Temporary Site Compound

At

Winterman Road

Arrowfield Estate

Manchester

For

Southway Housing Trust

2nd May 2012

1. Background

1.1 Capita Symonds have been appointed by Southway Housing Trust to carry out comprehensive environmental improvements to their housing stock.

1.2 In order to facilitate works Southway Housing Trust require planning permission for the construction of a temporary secured site compound at the grassed area at the junction of Winterman Road and Arrowfield Road.

2 Site Description

2.1 The site consists of a large open space of green land.

3 Design

31. Proposed is the designation of an area for a secure compound for a temporary period from June 2012 to March 2013. The area would measure approximately 500m2 and would comprise of upto 5 storage cabins, a site office, toilet block, canteen and generator (housed in container) secured by Herras Fencing at 2.0m high (with associated vehicle and pedestrian gated access). Each of the cabins would be positioned on top of a new temporary substrate of crushed stone to keep existing highways clean and free of dirt following deliveries etc.

3.2 Each cabin would be steel, blue in colour, 20ft x 8ft x 8ft and fully lockable.



Above: Proposed cabin

4 Use

4.1 The lockable cabins would be used for temporary storage of plant, equipment and materials in connection with the delivery of comprehensive environmental improvements to the Arrowfield Estate and surrounding area consisting of housing stock owned by Southway Housing Trust. There is also provisions for an office, canteen, generator room and separate toilet block and an area for storage of green waste excavated from the properties. The road network is very narrow and this facility of waste storage and subsequent separate removal is required to eleviate traffic congestion with the estate

5 Amount

5.1 5 cabins, office, mess room, generator room, separate toilet block, storage area for flags etc and green waste storage area.

6 Layout

6.1 The proposed scheme would be a simple layout which creates a clean and tidy temporary compound. Heras fencing to segregate the compound area, which creates a defensible space and a centralised location to deliver estate wide environmental enhancements.

7 Access

7.1 Controlled vehicle access to the site compound would be from the highway.

8 Security

8.1 The site compound and area will be secured by a temporary fence and gate.

9 Landscape

9.1 There will be no impact on the landscape.

9 Conclusion

9.1 The proposed development would introduce a site compound to an area of land that is of the appropriate scale and location with a existing vehicle access point. The proposal would be clean and tidy ensuring minimal impact on the surrounding area.