



Northern Design (Oldham)
Tanners Street, Ramsbottom



Existing Site

Environmental Construction Method Statement And Construction Traffic Management Plans for Proposed Development.

- Tanners Street, Ramsbottom, Bury BLO 9ES

In accordance with condition 7 and 8 of the approved planning approval 67553, an environmental construction method statement and construction traffic management plan (CTMP) is to be provided to ensure provision for :

- | | |
|---------------------------------------|------------------------------|
| - Hours of operation | - Skip provision |
| - Site security | - Site Storage |
| - Protection from dust | - Concrete Mixing |
| - Migration to residential properties | - Site access and deliveries |





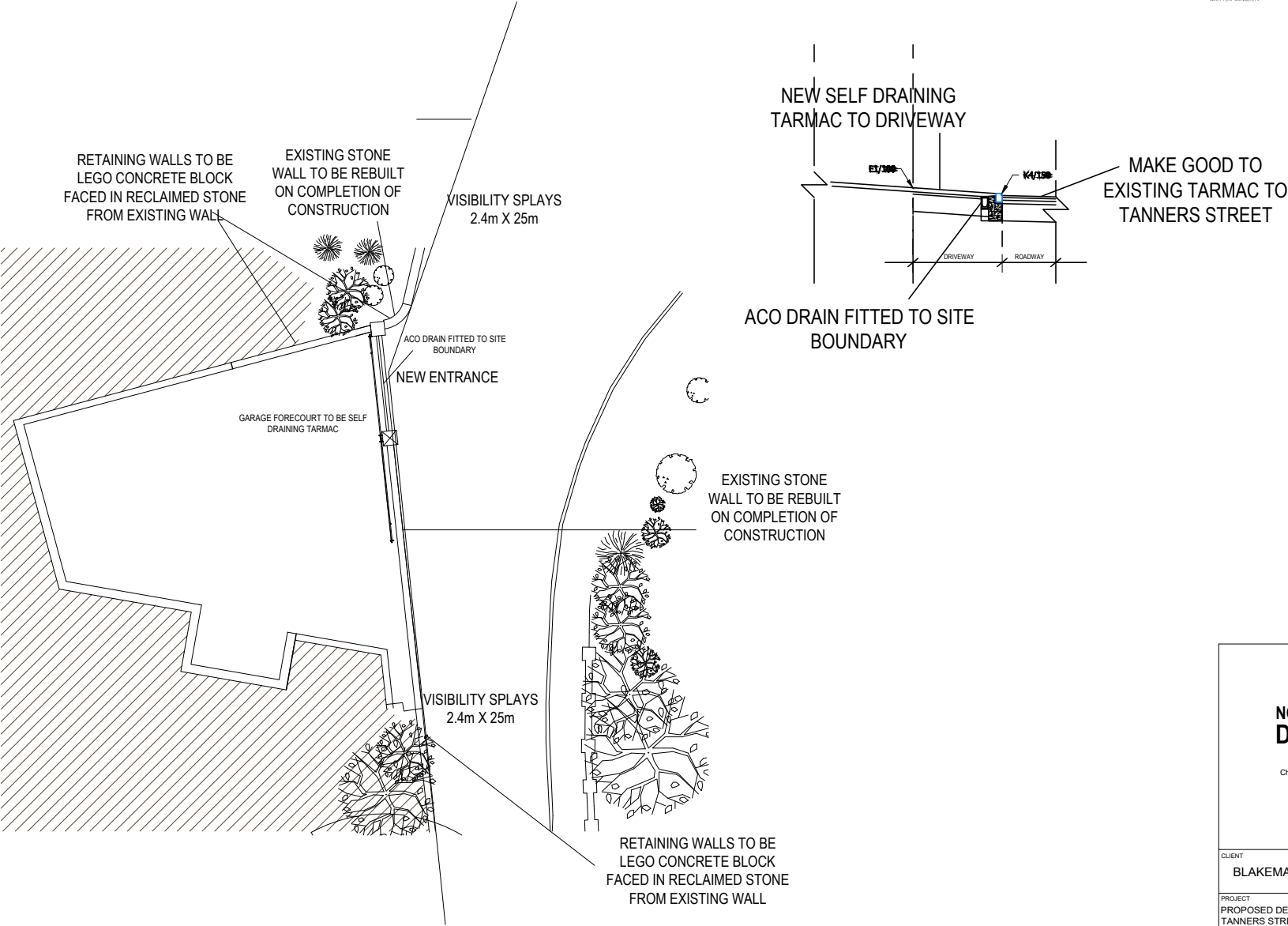
Proposed Dwelling

Project

Erection of one dwelling with associated garage, parking / Manoeuvring space and garden, to be accessed via Tanners Street.

Hours of Operation

As stipulated in the planning application 8.00am-18.00pm Monday to Friday, 9.00am-16.00pm Saturday and no working on Sundays and Bank Holidays.



PROPOSED SITE PLAN CONDITION .7.



**NORTHERN
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(OLDHAM)**
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CLIENT

BLAKEMAN DESIGN AND BUILD

PROJECT

PROPOSED DETACHED DWELLING
TANNERS STREET
RAMSBOTTOM

DRAWING TITLE

PROPOSED SITE PLAN
CONDITION .7.

Rev.	Notes	Date	Drawn

SCALE	1:100@A1	03.24	A.D.
PROJECT No.	2302	DRAWING No.	DOC02
		Rev.	

SITE ACCESS AND DELIVERIES

Existing entrance and exit to be utilized for all deliveries to the site. Deliveries to the site will be managed by full time site agent. All unloading will be carried out within the site.

Supplying contractors and materials suppliers will be made aware as to all the local bridges that carry weight restrictions and requested that they supply a planned route notification by Balkeman Design and Build ensuring that any weak bridges are avoided prior to commencing deliveries to site. (Site Plan of such advised to suppliers)

Samples of materials to be used in the above ground construction and a full specification of materials to be used externally on the building will be submitted to and approved in writing by the Local Planning Authority.

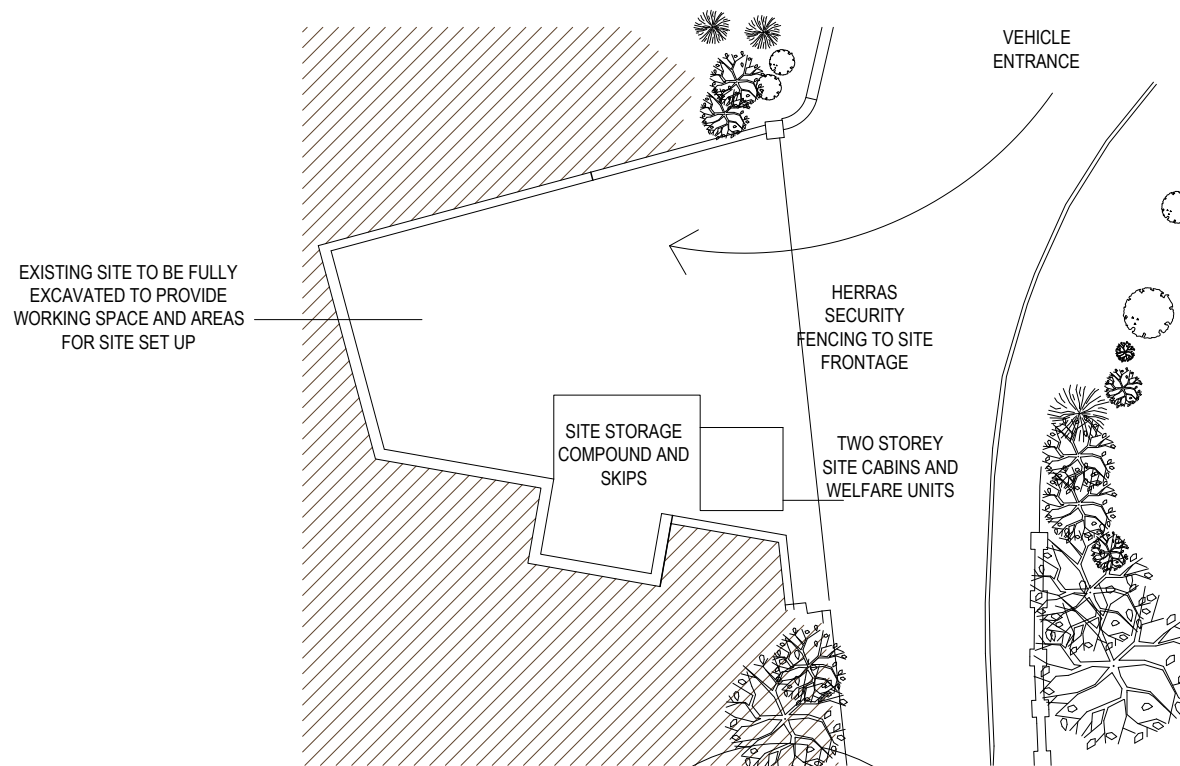
Deliveries to site ideally will be restricted to between 9.00am and 3.00pm to avoid rush hour/school run traffic and potentially causing local area disruption.

All construction traffic will be marshalled on and off site using qualified vehicle banksman

If there is a need to impact local access routes, then residents to be advised. Any traffic management measures required on the highway to be communicated with as much lead in time as possible.

All construction vehicles belonging to the workforce must park within the site compound there must be no obstruction or parking in such a manner as to restrict residents or businesses.

Given the site is located on a narrow road we will utilize a one way "in & out" system with banksmen to ensure no traffic impingements occur, all as detail of Drawing "Delivery Routes" attached



THE SITE COMPOUND LAYOUT WILL BE REVISED TO SUIT THE LOWER GROUND RETAINING WALL CONSTRUCTION. HOWEVER ALL WELFARE FACILITIES WILL REMAIN IN CONFINES OF THE SITE

THE PARKING OF WORKERS VEHICLES WILL BE OFF SITE IN A SECURE PARKING AREA.

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CLIENT BLAKEMAN DESIGN AND BUILD			
PROJECT PROPOSED DETACHED DWELLING TANNERS STREET RAMSBOTTOM			
DRAWING TITLE PROPOSED SITE PLAN CTMP			
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2302	DOC01		



Site Security

The site will be fenced with steel herras fencing with a secure gated entrance utilizing the existing access. Delivery vehicles will enter the site for unloading and will report the site manager.



Skips

All site skips will be enclosed to avoid the possibility of material being blown off site.



Site Storage

All materials will be stored in security compounds.

The site compound and Welfare Facilities will be stacked at entrance area.



Dust

The contractor is committed to minimising dust emissions. The main cause of dust within a site is the use of 'disc cutters' and similar machinery for cutting blocks and stone etc. These machines will be fitted with a hose to dampen the dust emissions. The site will also have a hose pipe continually available to dampen down any areas of dust build up to ensure the spread is minimised. Any hardstanding areas will be constantly dampened and swept to reduce the dust emissions.

Vehicles will also be washed if appropriate to ensure dust is not transported from the site from wheels etc.

The breaking up of any concrete on the existing site will be carried out by a breaker attached to a JCB. To try and avoid excessive dust creation. Larger sizes of concrete will be taken away with no concrete cutting.

Migration to Residential Properties

The site boundary is adjacent to the rear gardens of residential properties. The migration of construction material to these is a small risk. However the entrance to the site is 10m from these boundaries and therefore a wheel wash facility will be available for all vehicles leaving the site.

Concrete Mixing

A concrete batching and mixing area will be set up at the furthest point from the residential boundaries to ensure no migration to these properties

