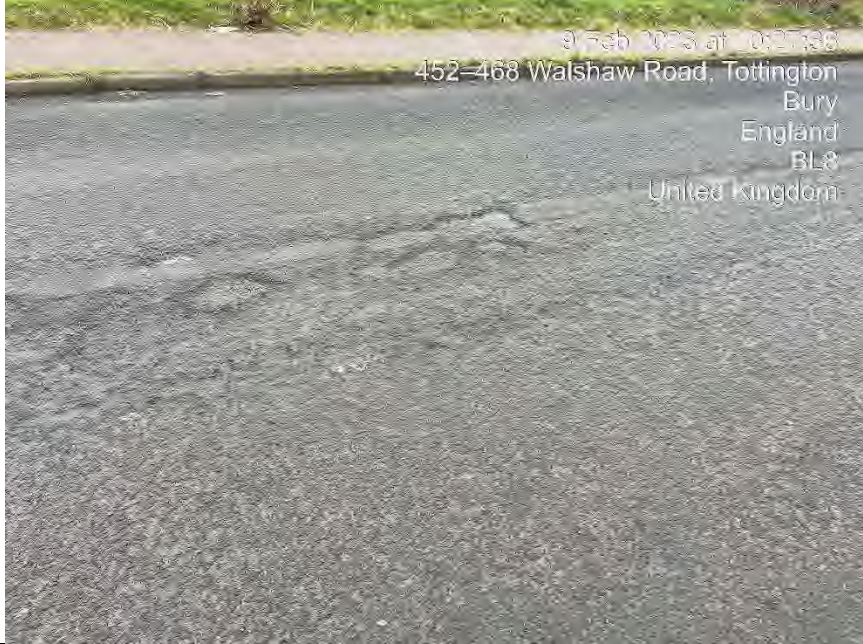
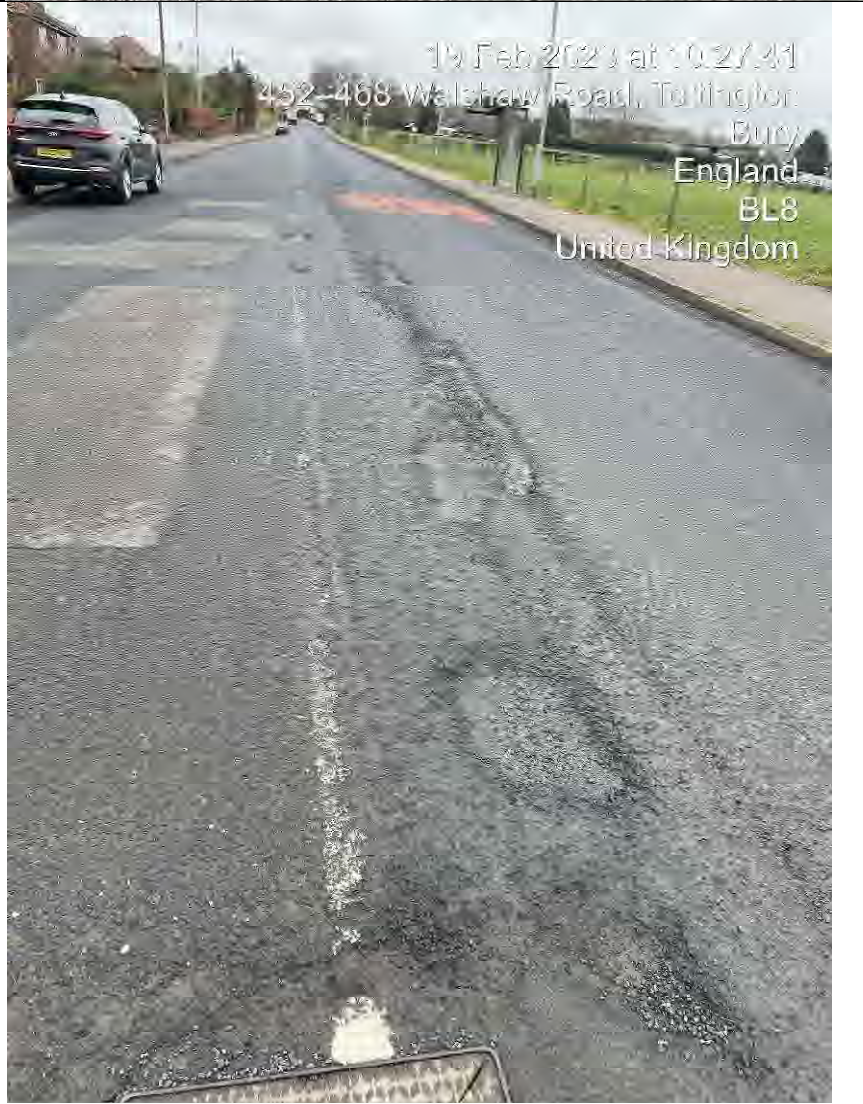
		Footway at Sharples Drive
		Footway at Sharples Drive

 A photograph showing a concrete footway with several large rectangular slabs. The slabs are separated by expansion joints. There is some moss and debris on the surface. To the left is a concrete curb and a metal railing. To the right is a dark asphalt road.		Footway at Sharples Drive
 A photograph showing a concrete footway with several large rectangular slabs. The slabs are separated by expansion joints. There is some moss and debris on the surface. To the left is a concrete curb and a metal railing. To the right is a dark asphalt road.		Footway at Sharples Drive

		Footway at Sharples Drive
		Sharples Drive – view looking east

	Sharples Drive – gully at south
	Sharples Drive – gully at north

 19 Feb 2023 at 10:27:24 469 Walshaw Road Bury England BL8 3AE United Kingdom	View from Brookthorpe Road to Walshaw Road
 19 Feb 2023 at 10:27:34 452-468 Walshaw Road, Tottington Bury England BL8 United Kingdom	Surface of Walshaw Road

	Surface of Walshaw Road
	Surface of Walshaw Road – Looking west towards Walshaw

	Brookthorpe Road intersection with Walshaw Road
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