

DARLING ASSOCIATES
ARCHITECTS

Construction Management Plan

PLANNING CONDITION 06

Site 2 - JDE

Ruscote Avenue, Banbury

June 2022

Revision A



Condition 06

Overview

Prior to the commencement of development, a construction traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out and undertaken in strict accordance with the approved details.



CONSTRUCTION TRAFFIC MANAGEMENT PLAN

Site: Phase 2, JDE, Ruscote Avenue,
Banbury, OX16 2QU

Client: Paloma I (Industrial I) Unit Trust

Quantum



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REVISION & ISSUE HISTORY

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Internal	D					
Internal		Rev 1				Refined project scope
Client			Rev 2			Error Correction

D = Draft for Consultation. Otherwise Revision Number



Introduction

This Construction Traffic Management Plan has been prepared by Quantum Construction Ltd on behalf of Paloma I (Industrial I) Unit Trust in relation to recently permitted development at the Jacob Douwe Egberts (JDE) site on Ruscote Avenue Banbury.

Specifically, the document has been prepared to discharge Condition 6 of the planning permission. The requirements of the condition relate specifically to matters concerning the effect of construction activity on the local highway network.

Site location

The site is located to the Northwest of the JDE site, approximately 2 kilometres to the West of the M40 motorway and 1 kilometre to the North of Banbury's Centre. The JDE site is fenced and bounded to the north by Ruscote Avenue.

To the West of the site there is a residential area and to the North a retail and industrial zone.

Construction activities are located to the Northern side of the JDE site in an area which is a mixture of carparking, open land and an office building

Development

Development comprises the demolition of an existing four storey office building and the extension of car parking facilities.

Construction Traffic Management Plan (CTMP)

This CTMP has been prepared with reference to Condition 6 of the planning permission, which states:

“Prior to the commencement of development, a construction traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out and undertaken in strict accordance with the approved details.”

In summary, this CTMP addresses the following matters: -

- Forecast number and type of vehicles accessing the site during the construction period;
- Routes for construction traffic;
- Arrangements for the turning of vehicles;
- Any necessary temporary traffic management matters;
- Measures to protect vulnerable road users (cyclists and pedestrians); and
- Methods of communicating the CTMP to the relevant stakeholders.



Construction Site Access

This section sets out the details of the construction phase access arrangements. Vehicle access to the site will be achieved via Ruscote Avenue using the existing Northern entrance to the JDE site between Longelandes Way and Beaumont Road.

Drivers will be made aware of access arrangements in advance of driving to the site. Drivers will be encouraged to approach site from an Easterly direction to reduce the impact on the road network in the residential area.

For safe egress from site, drivers will be directed to turn left and utilise the Longelandes Way/ Ruscote Avenue round about to travel in an Easterly direction.

Management of Deliveries

Due to the relatively low number of vehicles associated with the construction phase at the site, there is not anticipated to be any delay to background traffic.

To further reduce impact on the local network deliveries shall be pre planned to avoid peak travel periods.

Management of Contractors

Construction compounds will be set up on the area of work and will likely include a site office, areas designated for loading and unloading and parking provisions.

Approximately 20 construction workers are anticipated to be required on site on a typical day. This may increase slightly during periods of peak construction activity. An appropriate number of car parking spaces for construction workers and visitors will be provided within the site compound or allocated within the wider JDE car park.

No parking by contractors, visitors or delivery vehicles will be permitted on the local highway network at any time during the construction phase.

All visitors will be advised of parking and travel arrangements in advance of travelling to the site.

Quantum Construction will monitor that parking is taking place in the designated areas on a regular basis.



Construction Vehicle Trip Generation

It is anticipated that the construction phase will last for approximately 30 weeks. Construction activities will be carried out Monday to Friday between 7:00 and 18:00, and between 7:00 and 17:00 on Saturdays. No construction activities will occur on Sundays or Public Holidays.

The construction period will include the use of HGVs to bring equipment onto the site and this will be strictly managed to ensure that vehicle movement is controlled, kept to a minimum and avoids peak travel periods. In the unlikely event that an abnormal load is required, the Highway Authority will be informed, and all relevant licences will be obtained.

Deliveries to the site shall be reported to Quantum Construction.

Trip Generation

The Heavy Goods Vehicle (HGV) movements forecast to be generated during the construction phase are set out in table 1 below.

Table 1 HGV Vehicle Trip generation

Activity	Type of Vehicle	Total Number of Deliveries
General Materials	10m rigid and 16.5m articulated	300 (600 two-way movements)
Cart away and Concrete	10m rigid	300 (600 two-way movements)
Plant	Low loader, Max 16.5m Articulated	10 (20 two-way movements)
Total		610 deliveries (average 4 deliveries per day or 8 two way movements per day)*

**Deliveries taking place over a 30 week period (150 working days, excluding Saturdays to be robust)*

Management and Mitigation Measures

The following management and measures will be employed on site to ensure that the movement of construction vehicles will not be of detriment to the operation of the local highway network.

Quantum Construction will be responsible for the implementation of this CTMP
Quantum will be responsible for the following:

- Implementing all measures within this document
- Communicating the CTMP and it's measures to all staff and visitors
- Ongoing monitoring of the CTMP



Quantum will introduce measures to minimise the impact resulting from construction activities, including:

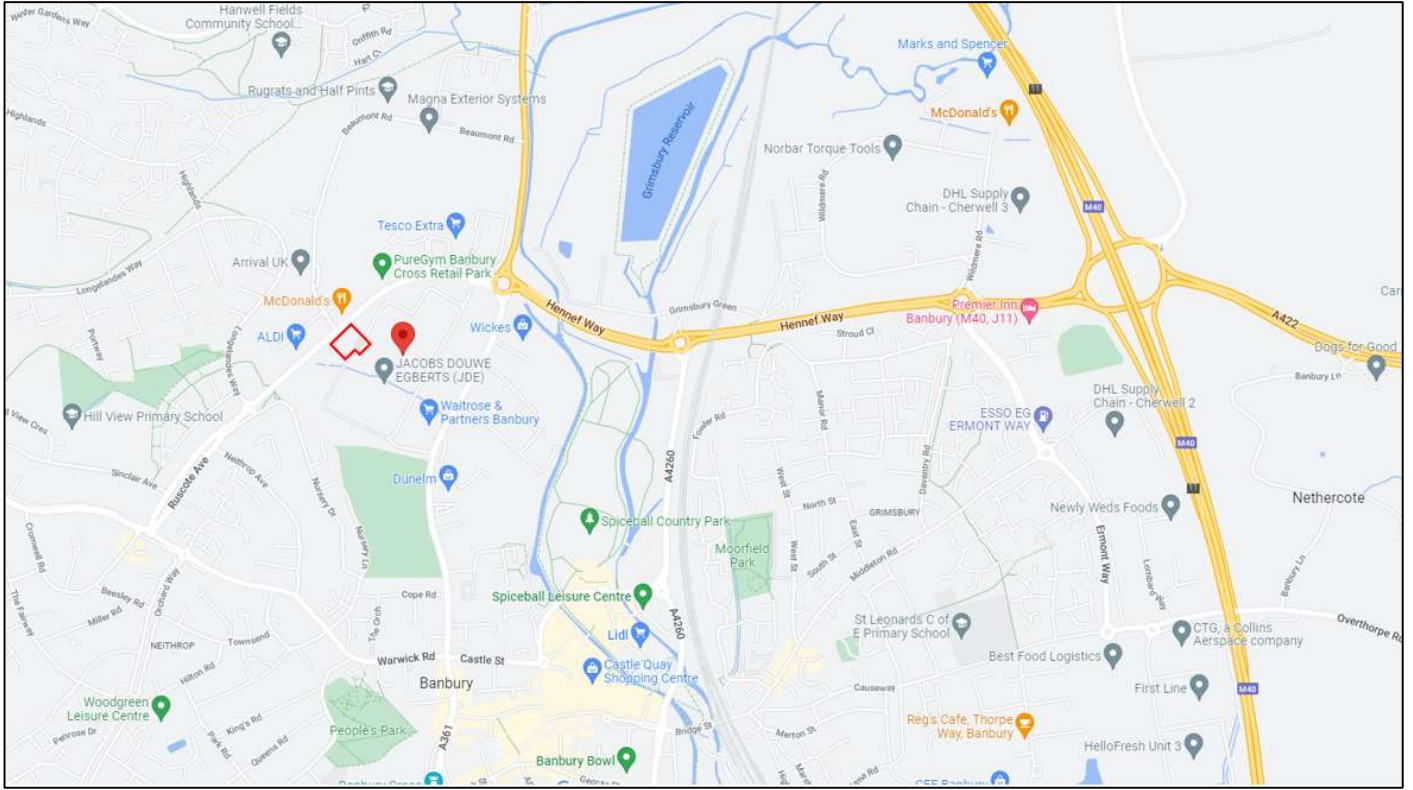
- Provision of CTMP details to visitors in advance of delivering to the site
- Arranging deliveries to reduce the amount of vehicular activity at any one time
- All deliveries will be consolidated where possible to reduce the number of construction vehicles required to visit the site.
- A suitable compound area will be set up on site including appropriate parking spaces and facilities to encourage operatives to remain on site during break periods
- Mitigating the amount of debris/dirt and ensuring roads stay clean by undertaking the following processes:
 - Ensuring that as ground is reduced to level it will be capped with clean stone, working into the site. This ensures that the wagons driving into the site are driving on clean stone, reducing any dirt transferal to the highway network.
 - In the event of bad weather or the transferal of dirt to the roads, this will be handled either by hand sweeping minor debris or by using a road sweeper to remove any major debris
 - If the situation worsens a jet wash would be utilised to clean off vehicle wheels before exiting site
- The construction site will be secured at all times with 'Heras' fencing
- A requirement for vehicle engines to be switched off when not in use.
- Wetting down or spraying of areas with water as and when conditions dictate to prevent the spread of dust
- Vehicles carrying waste material off-site to be sheeted
- A noticeboard will be provided at the access with contact details of key Quantum personnel.
- Use of carriers who operate industry recognised safety standards such as FORS and CLOCS



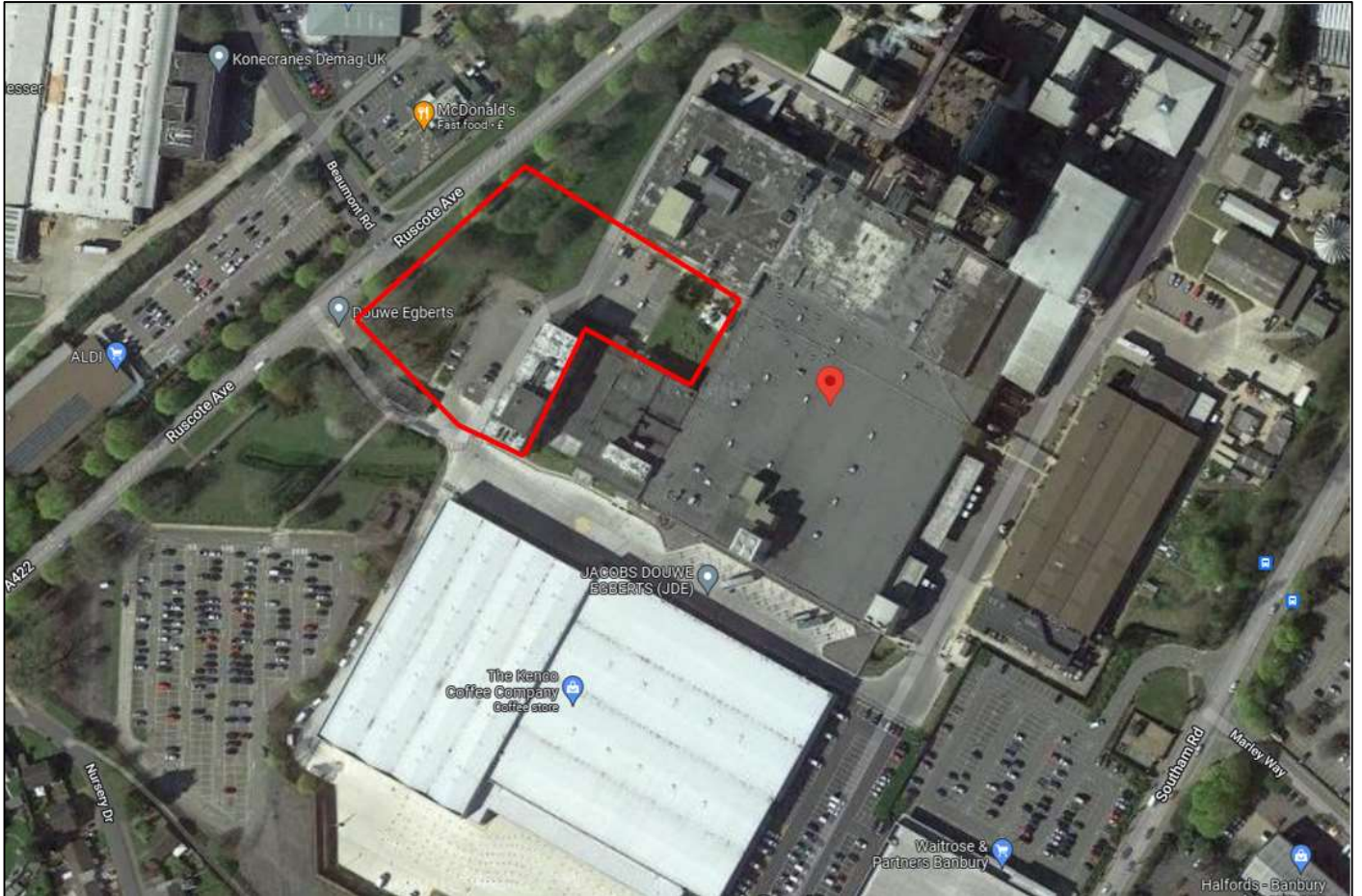
APPENDICES



Site Location



Site Plan



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