

**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 the following has been submitted to and approved in writing by the Local Planning Authority.**

- 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 and as a result of statutory undertakers connections to the site;**
- 2. Access route for all construction vehicles to the site from the Key Route Network;**
- 3. Access point/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties and Public Footpath No. 71, Bury, and all temporary works required to facilitate access for construction vehicles;**
- 4. Hours of work for site preparation, delivery of materials and construction and number of vehicle movements;**
- 5. Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of construction materials;**
- 6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;**
- 7. Details of the siting, height and maintenance of all security hoardings clear of the adopted highway and (in the absence of any temporary closure) Public Footpath No. 71, Bury;**
- 8. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted and unadopted highways and Public Right of Way that crosses the site;**
- 9. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);**
- 10. Arrangements for the provision of wheel washing facilities for vehicles accessing the site;**
- 11. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways or Public Right of Way as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to control the emission of noise, dust and dirt during construction;**
- 12. A scheme for recycling/disposing of waste resulting from construction works; and**
- 13. A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.**

**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 turning/parking of vehicles and storage of 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 brought into use.**

## **The Construction Traffic Management Plan (CTMP)**

- 1. Hours of Working**
- 2. Construction Traffic**
  - a. Key Route Network
  - b. Dilapidation Survey
  - c. Access point / entrance / exit from the Site for Visitors/Contractors/Deliveries and temporary pedestrian facilities/protection measures including a scheme of appropriate warning/construction traffic speed signage
  - d. Parking for Contractors and Storage of Construction Materials
  - e. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site
  - f. Security Hoardings
  - g. Wheel Washing Facilities, Street Sweeping and Street Cleansing
  - h. Site Waste Management Plan
- 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

### 2a. Key Route Network

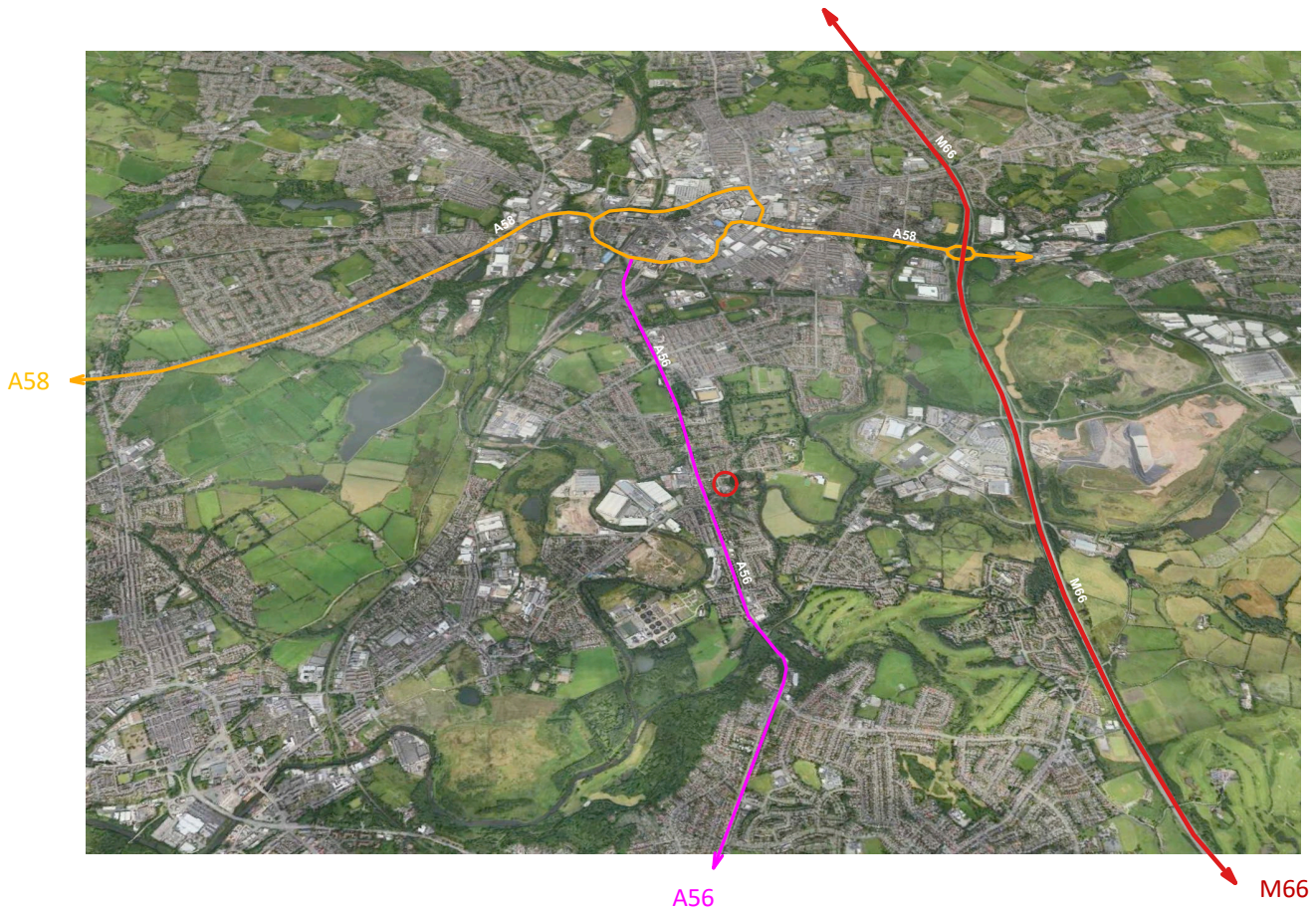
The site is located off Fletcher Fold.

Access to and from the site from the **Key Route Network** is set out below. Map 1 shows the Key Route Network (KRN) and Map 2 shows the location of the site in relation to the KRN.

**Map 1 “Key Route Network”**



**Map 2 “Location of Construction Site in relation to the KRN”**



As illustrated on the above Map 2, the site is adjacent to the A56 (KRN) that runs north / south, into / away from Bury, the site is highlighted by a red circle (situated to the south of Bury Town Centre).

## **2b. Dilapidation Survey**

A photographic Dilapidation Survey of the footways and carriageways leading to and abutting the site will be undertaken, in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertaker's connections to the site.

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 brought into use.

## **2c. Access point / entrance / exit from the Site for Visitors/Contractors/Deliveries and temporary pedestrian facilities/protection measures including a scheme of appropriate warning/construction traffic speed signage**

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.

Proposed construction traffic route for site traffic accessing the site taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties and Public Footpath No. 71 (Bury) and all temporary works required to facilitate access for construction vehicles. will be via Tennyson Avenue from Manchester Road and for site traffic egressing the site onto Tennyson Avenue and then back onto Manchester Road.

Access and egress to the adjacent properties will remain unaffected by the works but this will be closely monitored throughout the project to prevent the potential of causing any obstructions.

Appropriate signage will be fitted to the access and egress points to advise and inform other road users and pedestrians of expected vehicle movements. Where necessary, temporary pedestrian facilities/protection measures on the adopted and un-adopted highways and Public Right of Way that crosses the site will be provided.



- Key:
- Site location ——— red line
  - Access ——— green arrow
  - Egress ——— blue arrow

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.

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

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.

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. Appropriate warning/construction traffic speed signage in the vicinity of the site and its access will be provided.

Whenever vehicles are entering or leaving the site, they will be under the control of a skilled, knowledgeable, experienced, trained Banksman, in order to control/manage delivery vehicle manoeuvres.

## 2d. Parking for Subcontractors and Storage of Construction Materials

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

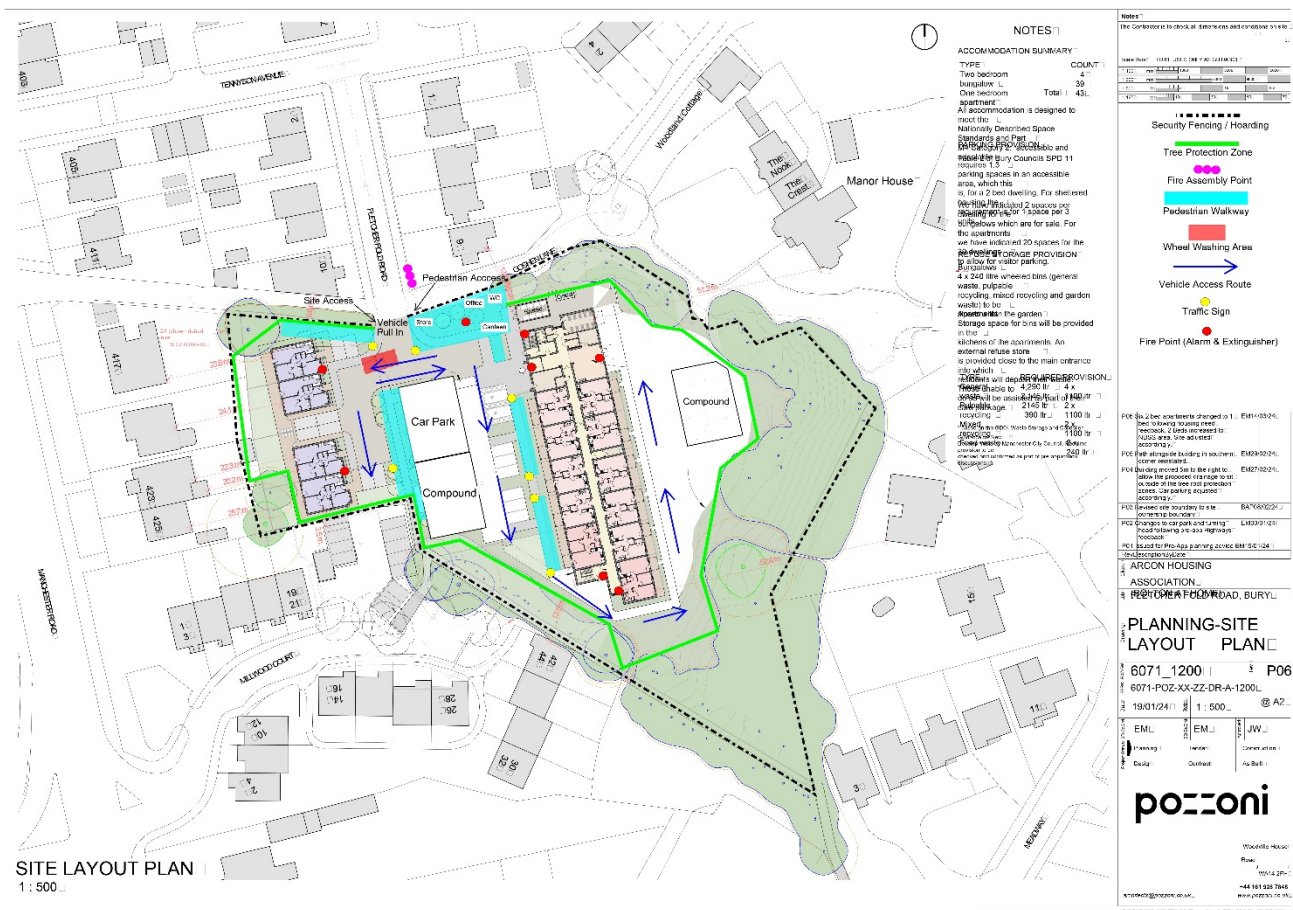
The Layout Drawing (section 2e) sets out the arrangements for the parking of vehicles for site operatives and visitors on land within the Applicant's control.

In instances 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.

The Layout Drawing (section 2e) sets out the arrangements for the storage of construction materials on site.

## 2e. Arrangements for the Turning and Manoeuvring of Vehicles within the Curtilage of the Site

The layout drawing below sets out the arrangements for the turning and manoeuvring of vehicles (vehicle access route) within the curtilage of the site and includes details of areas designated for the loading, unloading and storage of plant and materials.



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.

## 2f. Security Hoardings

The Layout Plan (2e) clarifies the security to the site will be inclusive of erecting site hoardings / mesh type fencing 3m high. This will remain in place until the latter stages of the development. The fencing will be inspected daily by the Site Manager, to ensure that no working activity affects any third party off site. Monitored CCTV Cameras will be used to further secure the site.

Public Footpath No.71 will be temporarily closed during construction and clearly signposted (at the northern and southern end) to enable pedestrians a safe alternative route, outside of the construction site.

## **2g. 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. The location of the wheel washing facility is marked on the Layout Plan below.

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.

## **2h. Site Waste Management Plan**

A Site Waste Management Plan will be produced specific for this site (prior to works commencing). Waste materials will be segregated on site (for recycling or disposal) and loaded into specific skips located in a designated area.

All materials arising from the demolition, site clearance, excavation works (etc) will be classified in conjunction with European Directive as hazardous or non-hazardous and removed from site to accredited certified licensed reclamation / landfill sites as directed by the Waste Regulatory Authority.

The transfer of any hazardous waste will be supported with a Consignment Note, a declaration that the producer of the waste has considered the Waste Hierarchy in deciding to dispose of the material.

All waste records and documentation will be recorded in the SWMP and section 14 of the site HSE File.

## **3. Communication / Community Engagement Strategy**

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.

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](mailto:info@tysonconstruction.co.uk)

**Contract Manager:**

Jordan Whelan

[jordan@tysonconstruction.co.uk](mailto:jordan@tysonconstruction.co.uk)

#### **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.

**14<sup>th</sup> January 2025**