

Condition 17

Additional Construction

Method Details



Condition 17 - Additional Construction Method Details (Revised Submission)

Planning Reference: 71758

Site: Land Adjacent 31/33 Victoria Court, Tottington, Bury BL8 3GY

Applicant: Mrs A. Delaney

Prepared For: Bury Council Highways

Prepared By: JN Compliance & Safety Solutions Ltd

Associated Drawings: R0823-05 (CEMP), R0826-05 (Swept Path Analysis)

This revised submission addresses all points raised by Highways in their response dated **April 2026** and supplements the approved Construction Environmental Management Plan.

1. Dilapidation Survey (Updated to Meet Highways Requirements) (see separate attached document)

A full photographic and written dilapidation survey has been undertaken and will be repeated immediately prior to commencement. The survey now includes all areas requested by Highways.

Survey Scope

- **Ryecroft Avenue (adopted highway)**
 - Carriageway surface (between Market Street and Victoria Court)
 - Kerb lines, edging stones, drainage covers, gullies
 - Entrance to Victoria Court
- **Private access route to Victoria Court**
 - Shared driveway surface
 - Boundary walls, Gates
 - Kerbs and drainage features

Survey Methodology

- High-resolution photographs taken at fixed positions
- Each photograph labelled with: location, direction facing, feature type and condition notes
- All defects recorded including cracking, settlement, potholes, displaced kerbs, worn surfaces, and previous reinstatements

Post-Completion Survey

A repeat survey will be undertaken on completion. Any deterioration attributable to construction activities or statutory undertaker connections will be reinstated to the satisfaction of the Highway Authority.

Condition 17

Additional Construction

Method Details



2. Construction Access Route (Plan Required)

All construction vehicles will access the site **exclusively via Ryecroft Avenue**, entering from **Market Street** and proceeding directly to the Victoria Court access.

Access Route Description

- **Approved Route:** Market Street → Ryecroft Avenue → Victoria Court → Site Entrance
- **Prohibited Routes:**
 - New Street

Plan Reference



3. Temporary Works

Temporary works will be designed and installed in accordance with **BS 5975**.

Anticipated Temporary Works

- Localised trench support for service runs
- Edge protection around excavation footprint

Access for residents will be maintained at all times.

Condition 17

Additional Construction

Method Details



4. Site Hoarding and Gate Positions

A hoarding and access control plan has been prepared to address Highways' request for specific details.

Hoarding Layout

- Heras fencing installed along the full site frontage
- Hoarding line shown on plan R0823-05

Gate Position

- Lockable double-leaf gate positioned at the site entrance on the private access road

Pedestrian Protection

- Temporary pedestrian walkway and barriers will be installed (if footway narrowing is required)
- Signage and visibility maintained at all times

5. Warning Signage

A construction traffic signage schedule has been prepared in line with Highways' requirements.

Signage Schedule

- **Sign 1:** "Construction Traffic Turning Ahead" - positioned on Ryecroft Avenue (Market Street approach)
- **Sign 2:** "Slow - Construction Access" - positioned at the shared driveway entrance
- **Sign 3:** "No Unauthorised Vehicles" - positioned at the site gate
- **Sign 4:** "Pedestrians - Proceed with Caution" - installed if pedestrian diversion is required

All signage will comply with Chapter 8 requirements.

6. Vehicle Sizes and Movements

Expected vehicle types:

- 7.5-tonne rigid delivery vehicles
- Small plant transporters
- Concrete wagon (restricted to 6m³ drum)
- Vans and pickups

All vehicles will enter and exit in forward gear.

7. On-Site Turning Arrangements

A temporary turning head will be formed within the site boundary.

Swept Path Analysis

Drawing **R0826-05 - Site Layout Swept Path** demonstrates:

- Forward-gear entry and exit
- Turning achievable for a 7.5-tonne rigid vehicle
- Banksman supervision during all reversing manoeuvres

This drawing is now formally included within the **Condition 17** submission.

Condition 17

Additional Construction

Method Details



8. Parking for Operatives

Two designated contractor parking spaces will be provided within the site boundary.

Parking Justification

- Small workforce (typically 3-4 operatives)
- Staggered deliveries to avoid congestion
- Car sharing encouraged
- No parking permitted on Ryecroft Avenue or Victoria Court
- Overflow parking available at an agreed off-site location if required

This arrangement is proportionate to the scale of the development and prevents obstruction of the adopted highway.

9. Mud and Dust Control Measures

- Damping down and clearance of heavy mud at site exit (road sweeper employed as required)
- Water suppression during dry periods
- Covered skips and sheeting of loose materials
- 5mph speed limit on site

10. Implementation and Compliance

All measures outlined in this document will be implemented prior to commencement and maintained throughout the construction phase.

This revised submission now includes:

- Full dilapidation survey coverage of Ryecroft Avenue
- Access route plan
- Hoarding and gate layout
- Signage schedule
- Swept path drawing reference
- Parking justification

The document is submitted to fully satisfy **Condition 17**.