



Reg: Office: Farrar Mill, Rookery Lane, Halifax
West Yorkshire HX30PY

CONDITION 16 – TRAFFIC MANAGEMENT, ON & OFF STREET PARKING & CLEANING ADDENDUM TO CMP ST PAULS ROAD, MIRFIELD

1. Construction Programme.

The works at 1-3, St Paul's Road, Mirfield, WF14 8AX consist of the demolition of existing building and the erection of a two-storey living apartment block with associated offices, gardens and parking spaces. The scheme will be constructed in a single phase over a 52 period.

Immediately prior to our mutual client taking possession of the site and prior to the commencement of the works, a detailed photographic / video dilapidation survey will be carried out of the adjacent and adjoining roads and footpaths as well as any adjacent and adjoining properties. The local authority highways representative will be invited to witness the survey and the results / records of which will be issued to the local authority highways department.

2. Expected vehicular traffic on site.

It is expected that no more than one large articulated vehicle will be on site at any one time. Delivery times will be allocated for large articulated vehicles to ensure that they can be efficiently dealt with. During the construction phase of the works it is not expected have more than three large articulated deliveries being made to site each week.

Hauliers will be advised that rigid vehicle deliveries will be preferred as this will result in more efficient access/egress and manoeuvring on site. Deliveries of large plant will be on articulated flat bed trailers, this will occur on a very limited number of occasions and is covered in more detail in section 8.

Materials will be sourced from local merchants to reduce the number of vehicle movements by having mixed materials on a single delivery, this will also reduce the carbon footprint as much as possible. When the site is suitably advanced, we will be able to park as small number tradesman's vehicles on site but up until this point, with the lack of any nearby public car parking, trades and visitors parking will be on nearby roads and public car parks, this will be done courteously to avoid upsetting our neighbours. We will encourage the use of public transport, car sharing and walking/cycling to site.



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3. Traffic management.

As noted above, materials will be sourced from local merchants in order to transport multiple materials on singular deliveries.

Local labour will be used, where possible and they will be encouraged to walk, cycle or use public transport to get to the site. Car and van sharing will also be encouraged for working gangs. The considerate parking of vehicles of neighbouring streets will be discussed with all operatives at the site induction that they receive when they first attend site.

Particular attention will be paid when accessing and egressing the site due to the close proximity of businesses and residences, vehicles will be banksman controlled to keep this operation safe. Material deliveries will be scheduled outside of peak periods to minimise traffic in the vicinity at these times. The re-use of site waste, efficiencies in cutting materials and ordering suitably sized materials will be explored in order to reduce the overall waste produced on site and therefore reduced the number of skip movements required.

6. Construction traffic routes.

It will be noted on all material and subcontract orders that access to site is from Huddersfield Rd, turning North onto St Paul's Road. Huddersfield Road gives access to the main roads and motorways.

Access onto site for both vehicles and pedestrians is via the existing entrance/footpath that serves the existing property at 1-3 St Pauls Road.

7. Delivery vehicle management.

The majority of deliveries on site will have self-off-loading facilities so they will pull alongside the designated material storage area, off load, be banked off site and drive off site.

Time slots will be agreed for deliveries to ensure that space is available for them to access site to offload. There will be NO deliveries to site allowed outside of site working hours.

All suppliers will be advised in their purchase orders to restrict deliveries to site to avoid peak hours for traffic along HUDDERSFIELD ROAD with deliveries targeted in the period from mid morning to mid afternoon.



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8. Arrangements for abnormal loads.

It is expected that a small number of large/abnormal loads will be delivered to site, these will be to deliver the large mechanical plant on articulated flat bed trailers. The deliveries will be timed to avoid peak times in order to avoid peak times in order to reduce traffic build up, transit times of the nearby business will also be avoided. Advanced dialogue will be had with our immediate neighbours to advise of these deliveries. Banksman will temporarily control any traffic on St Pauls Road during the off loading/loading operations in order to maintain the safety of all parties and to negate any traffic delays.

9. Temporary traffic management measures.

There are no off-site works associated with the scheme, so no traffic management measures are required.

10. Measures to protect vulnerable road users.

Warning signage will be posted to advise vulnerable road users of a construction site entrance. All vehicles will be banksman controlled when they exit site.

At the site induction, all operatives will be advised that extreme caution is to be used when entering/exiting the site as very young children/parents with pushchairs will pass the site as well as cyclists.

Whilst wheel washing facilities are provided within the boundary of the site, road sweepers will be deployed to maintain clean and safe adjoining and adjacent roads during more intense periods of construction in particular but not limited to demolition and groundworks phases.

11. Contractor's parking

- No parking will be permitted on St Pauls Road or surrounding streets (permit only)
- all supply chain partners will be required to promote car/van sharing as part of their purchase order for the works
- allocated on-site car parking will be created which will be re-located to different areas of the site as the various stages of construction are carried out from demolition to sub-structures to superstructure construction
- towards the conclusion of the construction works when multiple finishing trades are deployed, and to avoid any potential risk of insufficient parking provision on site, west end will actively investigate providing an "overspill" car park locally to the site sourced via a local land owner.

This application seeks approval to the discharge of details reserved by conditions 16 (CMP), 18 (Surface Water Discharge), 21 and 22 (Phase II Intrusive Site Investigation Report) of previous permission 2019/94099 for demolition of existing buildings and erection of a two-storey supported living apartment block (13 apartments) with associated offices, gardens and parking spaces at Kirklees Council Depot, 1-3, St Paul's Road, Mirfield.

16. Prior to the commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include a timetable of all works and details of:

- point(s) of access for construction traffic
- construction vehicle sizes and routes.
- times of construction vehicle movements.
- parking for construction workers.
- signage; • pre-development road condition surveys.
- wheel washing facilities within the site.
- road sweeping if debris from the site are spread onto the highway.
- artificial lighting to be used during construction works.
- hours of working.
- dust suppression measures; and
- measures to control noise and vibration from construction-related activities.

The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development.

The applicants have provided plan number 501/01(09)002 E Proposed Site plan with a Construction Management Plan overlaid.

Highways Development Management have several issues regarding these proposals as follows.

1, Times of construction vehicle movements - Deliveries should avoid peak AM and PM hours for traffic along Huddersfield Road.

2, No off-street parking is proposed. The plan states no parking on St Pauls Road (permit only) and off-site parking in local authority approved car parks.

The only public car park in the vicinity is Station Road. From the Kirklees website this is free but limited to 3 hours with no return for two hours. This is not considered suitable for contractor parking. On-site parking should therefore be provided.

3, No pre-development road condition surveys are provided.

4, No details of road sweeping if debris from the site are spread onto the highway are provided.