

CONSTRUCTION TRAFFIC MANAGEMENT PLAN NEW BUNGALOW HOUSING AT
BROADOAK ROAD WYTHENSHAW MANCHESTER M22

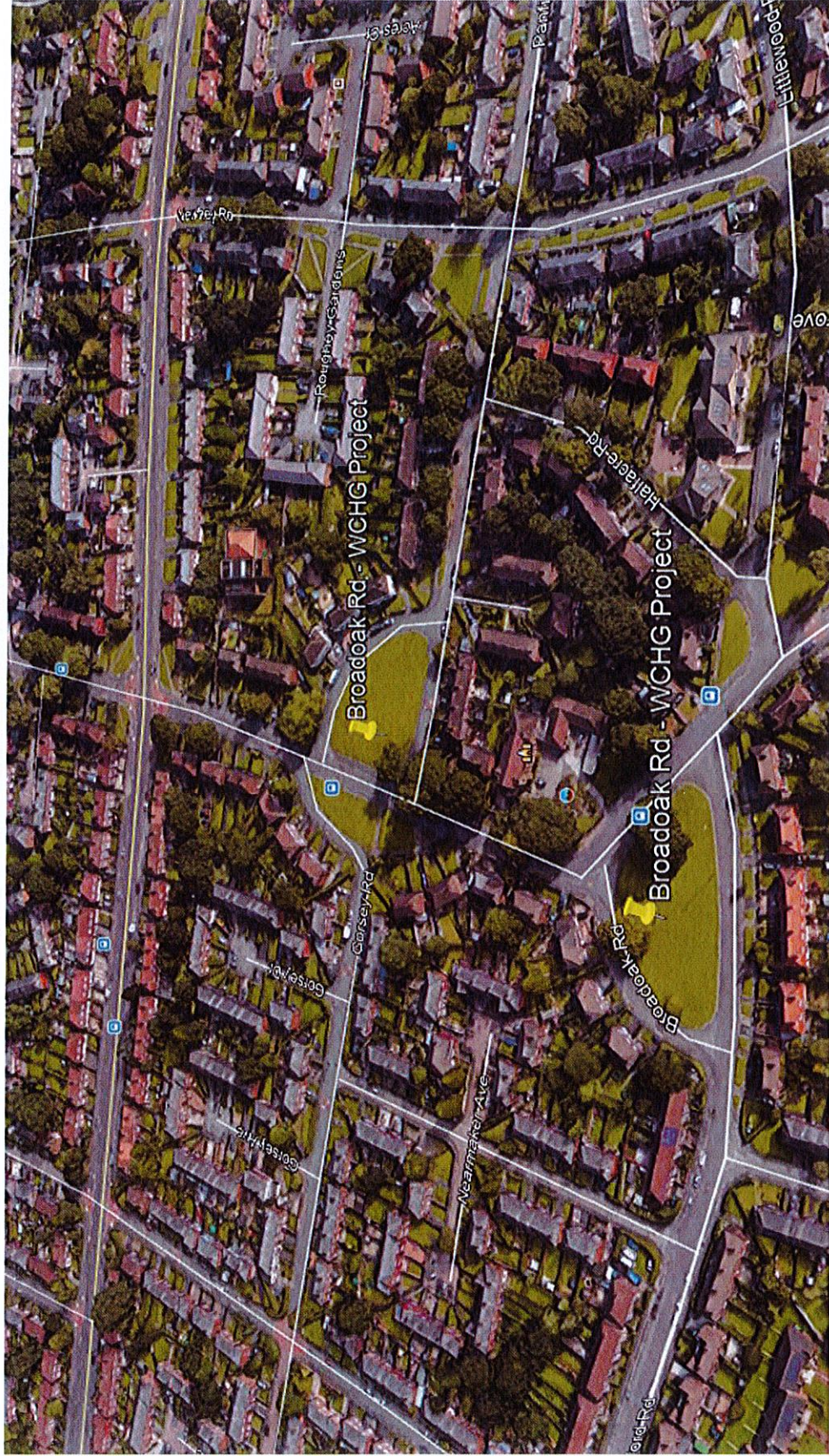
- SITE ADDRESS – Broadoak Road site 1 and site 2 Wythenshawe Manchester M22 9WE.
- Brief Description of Works – Erection of seven number bungalows over 2 small sites on Broadoak Road, site 1 has 4 units and site 2 has 3 units all with garden areas, car parking and associated boundary treatments.
- Work Programme – Duration 40 weeks, date of possession 16th March 2020, Planned completion 18th December 2020
- Site operating days and hours- Monday to Friday 8.00 am until 5.00 pm
- Routing of construction traffic- All deliveries of plant, equipment and materials will be by Broadoak Road. Via the M56 EXIT 4 towards Wythenshawe, Left onto Simonsway (signs for Sharston/Wythenshawe Centre/Moss Nook), Turn Left onto Greenwood Road, Right onto Hollyhedge Road, Then Right onto Broadoak Road avoiding the Wythenshawe Civic Centre at the junction of Broadoak Road and Poundswick Lane
Construction operatives and site visitors will access by Broadoak Road. (See appendix 1 Google Maps route planner)
- Moving Vehicles on and Off Site- Vehicles will arrive at Site 2 via one way system of Panfield Road and pull over in identified waiting area before being called forward under strict control of a banks persons/ vehicle controllers the vehicle will be reversed on to site and unloaded before being released onto the one way Panfield Road again under strict control of banks persons/vehicle controllers.
Vehicles will arrive at SITE 1 via Broadoak road and pull over in identified waiting area before being called forward under strict control of a banks persons/ vehicle controllers the vehicle will be reversed on to site and unloaded before being released onto the
(see appendix 2 and 3 site plans)
- Vehicles accessing site- Deliveries will be kept to a minimum as the site areas are small with a 3 bungalows development on site 1 and 4 bungalow development on site 2.
- Time restrictions on all deliveries and collections- These will be set to avoid peak times after 09.30am and before 16.30 pm. These times will be sent out with all orders and enforced by the site management
- Vehicle wheel wash facilities- Hard standing will be provided at site entry, Plant will be unloaded and collected within site boundary. Hose pipe/stand pipe within site delivery area.

- Arrangement for co-ordinating and controlling delivery vehicles- The site manager will co-ordinate the deliveries on a daily basis his contact details will be with all orders and instructions to contact the site 30 minutes before arrival. The site manager is responsible for controlling all deliveries and collections to minimise the impact and potential disruption to residents and business users in surrounding areas as far as reasonably practicable.
- Contractors and Visitors car parking- Due to tight nature of the site parking will be on public highways in compliance of the highways code. Wherever possible contractors will be encouraged to vehicle share.
- Waste/ Spoil removal- Time restrictions and banks person/vehicle controller controlled. Spoil will be removed with grab wagons and general waste will be by licensed skip company.
- Utility services to site- Gas- Cadent, Electric- ENWL, Water-UU, BT/OPENREACH, VIRGIN.
- Liaising with and dealing with potential complaints from residents and businesses- The site manager is responsible for the daily issues on and around site. The project management team will be available if requested by the site manager. PJ Services Limited will issue all residents and local businesses with a letter drop informing them of details of the works during the course of the programme and in addition a contact number and name for any on site complaints or information regarding the project.
- There will also emergency contact signage displayed directly onto the hoardings to contact PJ Services Limited site Management team. Considerate Contractors Scheme signage with Site Managers Contact Details displayed.
- All activities will be kept within the site curtilage to minimise the potential impacts on the local area, residents, businesses and general public were practicable how ever this may be unavoidable at times.
- **Site Manager Julian Holehouse 07854 950693 julian@pj-services.com**
- **PJ Services Offices 01204 398987**

WYTHENSHAW COMMUNITY HOUSING TRUST – BROADOAK ROAD - HOUSING DEVELOPMENT SITES

SITE LOCATIONS – Site 1 to the North & Site 2 to the South

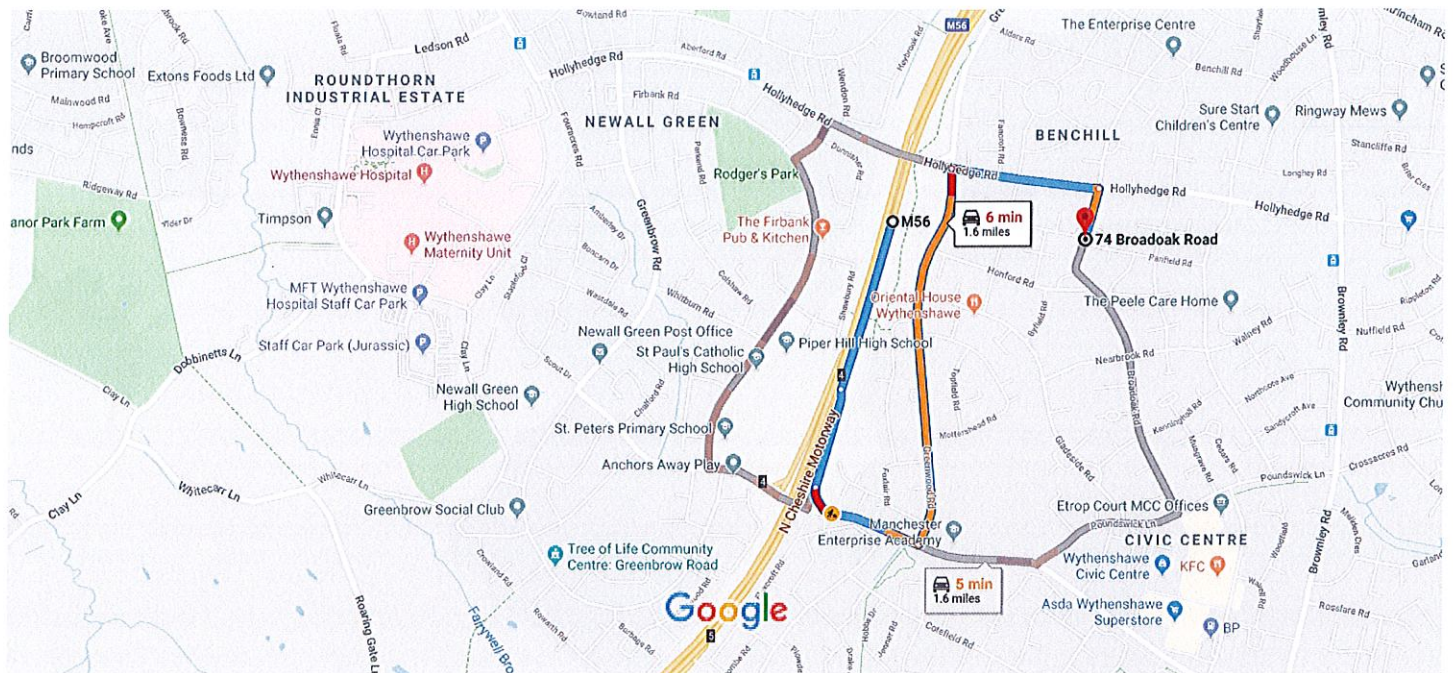
Google Earth Image – June 2019 - Note the images may not reflect current conditions in the neighbourhood



For further details of the Sites refer to the Principal Designer Photographs in the Pre-Construction Information Pack.



M56 to 74 Broadoak Rd, Wythenshawe, Manchester Drive 1.6 miles, 6 min
M22 9WE



Map data ©2020 200 m

M56

- ↑ 1. Head south on M56
0.3 mi
- ↘ 2. At junction 4, exit towards Wythenshawe
0.2 mi
- ↙ 3. Turn left onto Simonsway (signs for Sharston/Wythenshawe Centre/Moss Nook)
0.2 mi
- ↙ 4. Turn left onto Greenwood Rd
0.6 mi
- ↗ 5. Turn right onto Hollyhedge Rd
0.2 mi
- ↗ 6. Turn right onto Broadoak Rd
463 ft

74 Broadoak Rd

Wythenshawe, Manchester M22 9WE

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



WELFARE
SITE OFFICE

PEDESTALIAN GATE

SITE COMPOUND

SITE FENCING

BROAD OAK ROAD

RP A

New Vehicle Crossing

52.3m

58.07

60.98

1:1000

387980N
382360E

382380E

382400E

382420E

387900N

382380E

382400E

382420E

387880N
382340E

382360E

382380E

382400E

2.00mm High timber fence

New trees
387860N
382280E

382300E

382300E

382300E

387840N

387820N

387800N

387780N

382280E
387760N

382300E

382300E

382300E

VEHICLE WAITING ZONE

PEDESTALIAN GATE

SIT COM

T2-B1

T1-B1

CEZ Fence to be adjusted under arboricultural supervision

HONFORD ROAD

OVERHEAD TELEPHONE CABLE

EA/S LEVEL 27.63
ROAD LEVEL 28.11

EA/S LEVEL 27.63
ROAD LEVEL 29.72

EA/S LEVEL 27.63
ROAD LEVEL 29.72

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Existing tree to be removed

Low level wall & railings to front/side

New footpath

New Vehicular Crossing

New footpath

TP retain Approach 1