

Construction Traffic Management Plan

Replacement Dwelling

at

**Ferns Farm
Turton Road
Tottington
Bury
BL8 3QH**

Issue No.1

21st July 2025

Document Author:

James Dean CMIOSH, CMapS, MCIQB, C.Build E MCABE, TIFSM

DOCUMENT CONTROL SHEET

Issue 1	21.07.2025	Author: James Dean		H&S Advisor
The CTMP is a live document through the construction phase and may require revision during development to reflect any changes in legislation, standards, guidance, or other issues, such as complaints. Any revisions will need to be agreed upon with the local planning authority.				
Date	Section Amended	Details of the Amendment	Amended By	

1.	<i>Introduction</i>	3
2.	<i>Location & Proposed Work</i>	3
3.	<i>Working Hours</i>	5
4.	<i>Delivery Hours and Site Access</i>	5
5.	<i>Contractor & Visitor Parking</i>	6
6.	<i>Method Statement for Traffic Management</i>	6
7.	<i>Construction Traffic Warning and Speed Signage Scheme</i>	8
8.	<i>Summary and Conclusion</i>	9

1. Introduction

The Construction Traffic Management Plan is a live document during the construction phase. It may require revision during the development to reflect any changes in legislation, standards, guidance, or other issues, such as complaints. Any revisions will need to be agreed upon with the local planning authority.

This CTMP has been prepared in relation to **Planning Application 71688 Condition 4** and to take into account the following;

No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

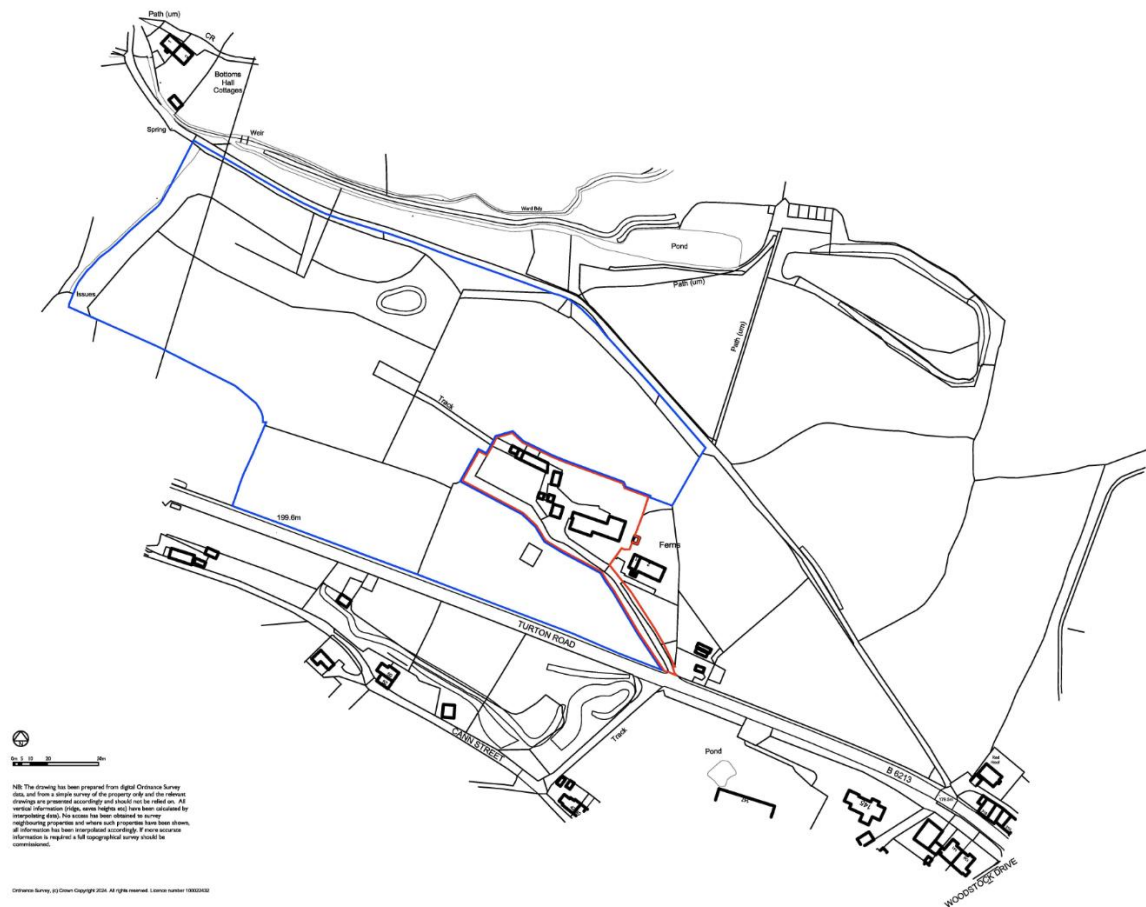
- 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development, replacement/removal of all boundary features/hedges and as a result of any statutory undertakers connections to the site that may be required.*
- 2. Access route for all construction vehicles to the site from the Key Route Network.*
- 3. Access point/arrangements for construction traffic from and all temporary works that may be required to facilitate access for construction vehicles and retain access for existing residents.*
- 4. If proposed, details of site hoarding/gate positions.*
- 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Turton Road.*
- 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated at the junction onto/on the private shared access from Turton Road and enter and leave the site in a forward gear, and number of vehicle movements.*
- 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.*
- 8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.*
- 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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.*

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.

2. Location & Proposed Work

The proposed development is located at Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH, situated on the north side of the B6213 Turton Road, within the administrative boundary of Bury Council. The site lies within the Green Belt and forms part of the West Pennine Moors Landscape Character Area, as well as a designated Wildlife Corridor.

Ferns Farm comprises a detached five-bedroom farmhouse, various equestrian buildings including timber stables, a sand paddock, and two outbuildings. The site is accessed via a private tarmac lane shared with adjacent Ferns Cottages, connecting to Turton Road, a 30mph to 40mph transition route with existing speed control measures in place.



Location plan

A photographic dilapidation survey of the footways and carriageways leading to and abutting the site has been completed and attached as Appendix B.

The proposed works involve the demolition of the existing dwelling and construction of a replacement two-storey five-bedroom dwelling with associated landscaping, servicing works, and incidental residential use of retained outbuildings. The new dwelling will occupy a similar footprint and sit at a lower level than Turton Road, maintaining the visual relationship with the adjacent built form and minimising impact on the Green Belt.

There will be no change to the site's main access, though visibility improvements are to be implemented to comply with highway safety requirements, including hedge removal and junction adjustment to support safe construction traffic movements. Post-completion, the site will include three off-road parking spaces and turning areas within the curtilage.

The development has been approved under planning reference **71688/FUL**, with specific attention given to limiting visual and highway impacts, protecting local ecology, and ensuring compliance with national and local planning policies.

3. Working Hours

Construction works on site will be carried out strictly in accordance with the permitted working hours set by **Bury Metropolitan Borough Council**, to minimise disruption to nearby residents and preserve local amenity, particularly in this rural setting.

The hours during which noisy construction activities will be undertaken are as follows:

-  **Monday to Friday:** 08:00 to 18:00
-  **Saturday:** 08:00 to 13:00
-  **Sundays and Bank Holidays:** *No construction work is permitted*

Noisy operations such as excavation, groundworks, demolition, or use of powered tools, machinery or site plant will be confined to the above hours.

Any deviation from these hours, including for abnormal deliveries or exceptional site circumstances, will require prior written agreement from the **Local Planning Authority (Bury Council)**. In such cases, residents and any affected neighbouring landowners will be given appropriate advance notice to ensure transparency and minimise inconvenience.

4. Delivery Hours and Site Access

To minimise disruption to local residents, protect highway safety, and comply with **Planning Condition 4** of the approved development (Ref: 71688), all deliveries to and from the site will be carefully controlled and scheduled within permitted construction hours.

Delivery times will be restricted to the following:

-  **Monday to Friday:** 08:00 to 17:00
-  **Saturday:** 08:00 to 13:00
-  **Sundays and Bank Holidays:** **No deliveries permitted**

All construction-related traffic will access the site via the existing private lane from **Turton Road (B6213)**. Visibility splays will be improved in accordance with approved plan **24103_P15G**, with vegetation trimmed and the access widened where necessary to enhance safety and accommodate delivery vehicles.

The following measures will be implemented to ensure safe and considerate access:

-  All delivery vehicles will be instructed to avoid engine idling, refrain from waiting or unloading on the public highway, and to use the designated route from the Key Route Network, as required under Planning Condition 4.
-  Banksman will be used on-site during delivery times to guide vehicles and prevent obstruction to adjacent Ferns Cottages or to the shared private access road.
-  Deliveries will be scheduled to avoid school peak times and commuter periods, where relevant, to reduce traffic impact on Turton Road.
-  Vehicle turning and unloading will take place entirely within the site boundary, utilising the on-site turning area identified on approved drawings.

-  In the event that deliveries outside of standard hours are required for abnormal loads or exceptional circumstances, prior written agreement will be sought from the Local Planning Authority, and neighbouring properties will be notified in advance.

These controls will form part of the broader Construction Traffic Management Plan to ensure compliance with Policies JP-C8 and EN1/2 and the mitigation of highway and amenity impacts.

5. Contractor & Visitor Parking

On-site parking provision is available throughout the construction phase of the development at Ferns Farm. Dedicated space for contractor and site traffic parking is identified to the west of the main property, as shown on the traffic management plan in Appendix A.

The internal layout of the site allows for vehicular access to circulate in forward gear, using existing hardstandings. All vehicles, including delivery and collection vehicles, will be able to enter and leave the site without reversing onto the shared private access road.

To ensure good neighbourliness and to comply with Planning Condition 4, the following measures will be implemented:

-  Contractors, subcontractors and visitors will be strictly prohibited from parking on Turton Road or on the shared access lane serving Ferns Cottages.
-  A designated parking area within the site boundary will accommodate all operatives, with appropriate turning space to maintain forward movement on exit.
-  The Site Manager will maintain a vehicle attendance schedule, limiting peak-time arrivals and avoiding congestion on the shared access route.
-  In the event of peak deliveries or specialist vehicle access, banksmen will be used to coordinate movements safely and without obstruction to neighbours or public rights of way.
-  The hedge adjacent to the entrance will be reduced in height in accordance with Condition 3 to ensure visibility from the junction onto Turton Road.
-  Access to neighbouring properties (particularly Ferns Cottages) will be maintained at all times and monitored by the Site Manager.

To further reduce traffic volume:

-  Operatives and visitors will be encouraged to car share, cycle or walk where practicable, considering the rural location.
-  No contractor parking will be permitted on the shared access road outside of the site boundary at any stage.

These arrangements ensure compliance with Bury Council's requirements for minimising local disruption, protecting visibility splays, and maintaining a safe and accessible shared road.

6. Method Statement for Traffic Management

Site Access and Controls

All site traffic will access Ferns Farm via the existing shared private driveway from Turton Road, as shown on the approved plan ref. 24103_P15G. The access has been assessed for visibility and swept-path capacity.

The entrance accommodates vehicles up to rigid 4-axle HGVs (approx. 10m length) without overrun or reversing, and visibility will be improved by cutting back hedge height after 1st September 2025, in accordance with Condition 3.

All site vehicles will enter and leave in forward gear. A banksman will be positioned to manage all vehicle movements during deliveries and high-volume periods.

Deliveries and Loading/Unloading of Plant and Materials

-  All loading and unloading will occur within the site boundary, not on the shared access road.
-  Vehicles will be turned on-site using the existing hardstanding circulation routes, allowing safe exit in forward gear.
-  A trained banksman will manage all deliveries and unloading activities, particularly where larger vehicles are used.
-  All deliveries will be scheduled in advance and coordinated to avoid congestion on the shared access route.
-  Materials will be delivered on a just-in-time basis to reduce storage and traffic volumes.

The following table outlines the estimated size and frequency of construction-related vehicle movements, taking into account the demolition and construction phases:

Phase 1: Site Preparation & Demolition (Weeks 1–4)

-  **Vehicle types:**
 - 6-wheel rigid tipper lorry (approx. 8–10m long) for demolition spoil
 - Small excavator (3T–5T) delivered via 7.5T flatbed (approx. 8m)
 - 7.5T skip lorry for waste (up to 3–4 exchanges over the period)
-  **Frequency:**
 - Max 2–3 HGV movements per day (entry and exit), scheduled to avoid overlap

Phase 2: Groundworks and Foundations (Weeks 1–8)

-  **Vehicle types:**
 - Concrete delivery via 6-wheel rigid mixer (approx. 9.5m)
 - Delivery of steel, blocks and aggregates in rigid flatbed or HIAB (approx. 9–10m)
 - 3T dumper and telescopic handler deliveries on flatbed transporter
-  **Frequency:**
 - 1–2 concrete deliveries per day during pours
 - 2–3 deliveries of bulk materials per week

Phase 3: Superstructure and Roofing (Weeks 9–30)

-  **Vehicle types:**
 - Timber, insulation and roofing materials by 7.5T or 10T rigid lorry
 - Occasional HIAB deliveries for heavier elements
 - Builder's vans for day-to-day tools and fixings
-  **Frequency:**
 - 1–2 material deliveries per day
 - Small vehicle movements (vans) daily

Phase 4: Internal Works & Fit Out (Weeks 31–Completion)



Vehicle types:

- Light vans and small rigid trucks (builders' merchants)
- Skip lorry every 10–14 days



Frequency:

- 1–3 deliveries per day, depending on the work stage

Maximum Anticipated Vehicle Type:



Rigid 4-axle HGV (up to 10m length), suitable for the access route without requiring reversing manoeuvres

No articulated HGVs will be used unless separately approved and smaller vehicles will be prioritised wherever possible.

Storage of Plant and Materials



All materials and plant will be stored within the dedicated compound inside the site, west of the dwelling footprint.



No materials will be stored on the shared driveway or Turton Road at any time.



Secure lockable storage containers will be used for high-value items and hazardous substances.

Site Security and Hoarding



The site is accessed via an **existing gated entrance**, which will be secured outside working hours.



Additional temporary fencing or signage will be erected as required to demarcate safe zones and restrict unauthorised access.



A project information board will be placed at the site entrance, including emergency contacts.

Wheel Washing and Cleanliness Measures



A wheel washing area equipped with a handheld pressure washer will be established near the entrance during groundwork and muckaway phases.



All vehicles exiting the site will be checked and cleaned where necessary.



Hardstanding surfaces and a road sweep schedule will be maintained throughout the project to prevent debris on the shared road and Turton Road.



Dust suppression (e.g. water damping) will be employed during dry conditions or when handling fine materials.

7. Construction Traffic Warning and Speed Signage Scheme

To satisfy **Planning Condition 5**, a scheme of appropriate warning and speed signage will be implemented along the access route from Turton Road to the site entrance at Ferns Farm. These measures will ensure the safety of road users, site operatives, residents, and visitors along the shared access road, which is narrow, includes hedgerows, and serves adjacent dwellings.

Signage Locations and Types

A. At the Junction with Turton Road (B6213):

-  **Temporary “Construction Traffic Turning” sign**, compliant with Chapter 8 of the *Traffic Signs Manual*, placed **on both approaches to the junction**.
-  Signage to be located a minimum of **45m in advance** of the access point, subject to visibility splays.
-  Reflective sign boards mounted on weighted bases to allow safe relocation if necessary.

B. Along the Shared Access Road (Private Lane):

-  "Construction Traffic - Max Speed 10mph" signs to be installed:
 - At the entrance to the lane from Turton Road.
 - At the midpoint of the lane.
 - Just before the turning to Ferns Cottages.
-  Additional “Give Way to Oncoming Vehicles” and “Construction Traffic – Proceed with Caution” signs placed at any narrowed sections or bends.
-  Where necessary, temporary speed humps or visual floor markings will be introduced to reinforce speed reduction.

C. Within the Site Boundary:

-  “All Construction Traffic This Way” and “No Reversing Without Banksman” signs will be installed at key turning areas.
-  One site entrance signboard displaying the project name, principal contractor details, emergency contact, and working hours will be placed adjacent to the gate.

Implementation and Maintenance

-  All signage will be installed prior to the commencement of demolition works.
-  Signs will be maintained in clean, visible condition throughout the construction period.
-  The signage scheme will be managed and reviewed by the Site Manager and adjusted if traffic patterns or risks change.

Design Standards

-  All signage will conform to:
 - *Traffic Signs Manual, Chapter 8* (DfT)
 - *Safety at Street Works and Road Works – A Code of Practice*
 - Where applicable, signs will match **TSRGD (Traffic Signs Regulations and General Directions 2016)** standards

8. Summary and Conclusion

This Construction Traffic Management Plan (CTMP) outlines a clear and enforceable framework to manage construction activities at **Ferns Farm, Turton Road, Tottington**, in accordance with **Planning Condition 4** of approval ref. 71688. It demonstrates how construction traffic, deliveries, site access, and parking will be safely managed to protect the amenity of neighbouring properties and the operation of the local highway network.

The plan provides:

-  Defined working and delivery hours to minimise disruption to residents.
-  A structured approach to vehicle scheduling, with all site traffic entering and leaving in forward gear.
-  Use of the existing access, enhanced by hedge height reduction, to maintain visibility and safety.
-  On-site parking and turning areas to prevent obstruction of the shared access road or Turton Road.
-  A scheme of warning signage and speed control measures in compliance with national standards.
-  Proactive site management, including banksman supervision, regular review of controls, and engagement with the Local Planning Authority where variation is needed.

This CTMP has been prepared in line with the principles of the **Construction (Design and Management) Regulations 2015**, specifically Regulation 8 – General duties, and supports the health, safety and welfare of all persons affected by the construction phase.

The anticipated construction traffic is modest, given the single-dwelling nature of the project, and is not expected to present any undue risk or unacceptable inconvenience to residents or highway users.

The site management team will be responsible for enforcing this CTMP, maintaining records of vehicle movements, ensuring compliance with all agreed controls, and acting as the point of contact for residents and the Local Planning Authority throughout the construction period.



1. Access Rd from Turton Rd from Tottington



2. Access Rd from across Turton Rd, additional



3. Access Rd from across Turton Rd Showing hedge



4. Access Rd from Turton Rd towards Tottington opp mirror



5. Turton Rd Hedge to Be Pruned



6. Turton Rd Hedge to be pruned from Tottington



7. Turton Rd Towards Tottington opp site mirror



8. Access Rd 20m from Turton Rd



9. Access Rd 25m from Turton Rd, showing previous repair



10. Access Rd 40m from Turton Rd



11. Access Rd from Turton Rd



12. Access Rd from Site gate, 70m from Turton Rd



13. Access Rd 10 metres from Site Gate



14. Access Rd 15 m from Site gate



15. Site gate.



16. Road within Ferns Farm Site Boundary after the gate



17. General View of The House



18. Road within Ferns Farm Site, looking towards the exit gate



19. Access to the side of the House within the Ferns Farm Site Boundary



20. Stables Area within Ferns Farm Site Boundary

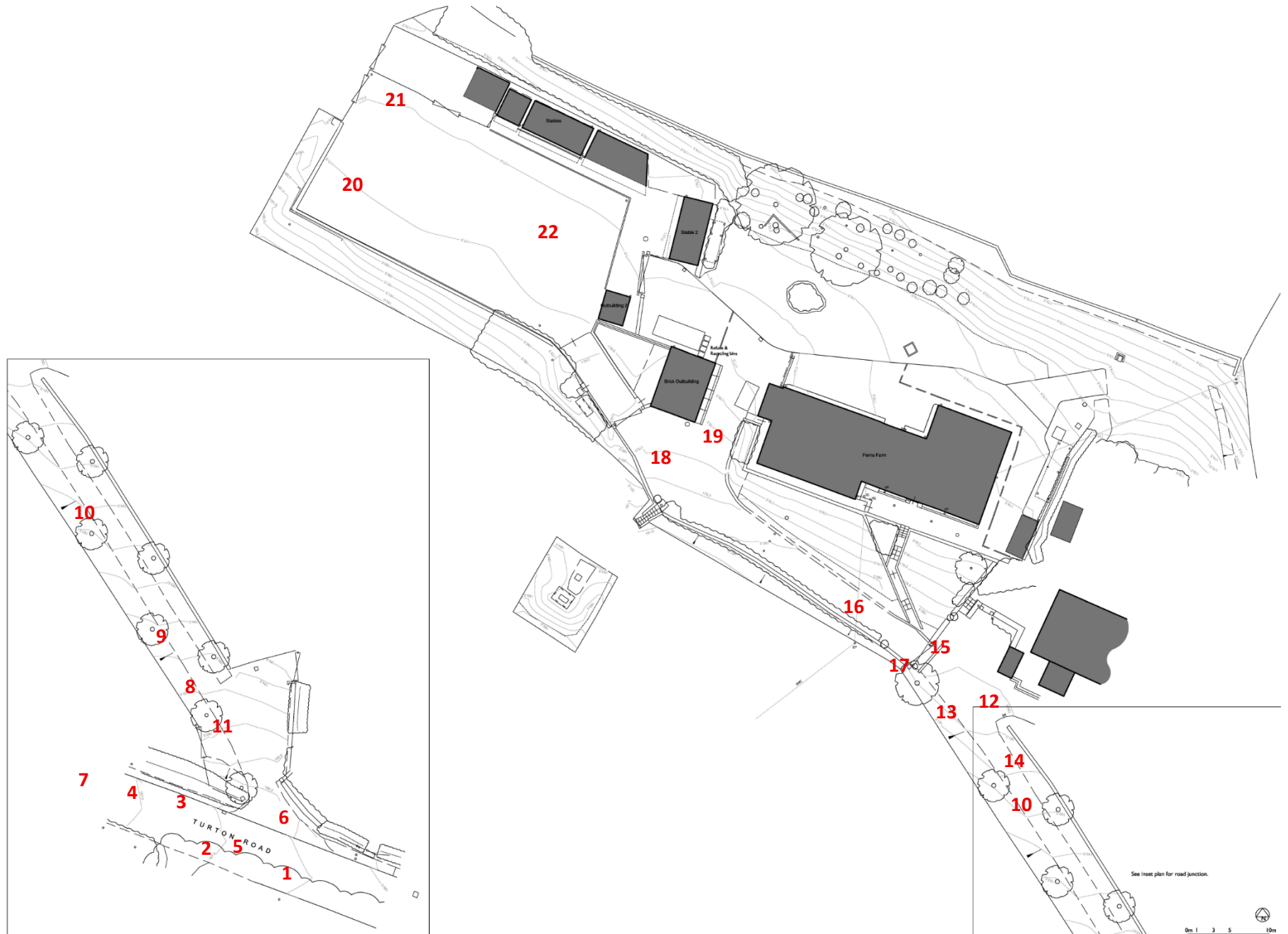


21. Stables area within Ferns Farm Site, far end



22. Stables area with ferns Farm showing two gates for in and out egress

Appendix B: Photographic Dilapidation Survey



Appendix A: Construction Traffic Management Plan

