Tel: 01422 348333
Email: info@westendjoiners.co.uk

Fax: 01422 348118
www.westendjoiners.co.uk

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

CONDITION 16 – TRAFFIC MANAGEMENT, ON & OFF STREET PARKING, CLEANING & TEMP LIGHTING 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

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.

3. Traffic Management

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

Tel: 01422 348333
Email: info@westendjoiners.co.uk

Fax: 01422 348118
www.westendjoiners.co.uk

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

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 restriction in the parking of vehicles in neighbouring streets with only limited parking opportunity on Knowl Road 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.

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

Tel: 01422 348333
Email: info@westendjoiners.co.uk

Fax: 01422 348118
www.westendjoiners.co.uk

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

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. Banksmen 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 (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;

1. Demolition Stage – max 10no on site car parking spaces will be provided

2. Sub-Structure Stage – max 8no on site parking spaces will be provided

3. Super-Structure Phase – max 5no on site car parking spaces will be provided

- courteous off site parking of operatives vehicles will be limited to the adjacent Knowl Road and West End will be providing an "overspill" car park locally to the site sourced via a local land owner.

Tel: 01422 348333
Email: info@westendjoiners.co.uk

Fax: 01422 348118
www.westendjoiners.co.uk

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

12. Temp Lightning During Construction Phase

During working hours when the light levels diminish as a result of the shortened days in the winter months, temporary lighting will be deployed on and around the site in order to illuminate working areas and the means of access and egress as follows;

1. Demolition Stage - a mobile multi headed lighting tower will be positioned centrally on the site with movable lighting heads directed down from a height to illuminate the site and not directly onto adjacent and adjoining properties, footpaths and highways

2. Sub-Structure Stage – a mobile multi headed lighting tower will be positioned centrally on the site with movable lighting heads directed down from a height to illuminate the site and not directly onto adjacent and adjoining properties, footpaths and highways

3. Super-Structure Phase – temporary lighting will be fixed to the scaffold structure and/or the building fabric on the site with movable lighting heads directed down from a height to illuminate the site and not directly onto adjacent and adjoining properties, footpaths and highways

PLANNING DRAWING

Temp mobile welfare

DAYTIME MOBILE MULTI-HEADED LIGHTING TOWER

Max 10 nr on site parking space

DEMOLITION PHASE

REV A DATE: 05/12/19 DRAWN: AH CHECKED: MH
Red line site boundary amended following counsels confirmation

REVISIONS

This design is copyright ©

Connect housing
homes, communities, cultures

Proposed older Persons Residential Development

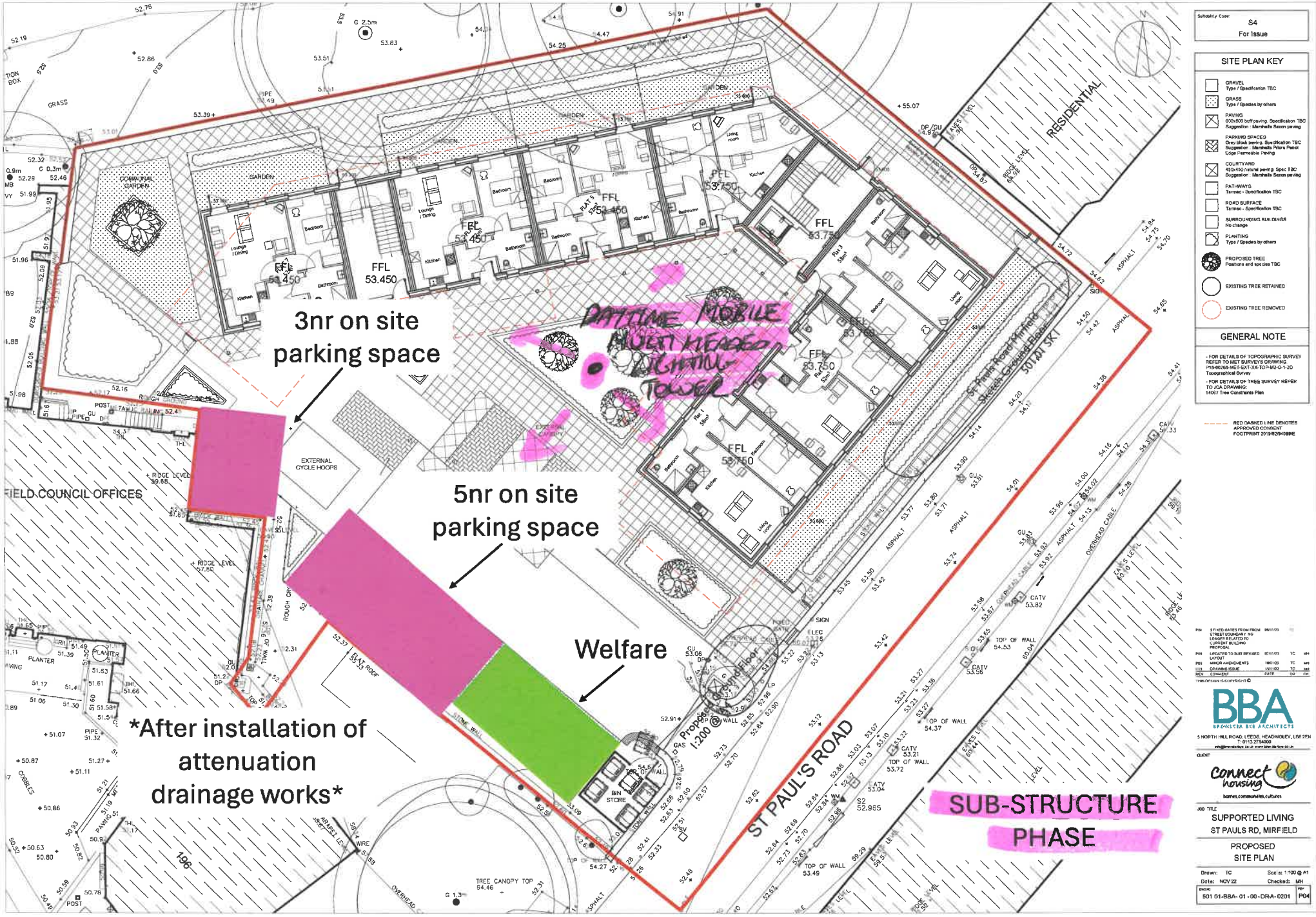
St Pauls Road, Mirfield

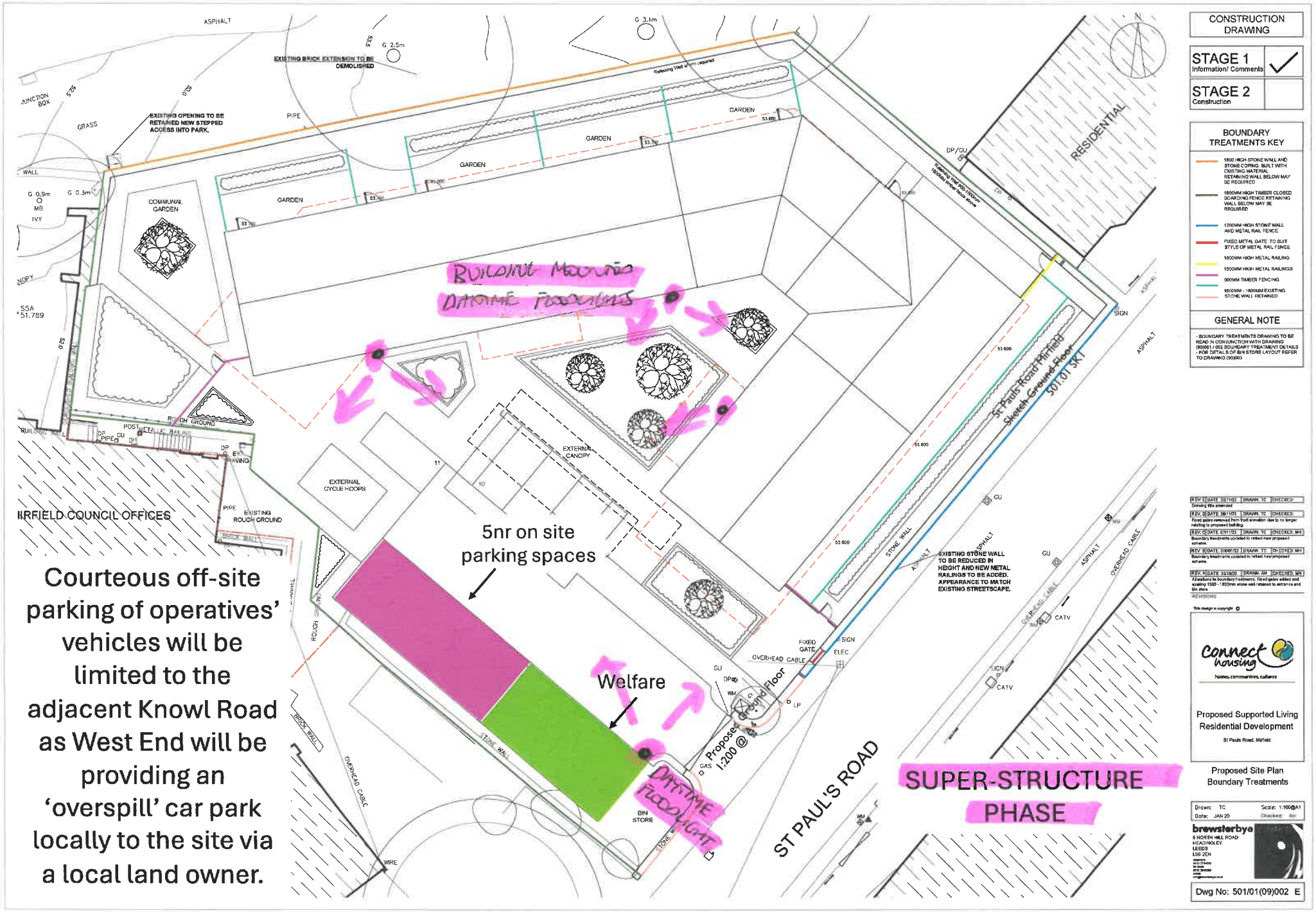
Existing Site Plan

Drawn: TC Scale: 1:100@A1
Date: 25/09/19 Checked: AH

brewsterbye
5 NORTH HILL ROAD
HEADINGLEY
LEEDS
LS6 2DN
telephone
01132346
01132746070
e-mail
info@brewsterbye.co.uk

Dwg No: 501/01(02)002 A


3nr on site parking space
5nr on site parking space
Welfare
After installation of attenuation drainage works
DAYTIME MOBILE MULTI MEADED LIGHTING TOWER
SUB-STRUCTURE PHASE
ST PAUL'S ROAD
RESIDENTIAL
COMMUNAL GARDEN
GARDEN
FIELD COUNCIL OFFICES
EXTERNAL CYCLE HOOPS
BIN STORE
Proposed Ground Floor 1:200 @ A1
Suitability Code
S4
For Issue
SITE PLAN KEY
GRAVEL
Type / Specification TBC
GRASS
Type / Species by others
PAVING
600x800 buff paving. Specification TBC
Suggestion : Marshalls Saxon paving
PARKING SPACES
Grey block paving. Specification TBC
Suggestion : Marshalls Priora Pencil Edge Permeable Paving
COURTYARD
450x450 natural paving. Spec TBC
Suggestion : Marshalls Saxon paving
PATHWAYS
Tarmac - Specification TBC
ROAD SURFACE
Tarmac - Specification TBC
SURROUNDING BUILDINGS
No change
PLANTING
Type / Species by others
PROPOSED TREE
Positions and species TBC
EXISTING TREE RETAINED
EXISTING TREE REMOVED
GENERAL NOTE
- FOR DETAILS OF TOPOGRAPHIC SURVEY REFER TO MET SURVEYS DRAWING P18-06206-MET-EXT-XX-TOT-M2-0-1-2D Topographical Survey
- FOR DETAILS OF TREE SURVEY REFER TO JCA DRAWING: 14067 Tree Constraints Plan
RED DASHED LINE DENOTES APPROVED CONSENT FOOTPRINT 2019/92/94099/E
BBA
BROWSWER, BEE ARCHITECTS
5 NORTH HILL ROAD, LEEDS, HEADINGLEY, LS6 3EN
T: 0113 2754000
info@bbaarchitects.co.uk www.bbaarchitects.co.uk
CLIENT
connect housing
homes, communities, cultures
JOB TITLE
SUPPORTED LIVING
ST PAULS RD, MIRFIELD
PROPOSED
SITE PLAN
Drawn: TC
Scale: 1:100 @ A1
Date: NOV 22
Checked: MH
501 01-BBA- 01 - 00 - DRA- 0201
P04



Courteous off-site parking of operatives' vehicles will be limited to the adjacent Knowl Road as West End will be providing an 'overspill' car park locally to the site via a local land owner.