

Land south of Langley Lane, Birch

Construction Environment Management Plan

Application 18/00869/FUL

Erection of 23 dwellings and provision of access from Langley Lane, with associated hard and soft landscaping; retaining walls; pumping station; and, other associated works

Hollins Strategic Land

June 2023

- 1.1 The Council approved application 18/00869/FUL on 30/09/22 subject to a number of conditions, including condition 18 which requires the submission and approval of a Construction Environment Management Plan (CEMP) prior to commencement of development:

No development shall take place (including any site clearance or preparation works) until a Construction Environment Management Plan (CEMP), which shall include details of the following, has been submitted to, and approved in writing by the Local Planning Authority:

- a) the parking of vehicles of site operatives and visitors;*
- b) access arrangements, as well as turning/manoeuvring facilities, delivery management, vehicle routing and traffic management;*
- c) hoardings and scaffolding;*
- d) loading and unloading of plant and materials;*
- e) storage of plant and materials used in constructing the development;*
- f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- g) wheel washing facilities;*
- h) measures to control the emission of dust and dirt during construction;*
- i) a scheme for recycling/disposing of waste resulting from construction works;*
- j) hours for deliveries to and construction of the site.*

The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP without the prior written permission of the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 1.2 The CEMP is provided overleaf.

	Requirement	Commitment
A	The parking of vehicles of site operatives and visitors	This will be managed by the site supervisor to ensure that disruption to neighbouring properties will be kept to a minimum. Once the on-site temporary car parking has been established, the site supervisor is to ensure that no offsite parking takes place wherever possible. Partly constructed drives on unoccupied plots will be utilised to cater for any 'overspill' from the contractor's car park during exceptionally busy periods.
B	Access arrangements as well as turning/manoeuvring facilities, delivery management, vehicle routing and traffic management	The sole access to the site will be via the approved access point. Deliveries will be coordinated properly. They will need to drive onto site and park within the holding area outside of the compound until authority is given by the site manager for full access. Deliveries will be staggered and take place during school hours, wherever possible, thus avoiding school drop off and pick up periods. Where practicable, specific delivery times will be given at point of order and adhered to through site monitoring. All issued orders will include confirmation that site deliveries should be programmed to avoid peak traffic times wherever possible (i.e. not between 8.00 and 9.30am or 4.30 and 5.30pm).

		Notwithstanding the above, due to the requirement for some abnormal delivery loads to travel outside normal 'rush hour' times, it will be inevitable that some delivery vehicles will need to 'park up' in close proximity to the site outside the above hours to wait for the site to be opened. Oversized loads are expected to be limited to the delivery and removal of heavy plant during the groundworks activities and these will be programmed to avoid rush hour periods.
C	Hoardings and scaffolding	Suitable hoarding & heras fencing with secure gates (closed at all times other than during traffic movements) to be provided to secure boundary of the site. Scaffolding will be erected on a plot by plot basis only.
D	Loading and unloading of plant and materials	See B above
E	Storage of plant and materials used in constructing the development	All plant and materials will be stored on-site. The site compound area will be used – see Appendix 1.
F	The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate	Suitable hoarding & heras fencing with secure gates (closed at all times other than during traffic movements) to be provided to secure boundary of the site. Manned/Monitored CCTV security to be provided during construction phase, subject to continual risk assessments and

		dependent on construction stages of dwellings. Public viewing will be limited to the view through the steel entrance gates.
G	Wheel washing facilities	Due to the fairly limited size of the site, it is not practicable to install an on-site drive through wheel wash during construction works. It is therefore proposed to utilise a hand-held jet wash system to clean wheels on vehicles leaving the site, in combination with regular offsite road brush cleaning during groundworks activities.
H	Measures to control the emission of dust and dirt during construction	It is considered essential that any mud deposits on site roads and adjacent roads are removed immediately. This will be with the use of the telehandler, with road brush attachments for on site. Dust will be damped down using water suppression system during hotter periods.
I	A scheme for recycling/disposing of waste resulting from construction works	A review will be carried out to assess which waste streams will be produced on site and the best environmental option for the storage and removal of waste. Objectives and targets will be in place to reduce and promote recycling of waste. Site inductions are used to communicate this procedure and the specific waste arrangements on site to all sub

		contractors. Further training will be provided to contractors via toolbox talks.
J	Hours for deliveries to and construction of the site	Unless otherwise agreed in writing with the local planning authority no operations associated with the construction phases, shall be carried out on the site except between the hours of 08:00 - 18:00 Monday to Friday and 09:00 - 13:00 on Saturdays. No activities shall take place on Sundays or Public Holidays. Notwithstanding the above, it is inevitable that some workers will arrive at the site prior to 08:00 to avoid the morning rush hour. All contractors will be reminded of their obligations to be respectful of the neighbours and not to commence construction operations until 08:00. Where practicable, specific delivery times will be given at point of order and adhered to through site monitoring. All issued orders will include confirmation that site deliveries should be programmed to avoid peak traffic times wherever possible (i.e. not between 8.00 and 9.30am or 4.30 and 5.30pm).

Appendix 1

LANGLEY LANE, BIRCH

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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CONSTRUCTION TRAFFIC MANAGEMENT PLAN
LEGEND

COMPOUND OFFICES / WELFARE / STORAGE CONTAINERS / FOLKLIIFT ROUTE / CAR PARK

SALES CENTRE & SHOW HOME

PEDESTRIAN CROSSING & WALKWAYS

MAIN SITE TRAFFIC ROUTES

5 MPH

SPEED RESTRICTION SIGN. ALL SITE TRAFFIC TO BE LIMITED TO 5 MPH

FIRE ASSEMBLY POINT

FIRE FIGHTING EQUIPMENT

PRESSURE WASHER LOCATION TO FACILITATE WHEEL WASHING

2.4m HIGH TIMBER HOARDING

VEHICULAR TURNING FACILITIES

5m WIDE STEEL GATES

Rev.	Date	By	Description
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Client:

HOLLINS HOMES

mck

associates limited

architecture | building surveying | urban design

burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Project:
LANGLEY LANE, BIRCH
MIDDLETON

Drawing Title:
TRAFFIC MANAGEMENT PLAN

Drawn: JSM	Checked:	Scale: 1:500	Date: JUNE 2023
Job No: 18-041	Drawing No: PL01-TMP	Rev:	

Dwg. Name & Location: S:\1. Developments\New Sites\Langley Lane, Birch\Hollins Drop Box with Technical Info\Application - Plans\Layout CAD\TMP.dwg.

A2

PLANNING