

**Report Title****Construction Phase  
Traffic Management Plan****Property Address**

Joe McBain Avenue  
Moresby Parks  
Whitehaven  
CA28 8EA

**Client**

Energy Coast Property Services

**Our Reference**

24-471r002

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## INTRODUCTION

The purpose of this report is to present the construction phase traffic management arrangements associated with the construction of a new warehouse facility at Joe McBain Avenue, Moresby Parks, Whitehaven, CA28 8EA thereafter known as 'The Site'.

The report has been prepared for the purposes of planning and discharge of planning conditions associated with the construction phase works.

## THE WORKS

The works are to be undertaken in phases for the construction of the facility and phases are presented below.

1. Earthworks and landscaping
2. Entrance, foundations and shed erection
3. External works, fit out and handover

The following paragraphs describe activities associated with the above phases.

### Phase 1 - Earthworks and Landscaping

- Initial mobilisation to the site, creation of welfare facilities and offloading of plant and equipment.
- Topsoil strip and stockpiling
- Subsoil strip and stockpiling
- Creation of road box associated with site entrance
- Creation of construction formation
- Placement of compacted stone
- Creation of attenuation pond
- Construction of onsite drainage
- Reinstatement and landscaping

## **Phase 2 - Entrance, foundations and shed erection**

- Completion of site entrance and associated initial infrastructure into site
- Excavation and placement of concrete foundations to facilitate shed erection
- Erection of steel frame
- Cladding of steel frame
- Creation of drainage outfall to existing surface water drain.
- Creation of foul outfall to existing foul drain
- Installation of services

## **Phase 3 - External works, fit out and handover**

- Completion of external works, hardstanding and car parking
- Erection of bin store
- Installation of floor to warehouse
- Installation of doors to warehouse
- Internal fit out
- Erection of fences and gates to property
- Signage installation.

## **WORKS PROGRAMME**

It is proposed that the following times are to be adopted for working on site.

Weekdays	Monday to Friday	7:00am to 7:00pm
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Weekends	Saturday	7:00am to 12:00pm
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## ROUTING OF CONSTRUCTION VEHICLES

Construction vehicles shall travel via the A, B and C class roads servicing the site. Existing restrictions on the C4006 north of the site entrance towards Moresby Parks, will restrict vehicles coming from the north, therefore the approaches for delivery will come from the south on the C4006 before turning into Joe McBain Avenue and the site.



Temporary site signage shall be erected to direct construction traffic too and from the site.

## **SITE ACCESS**

During all phases of the works, site access shall be controlled and a traffic coordinator shall be employed to ensure that the works are undertaken in accordance with this traffic management plan and enforced. This shall include site security and appropriate measures to prevent vehicles entering the site during non working hours unless by prior arrangement.

### **Phase 1 - Earthworks and Landscaping**

Initial access shall be obtained from Joe McBain Avenue east of the existing entrance to the Cumberland Council access. Temporary traffic restrictions will be placed around the site and on Joe McBain Avenue to prevent parking and allow sufficient access to and from the site safely.

The initial access shall allow the off loading of earthworks equipment to allow the formation and construction of the road box for the permanent access.

Once this has taken place, materials shall be delivered to allow the creation of the permanent access and allow HGV movements too and from the site allowing for turning on the site.

The site and associated plateau shall be constructed from the entrance back to the north end of the warehouse, with all excess materials remaining on site and stockpiled in agreed locations. No materials are leaving the site. Any wagons shall be covered on exit.

A total of around 35-50 wagon movements will be required to deliver stone to the site over a 5-10 day period. Additional vehicle movements would involve the offloading and reloading of plant and equipment as well as workers' vehicles on a daily basis.

Parking of workers' vehicles shall be undertaken on the closed section of Joe McBain Avenue and/or on site.

Wheel cleaning facilities shall be available at the site entrance. This shall be a proprietary wheel cleaning system.

Regular sweeping of private and public roads shall be undertaken.

## **Phase 2 - Entrance, foundations and shed erection**

Access shall be provided by the newly formed site entrance with the completion being undertaken before the delivery of the steelwork for the shed and arrival of cranes to facilitate erection. All offloading shall take place within the demise of the site and all vehicles shall leave the site in a forward direction.

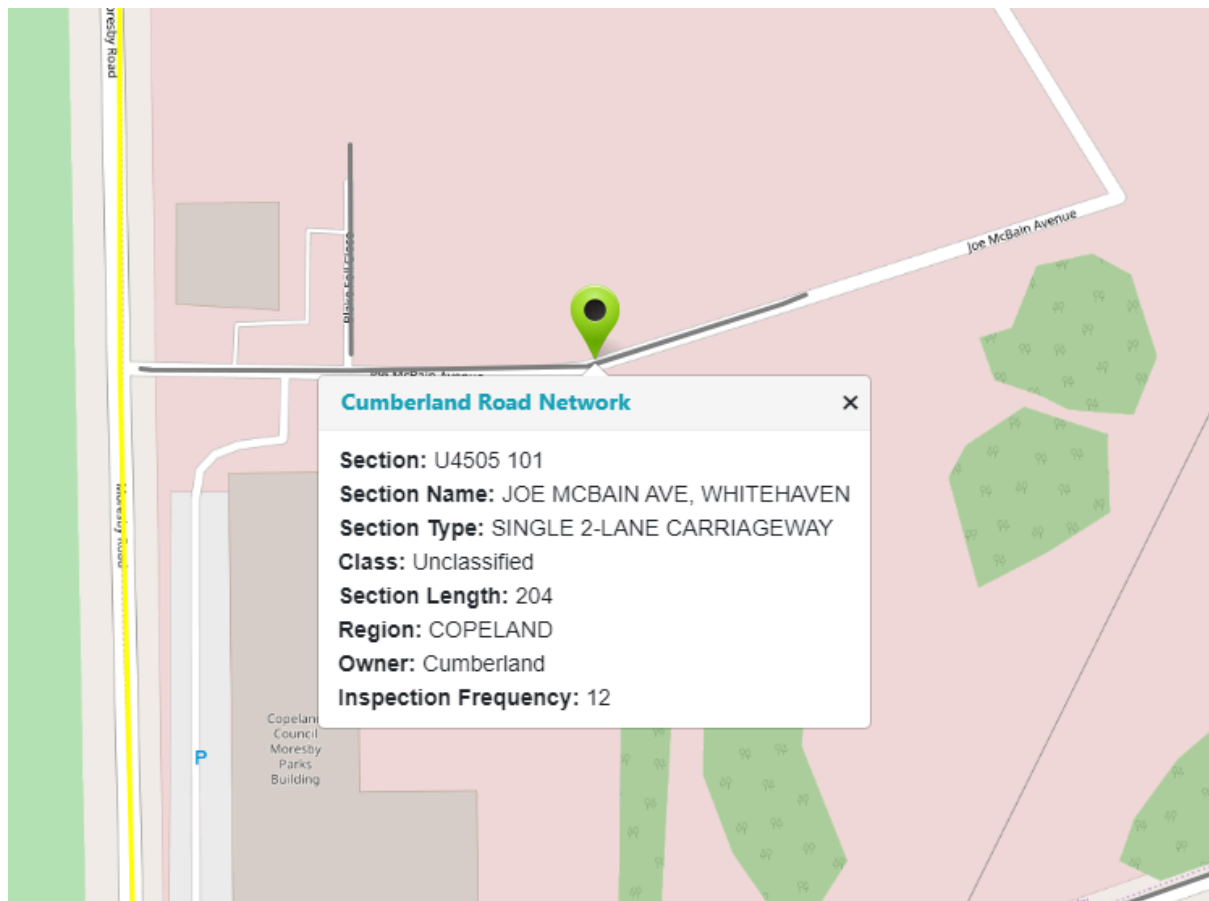
## **Phase 3 - External works, fit out and handover**

Access shall be provided by the newly formed site entrance. All offloading shall take place within the demise of the site and all vehicles shall leave the site in a forward direction.

## PUBLIC HIGHWAY

It is noted that only part of Joe McBain Avenue [U4505] is in public ownership and applications will be made for the following works to be undertaken which affect the public highway.

- Temporary traffic order to remove Cumberland Council workers cars from parking on road



Extract from Definitive Map, Cumberland Council.



## UTILITY WORKS

Utilities shall be installed to the site from the local supplies. All works shall be undertaken by Statutory Undertakers under licence and the following summary is offered associated with the connections and the impacts on the surrounding roads.

Gas	Not applicable
Electricity	From adjacent sub station
BT	From adjacent footway
Water	From adjacent footway
Sewer	Not affecting public highway
Surface Water	Not affecting public highway

## WELFARE, PARKING AND SITE CABINS

Welfare, parking and site cabins shall be installed in the land owned by the developer adjacent to Joe McBain Avenue and shall be used from the initial start up.

## EMERGENCY VEHICLES

Given the proximity to local depots for fire and ambulance services, we consider that the emergency vehicles shall gain access to the site without special requirements.

## SURFACE WATER MANAGEMENT

It is proposed that existing and proposed drainage shall be adopted on site during the works with the permanent SUDS pond adopted for silt mitigation during the works. Until all earthworks are complete, the outfall to the main drain shall not be made or in use to limit silt laden water entering the drains.