

PROPOSED WAREHOUSE BUILDING

HOLOGIC, CREWE ROAD, WYTHENSHAW

CONDITION 12 – CONSTRUCTION MANAGEMENT PLAN

1 INTRODUCTION

- 1.1 Vectos have been commissioned by Hologic Ltd to provide highways and transportation advice in relation to a proposed three-storey warehouse building within the existing grounds of Hologic on Crewe Road in Wythenshawe, Manchester. The development comprises the erection of a three-storey extension of the Waterside House warehouse building to provide a new loading bay and storage area, with an associated vehicle turning area. The site lies within the jurisdiction of Manchester City Council (MCC) as both Local Planning and Highway Authority.
- 1.2 The Hologic site is located within the Oaks Business Park and the development area is located as shown in **Figures 1.1 and 1.2**, and construction traffic will access the site via an existing junction from Crewe Road to the south.



Figure 1.1 – Site Location



Figure 1.2 – Proposed Development Layout

1.3 The warehouse building was the subject of a planning application (planning reference: 125299/FO/2019), which was approved in February 2020 and amended under planning reference 126686/JO/2020) to alter the position of the new building. The amended scheme was granted planning approval in May 2020. Condition 12 of the Decision Notice has been reproduced below:

“Prior to the commencement of development a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Hours of working.*

The development shall be carried out in accordance with approved details”.

- 1.4 The contractor for this scheme is in the process of being appointed through a competitive tendering procedure, and therefore this submission forms an Interim Detailed Construction Management Plan (CMP) document that will be endorsed by the preferred contractor, and through the agreed contract documents they will be required to submit and agree the Detailed CMP with MCC.
- 1.5 This Interim Detailed CMP aims to support the discharge of the above condition in respect of providing details of the construction Heavy Goods Vehicle (HGV) movements and the associated management measures that will be followed whilst building works are underway.
- 1.6 This CMP has been developed in conjunction with Hologic and provides a strategy for managing all construction-related activity for the warehouse building development to the north of Crewe Road. It outlines how construction work at the site will be serviced (e.g. access arrangements, delivery of materials, nuisance control), with the objective of minimising traffic disruption, avoiding dangerous situations and minimising the impact on local amenity and the wider Hologic operations at their Oaks Business Park site.
- 1.7 It is the responsibility of the construction site manager to ensure all drivers of vehicles delivering to the construction site are aware of the CMP. The site manager is the responsible person for enforcing compliance with the Plan.

2 CONSTRUCTION COMPOUND AREA

- 2.1 It is proposed that the initial construction compound area will be located at the northern end of the Hologic site to the west of the Waterside House building within an existing grassed area, and be accessed via a priority T-junction entrance from Crewe Road as shown in **Appendix A**. The position of the compound area may change during the construction of the development, and once the proposed warehouse servicing yard is concreted this area can also be utilised for the construction compound. The construction compound will provide space for delivery vehicles to park and turn together with on-site loading / unloading areas. The initial construction compound area will be provided prior to work commencing on-site.
- 2.2 There is an existing junction to the east of the proposed construction access and this will serve the car parking area for staff and visitors associated with the ongoing operation of the Waterside House building during construction.
- 2.3 It is understood that vehicle access will also be required to Waterside House for delivery / servicing activity during the construction period. Existing deliveries to Hologic are to / from the rented warehouse building to the south of Crewe Road (Waterside Court), and smaller vehicles e.g. forklift trucks, transgress Crewe Road between the two buildings to facilitate deliveries and collections for Waterside House. These internal servicing vehicle movements will be required to share the Crewe Road



entrance that is proposed for access to the construction compound area. **Drawing VN201641-TR101** demonstrates that the temporary loading bay area to the south of Waterside House can be accessed and egressed suitably in forward gear by transit and 7.5t box van size vehicles. The proposed access arrangements for Waterside House and the construction compound area are indicated in **Figure 2.1**.



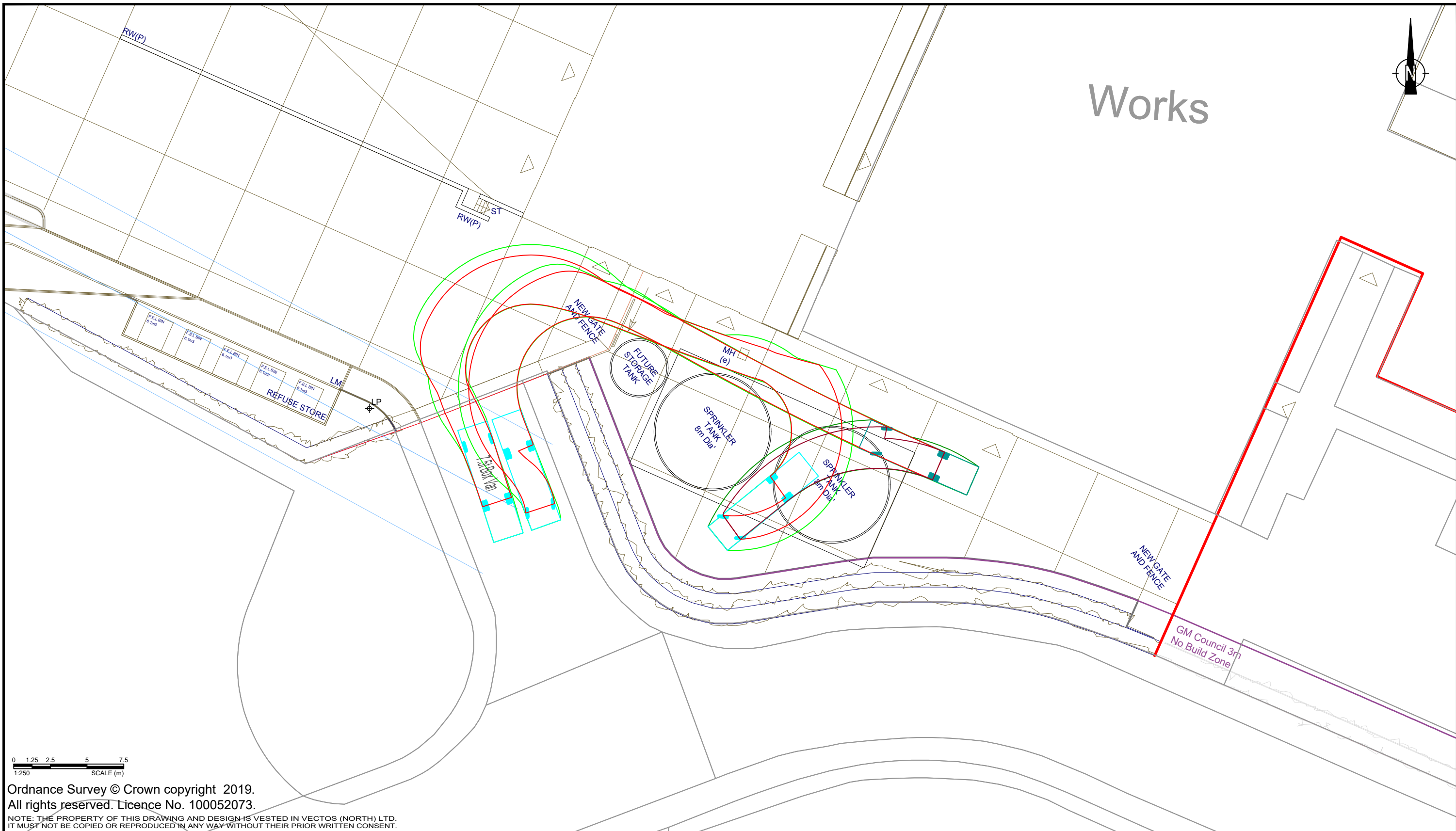
Figure 2.1: Proposed Access Arrangements for Construction Compound Area and Waterside House

3 PROGRAMME

- 3.1 It is understood from Hologic Ltd that the construction programme for the new loading bay and storage area at the Waterside House building with the associated vehicle turning area, is likely to be approximately 12 months, with an anticipated start date by September 2020 and a completion date of September 2021.

4 ACCESS

- 4.1 Delivery vehicles will access the site via the M56 / A5103 Princess Parkway / A560 Altrincham Road grade separated junction to the southeast of the site, which provides a direct connection to the Trunk Road network (M56) and the A560 also provides a link to the M60 (east) a short distance past the M56 junction. The A560 runs in an east-west direction from the M56 junction and forms a large four-arm signalised junction with Moor Road and Southmoor Road to the south of the site. Moor Road is the



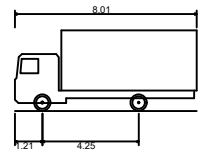
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REV.	DETAILS	DRAWN	CHECKED	DATE

Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

7.5t Box Van



Overall Length 8.01m
Overall Width 2.100m
Overall Body Height 3.556m
Min Body Ground Clearance 0.351m
Track Width 2.064m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m

Crewe Road, Wythenshawe (Phase 2)

Swept Path Analysis - Luton (Box) Van

DRAWN:
WD

CHECKED:
TR

DATE:
21.05.20

SCALES:
1:250 at A3

Hologic Ltd



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DRAWING NUMBER:
VN201641-TR101

REVISION:
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northern arm of the signalised junction and to the north it forms a priority T-junction with Crewe Road, which will provide access into the construction site. Moor Road is a bus route and has a minimum carriageway width of around 6.5m and Crewe Road is circa 7m in width.

- 4.2 A plan showing the “Construction Traffic Routes” must be displayed in the site manager’s office. A plan showing the construction traffic route detailed above is shown in **Drawing VN201665-D100 Rev A**. The above identified access route for construction vehicles to serve this site is subject to agreement with MCC Highways.
- 4.3 There will be temporary signage erected at the entrance into the construction compound area within the footway on the west side (to the north of Crewe Road). There is also a footway on the east side of the construction access junction that can be used by pedestrians entering and leaving the site. The proposed position of the ‘Works Access’ sign will mean that it is visible to construction vehicles approaching along Crewe Road from the east and it will not obstruct the pedestrian footways along Crewe Road. The sign will advise road users and pedestrians using Crewe Road on the presence of a construction site and associated construction traffic, and the details of the signage proposal is shown in **Figure 4.1**.

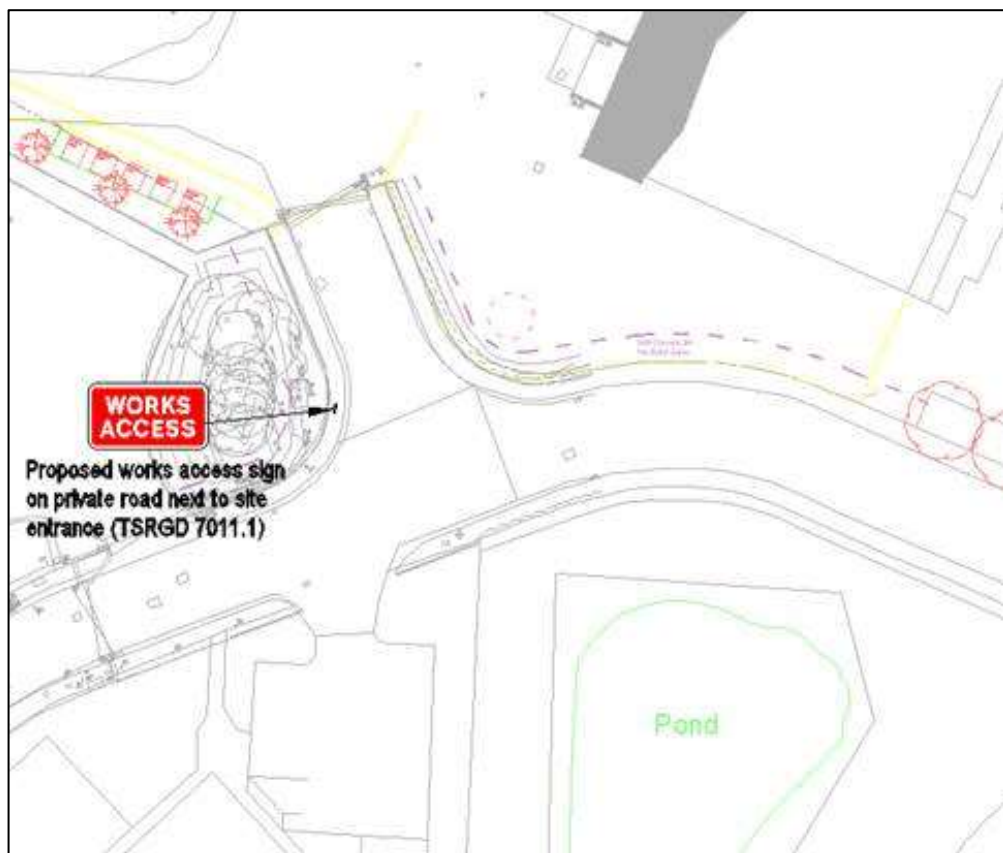


Figure 4.1: Temporary Signage Proposals at the Entrance to the Site by Crewe Road



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REV.	DETAILS	DRAWN	CHECKED	DATE

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2. White lining is indicative only.

 Site Location

 Construction Route

Crewe Road, Wythenshawe Phase 1 CMP

Hologic, Crewe Road, Wythenshawe
Construction Traffic Route

Drawn: WD

Checked: PT

Date: 09.06.20

Scales: N.T.S at A3

Hologic Ltd


transport planning specialists

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Drawing Number: VN201665-D100

Revision: A

5 TIME RESTRICTIONS

- 5.1 Working hours for the site will be not more than 08:00 to 18:00 hours, Monday to Friday, and occasionally at weekends between the hours of 08:00 to 13:00 on Saturday. No vehicles (except management and security staff vehicles) may enter or leave the site outside of these times.
- 5.2 Deliveries into the site will be permitted up to one hour before closing i.e. 17:00 hours Monday to Friday and 12:00 hours on Saturday. Deliveries to the site can only take place when the site manager is present.
- 5.3 No work is permitted on Sundays or bank holidays. Working outside these hours will not be permitted without prior agreement with MCC.
- 5.4 In addition, vehicle movements will not occur in the morning and afternoon 'school run' between 08:00 to 09:00 hours and 15:00 to 16:00 hours with no deliveries to site permitted between these times.
- 5.5 The site manager is the responsible person for liaising with local businesses / neighbours over traffic movements and compliance with the CMP. The other businesses that are based within the Oaks Business Park and the associated staff / visitors are considered to be the main affected user groups.

6 VEHICLE MOVEMENTS

- 6.1 The largest vehicles likely to be used on a commercial development scheme of this size are an articulated lorry (16.5m) and large rigid HGV (12m). These vehicles will be used for delivery of plant and materials. The construction traffic would also be made up of other vehicle types such as aggregate lorries, concrete mixers, block and brick lorries and lorries / vans delivering fittings.
- 6.2 Goods vehicles over 8.5m in length ("long vehicle") or 2.4m in width ("wide vehicle") must be accompanied by a banksman. Such vehicles will notify the site manager of their departure, at least 20 minutes prior.
- 6.3 Adequate contractor and site operative off-road car parking will be provided within the site at various locations, including initially in the existing hardstanding area to the west of Waterside House and the provision of allocated contractor spaces within the car parking areas on either side of Crewe Road at the western end that Hologic control.
- 6.4 The site is well located in relation to the public transport network, with both bus and tram services available within a short walk of the site on Moor Road, and this sustainable transport provision will give the construction workers good alternatives to travel to and from the site by non-car modes. Cycle parking will be provided to encourage workers to cycle to work, as well as changing facilities if possible.

7 VEHICLE SIZES AND TRACKING

7.1 Swept path analysis is provided in **Drawing VN201665-TR100 Rev A**. The plan has been produced using AutoTrack software overlaid on OS mapping in AutoCAD. Drawing VN201665-TR100 Rev A shows the swept path analysis for an articulated lorry (16.5m) and large rigid HGV (12m) accessing and egressing the site, which are vehicle types that are equivalent to the size of the largest HGVs to be used on this commercial development scheme. The swept path analysis shows that the vehicles are able to negotiate Crewe Road including the Moor Road / Crewe Road junction the and construction site access, with an articulated lorry able to enter and exit the site in forward gear.

7.2 A plan showing the “Swept Path Analysis” must be displayed in the site manager’s office, and this will identify the anticipated swept path movements for differing types of delivery vehicles likely to visit the site.

8 PARKING AND DELIVERY ARRANGEMENTS

8.1 All construction / delivery vehicles are permitted to park within the site only (as shown in Figure 1.1) and not on surrounding roads. Unloading will take place within the construction compound area.

8.2 Deliveries should be subject to a delivery booking system to enable vehicle traffic to be well planned and staggered during the day, in order to avoid the need for vehicles to wait outside the site.

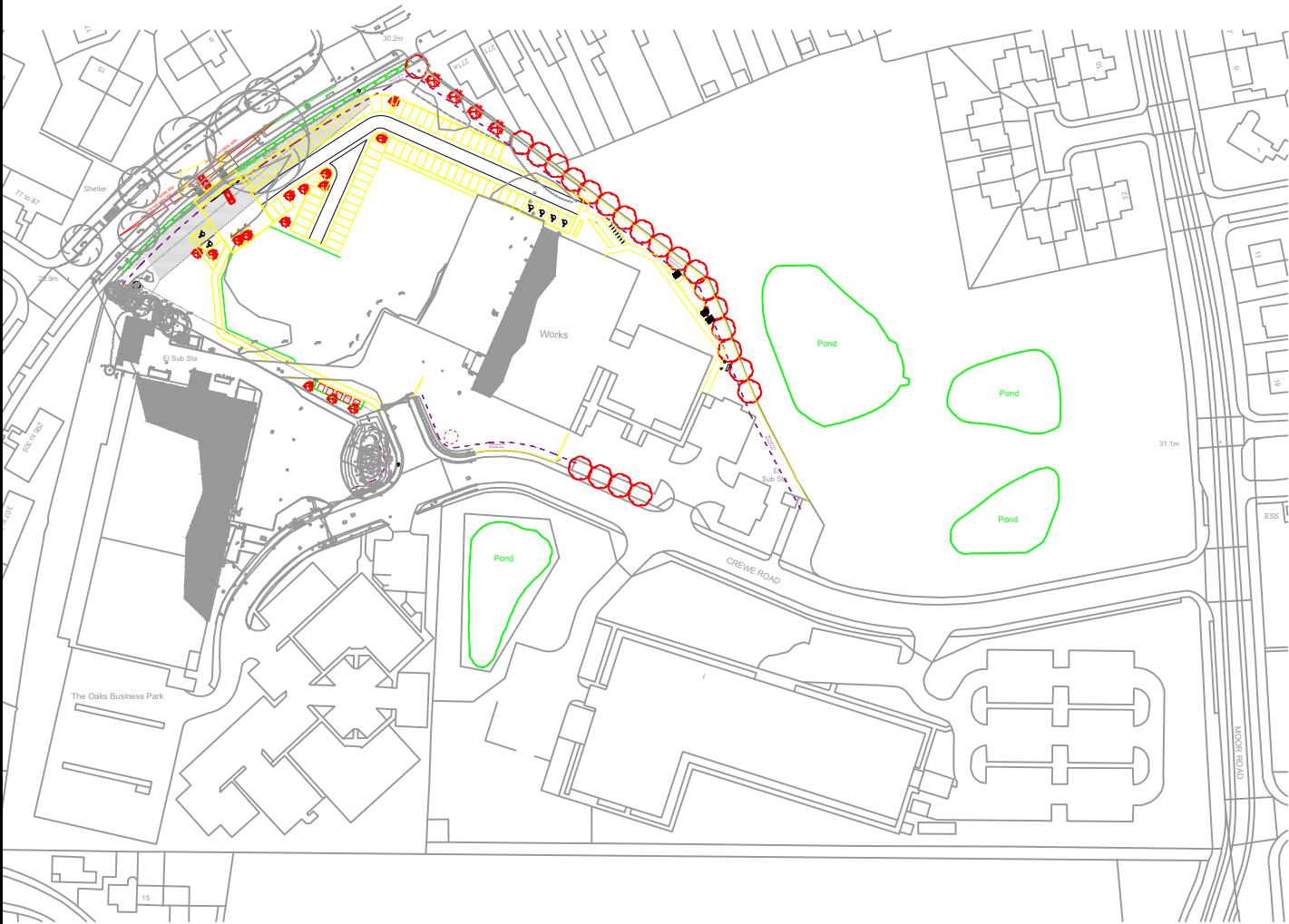
8.3 Unplanned deliveries will not be permitted access into the site, unless there is a clear space available for the vehicle to unload and no other vehicles are booked during that time period. If no room is available, the vehicle will be asked to return at the pre-arranged delivery time. If no prearranged delivery time has been made the driver will be told to arrange a delivery time through their company. Unplanned deliveries will not be allowed to wait outside the site boundary or impede any of the surrounding roads.

9 PEDESTRIAN ACCESS

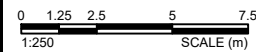
9.1 A banks man will be present at all times at the construction site entrance when long (>8.5m in length) or wide (>2.4m in width) delivery and construction vehicles are on-site to ensure the safety of pedestrians at the construction access on Crewe Road.

9.2 There is footway provision along both sides of the construction access junction that can be used by pedestrians entering and leaving the site.

Scale 1: 2000



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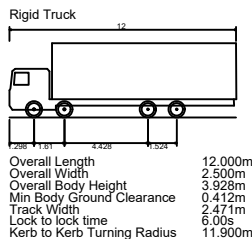
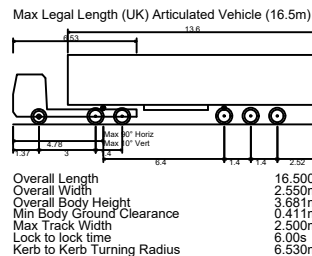
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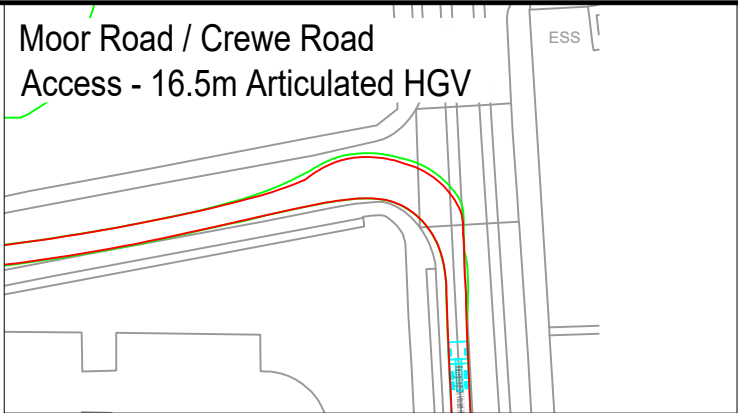
REV.	DETAILS	DRAWN	CHECKED	DATE
A	12m & 16m HGV TRACKS AMENDED	NL	PT	19.06.20

Notes:

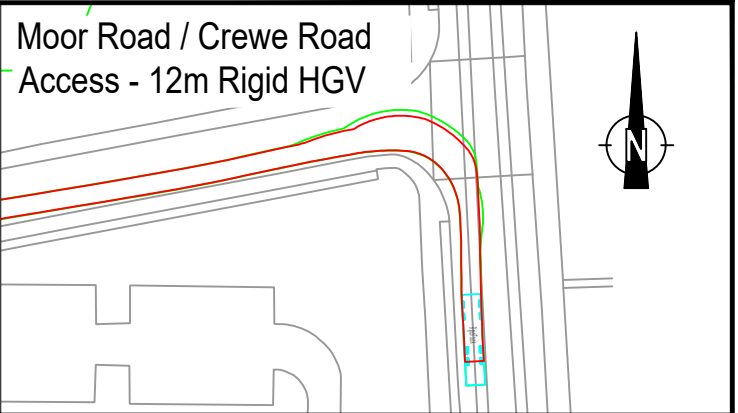
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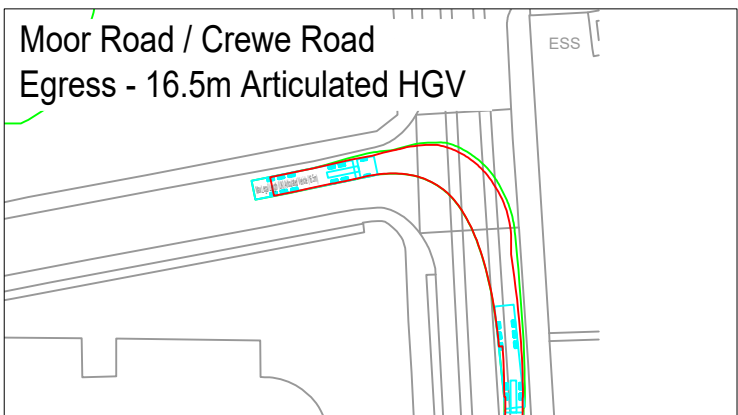
Moor Road / Crewe Road
Access - 16.5m Articulated HGV



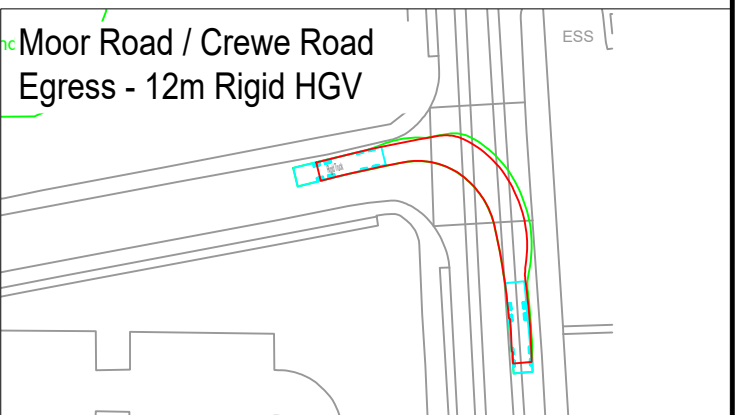
Moor Road / Crewe Road
Access - 12m Rigid HGV



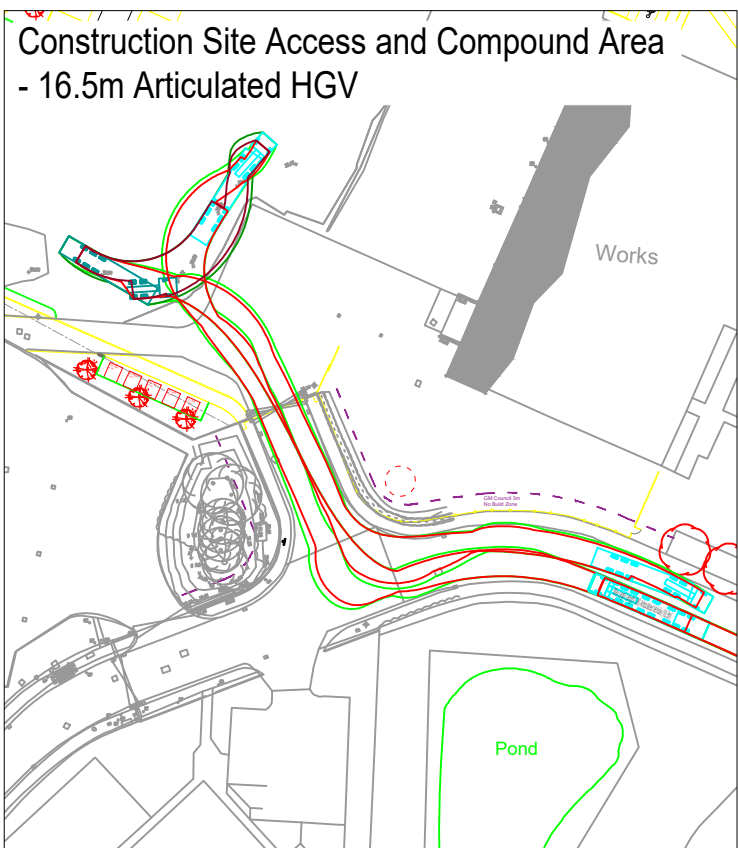
Moor Road / Crewe Road
Egress - 16.5m Articulated HGV



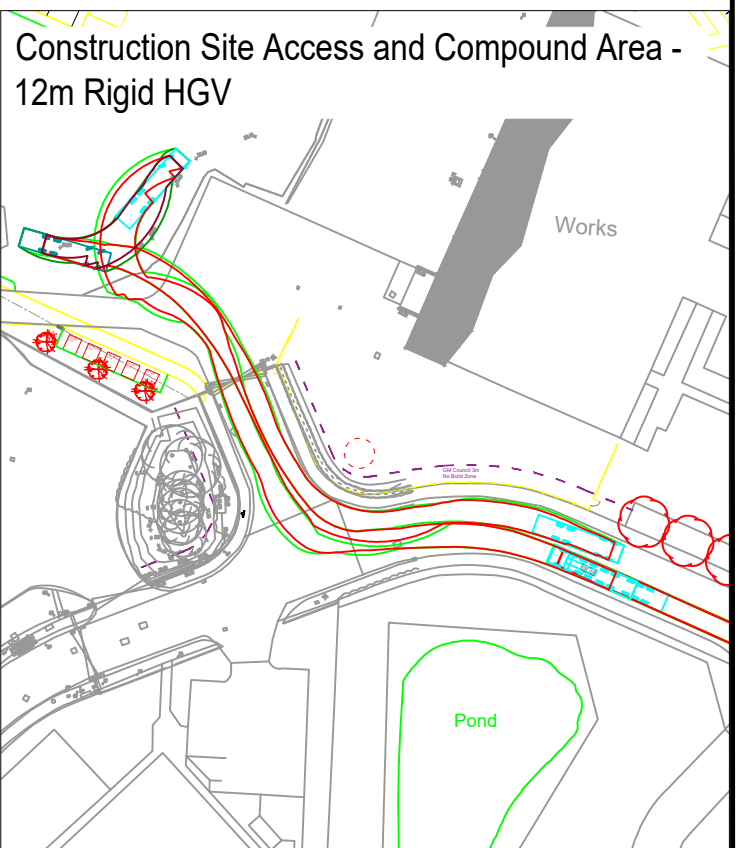
Moor Road / Crewe Road
Egress - 12m Rigid HGV



Construction Site Access and Compound Area
- 16.5m Articulated HGV



Construction Site Access and Compound Area -
12m Rigid HGV



Crewe Road, Wythenshawe Phase 1 CMP

Hologic Ltd

Hologic, Crewe Road, Wythenshawe
Swept Path Analysis - 12m Rigid & 16.5m HGVs



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10 NUISANCE CONTROL

Good Neighbours Policy

- 10.1 The appointed contractor on behalf of Hologic Ltd will communicate with their affected neighbours – other businesses that are based within the Oaks Business Park, who will be written to at least two weeks before the commencement of the works about the construction activities associated with the proposed commercial development. This will include information on the following items: Key site personnel contact details (including emergency out of hours contact number); explanation of the main site activities; details of the “construction traffic routes”; the site arrangements for accommodating construction vehicles and deliveries; details of the working hours restrictions; and, an estimated programme of works.

Dust and Dirt Control

- 10.2 Operations likely to produce nuisance dust will use water spray solutions to create a fine mist to suppress dust levels.
- 10.3 Staff at the site will be responsible for cleaning the wheels of any vehicles leaving the site to ensure the entrance and access roads remain clear of debris, and the wheel washing will be carried out using a jet wash. Wheel washing will be conducted within the construction compound as a wash down area for vehicles leaving the confines of the site, and will be in place and operational throughout the period of construction.

Noise Control

- 10.4 Noise will be kept to a minimum at all times, by implementing the following measures:
- Restricting working hours to 08:00 to 18:00, Monday to Friday and 08:00 to 13:00 on Saturday;
 - No machinery starting up on-site before the designated start times; and
 - Using low impact and low volume machinery and tools where possible.

Emissions Control

- 10.5 All vehicle and machinery engines must be turned off when not in use, to reduce emissions as well as minimise noise levels.
- 10.6 Deliveries and removal of material from site should be consolidated wherever possible in order to minimise the number of vehicle trips.

Waste Removal

- 10.7 Waste compactors and recycling / re-use of material on-site will be undertaken wherever possible to minimise the number of collections from the site and associated vehicle movements.

Site Security

- 10.8 All staff and visitors will sign in and visitors will be escorted around the site at all times.

Ground Water and Surface Water Run-Off

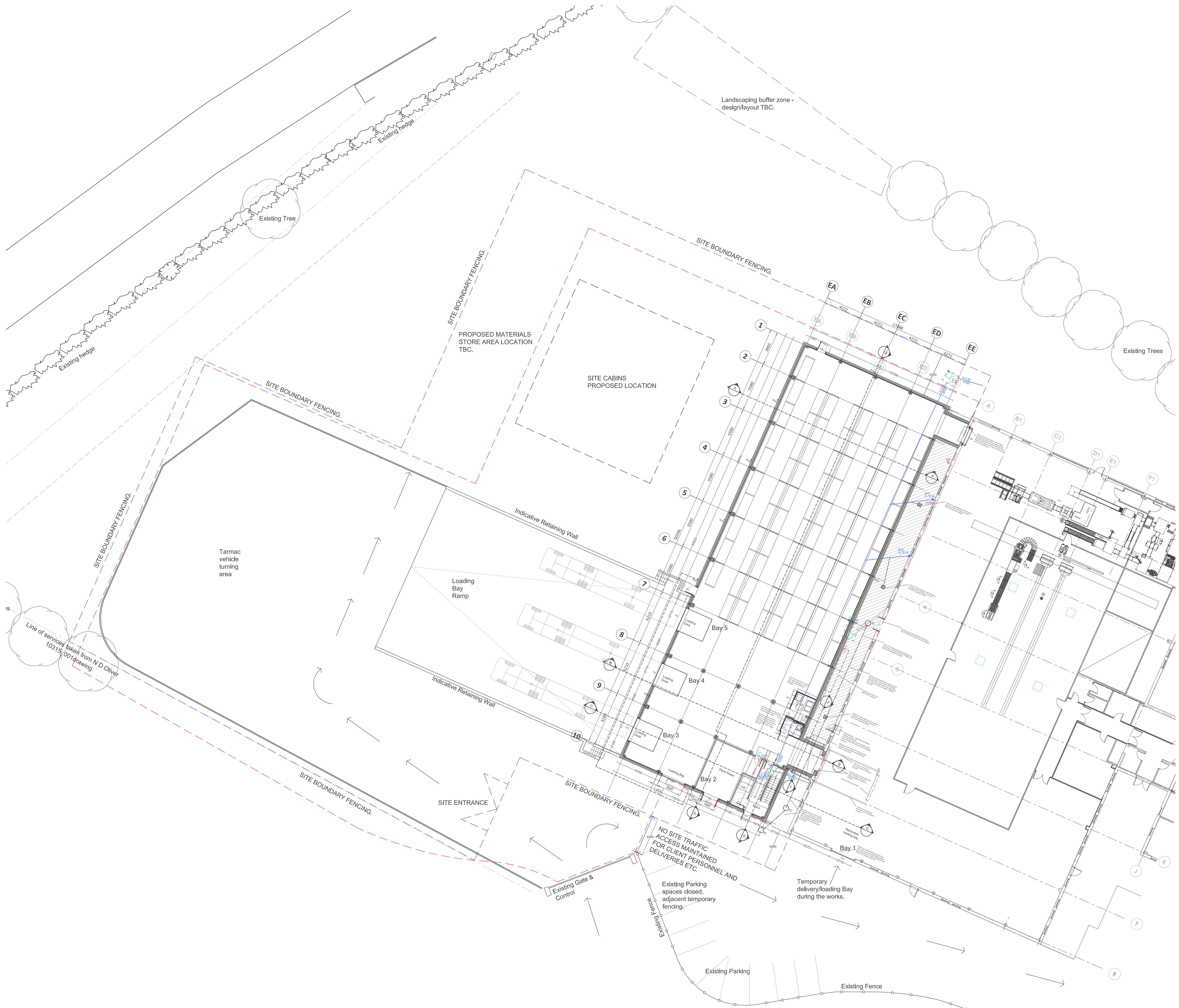
- 10.9 All ground or surface water run-off will be controlled to prevent pollution of drains and watercourses.
- 10.10 Surface water from potential sources of contamination such as concrete delivery washout points will be separately contained and will not be discharged into the land drainage system.

11 SUMMARY

- 11.1 Vectos have been commissioned by Hologic Ltd to provide highways and transportation advice in relation to the erection of a three-storey extension of the Waterside House warehouse building to provide a new loading bay and storage area, with an associated vehicle turning area within their existing site on Crewe Road in Wythenshawe, Manchester.
- 11.2 This Interim Detailed CMP document supports the discharge of condition 12 of planning application reference 126686/JO/2020, and it sets out details of the construction HGV movements and the associated management measures that will be followed whilst building works are underway. This Interim Detailed CMP will be endorsed by the appointed contractor, and through the agreed contract documents they will be required to submit and agree the Detailed CMP with MCC.
- 11.3 The agreement of MCC is sought to this CMP.



APPENDIX A



LEGEND

--- Planning Boundary Outline

--- Construction Site Boundary Outline

Rev	Description	Date	By

jda architects

info@jda-architects.com
www.jda-architects.com

manchester: 0161 336 5011
liverpool: 0151 665 0112

Client: HOLOGIC.

Project: PROPOSED EXTENSION TO WATERS BUILDING, CREWE RD, WYTHENSHAW.

Project Status: T - Tender

Scale: 1:200	(B original size A1)	Date: 30.03.20	Drawn by: KD	Checked By: BJ
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Project Number: 1108	Drawing Number: A	DR	103
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Description: PROPOSED CONTRACTOR SITE BOUNDARY/COMPOUND PLAN	Rev
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Scale 1:100

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