

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX



Prepared for: Hanslink Ltd
Ref: 002_8230747_IK_CTMP

Document History

Issue	Date	Description	Prepared By	Checked By
1	8 Dec 23	First Issue to the Client	I Kalaras	A Davey
2	23 Oct 24	Updated with Client comments and Revised Plans	I Kalaras	A Davey

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1.0 Introduction

- 1.1 This Construction Traffic Management Plan (CTMP) has been prepared by Glanville Consultants on behalf of Hanslink Ltd, to discharge Condition 7 attached to the Decision Notice issued pursuant to planning application ref. 230743, which was granted planning permission on 28 September 2023. The planning application description is as follows:

"Full application for the proposed creation of a mixed-use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 14 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building."

- 1.2 Condition 7 is worded as follows:

"Construction Management – No development shall take place, including any works of demolition, until a Construction Method Statement and Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors,*
- ii. loading and unloading of plant and materials,*
- iii. storage of plant and materials used in constructing the development,*
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,*
- v. wheel washing facilities,*
- vi. measures to control the emission of dust and dirt during construction,*
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works*
- viii. no deliveries outside the permitted working hours*
- ix. Best practice for use of machinery on site e.g. no idling of engines when equipment not in use etc*
- x. lorry routing*

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6."

- 1.3 This CTMP considers the matters outlined in Condition 7, including routing and parking of construction vehicles during the construction phase, the loading and unloading of plant and materials, as well as mitigation measures to safeguard the infrastructure in the vicinity of the site during construction.
- 1.4 It is anticipated that this CTMP will be updated once a contractor has been appointed to undertake the works and therefore, exact details regarding the timing, frequency and type of vehicles expected to access the site during the construction phase will be confirmed at a later date.
- 1.5 This CTMP aims to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times.

2.0 Site Description and Consented Development

Site Description

Existing Site

- 2.1 The site is situated in the centre of Woodley, on Library Parade. The site fronts onto a pedestrianised area that links Library Parade with the Lidl car park. A location plan is provided at Appendix A.
- 2.2 The site comprises a two-storey building which accommodates three retail stores at the ground floor level and office space on the first floor. A service yard including car parking spaces is provided at the rear of the existing building.

Local Highway Network

- 2.3 The site is accessed from Library Parade, which is an approximately 5.5m wide single carriageway road which connects Headley Road to the north to the pedestrianised section of Crockhamwell Road, around 40m west of the site. Library Parade also leads to a delivery/servicing/parking area for the shops which front onto Crockhamwell Road. Parking and waiting restrictions are in place along most of Library Parade in the form of double yellow lines.
- 2.4 Headley Road is a single carriageway road, approximately 5.5m wide, that is subject to a 30mph speed limit. It connects to Reading Road and Beechwood Avenue via a mini-roundabout junction around 150m northwest of the site.
- 2.5 Reading Road is an approximately 6.3m wide single carriageway subject to a 30mph speed limit that connects to the A4, approximately 1.3km northwest of the site. To the west, the A4 runs as a dual carriageway and is subject to a 40mph speed limit. It connects to the A3290 at the Sutton Seeds Roundabout, approximately 2.7km northwest of the site.
- 2.6 The A3290 runs in a northwest / southeast alignment from Thames Valley Park to Winnersh Triangle where it meets the A329(M). The road is a dual carriageway and is subject to a 70mph speed limit. A329(M) connects to the M4 via the M4 Junction 10 further southeast. Therefore, the site has access to the Strategic Road Network (SRN).

Consented Development

- 2.7 The site has planning permission for the following:

"Creation of a mixed-use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 14 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building".
- 2.8 The rear service yard will be reconfigured to accommodate 10 car parking spaces, one covered bike store and two bin stores.

- 2.9 Subsequently, the site was subject to a S73 application ref. 241468 to vary condition 2 (Approved details) and delete condition 22 (Obscure Glazing) of planning permission ref. 230743, which was accompanied by revised floor plans. The S73 application was approved in October 2024 and the latest approved floor plans are attached to Appendix B.
- 2.10 The existing vehicle access off Library Parade will be modified to facilitate entry and egress to and from the rear service yard. A separate pedestrian access will be provided adjacent to the vehicle access to serve the rear of the existing retail stores and the new residential units.



3.0 Construction Vehicle Routing and Management

Construction Vehicle Routing

- 3.1 Construction vehicles will be routed to minimise, as far as is possible to do so, the impact on sensitive receptors such as local schools and villages.
- 3.2 It is proposed to route all HGVs via the SRN at the M4 and the A329(M), which as explained in paragraph 2.5, are accessible via Library Parade, Headley Road, Reading Road and then the A3290. A routing plan is provided at Appendix C.
- 3.3 Future contractors will be advised of the routing arrangements in place and construction vehicle routes and means of access to the site will be signed appropriately to the necessary standards/requirements.
- 3.4 All access to the site will be taken from Library Parade.

Management

- 3.5 A contractor to undertake the works has not yet been appointed. However, once appointed, the contractor will provide contact details (name, phone number) of both the Project Manager and Site Supervisor to Wokingham Borough Council (WBC) prior to the commencement of works.
- 3.6 The Site Supervisor will be responsible for deliveries and management of vehicles during the demolition and construction phases and will take responsibility for all on-site activities.
- 3.7 The Site Supervisor will also be responsible for liaising with the users of the adjoining retail and healthcare facilities throughout the construction phase, to ensure they are kept informed of any significant deliveries. Contact details of the Site Supervisor will be shared with the staff of the other facilities and a record kept of any issues raised and subsequent resolution.
- 3.8 A construction site layout plan is provided at Appendix E, demonstrating a proposed parking area for site operatives and visitors, loading / unloading and plant / material storage areas, and location of the security hoarding, which will likewise act as a barrier for dust, dirt and debris as far as is possible to do so. The hoarding will be regularly inspected by the Site Supervisor for any defects and replaced if any defects are found.
- 3.9 Following the appointment of the construction contractor further details regarding the construction site layout will be provided.
- 3.10 Deliveries to the site will be coordinated by the appointed contractor, ensuring that:
- All delivery and collection vehicles adhere to the proposed routing agreement;
 - Prior to a delivery or collection, hauliers notify the relevant authorities (Police, Highways Authority etc.) in accordance with the Road Vehicles (Authorisation of Special Types) Order 2003, if required;
 - Any HGVs are scheduled to avoid network peak hours and school pick-up/drop-off times where possible;
 - An appointment system will be put in place for collections and deliveries throughout the development of the site;
 - Deliveries will be consolidated, in order to reduce the number of deliveries to the site;

- All deliveries to the site will be received between the hours of 09:30 to 16:30 to avoid impact on peak hour traffic;
- Loading and unloading of deliveries will take place from within the site, ensuring that delivery vehicles will not need to stop and wait on the public highway;
- Construction vehicles will not park on any street within close proximity of the site; and
- Vehicles will not wait or idle run in the area in order to reduce congestion and vehicle emissions.

- 3.11 Construction vehicles will be required to park within the site to ensure that throughflow of traffic on Library Parade and the access road is not compromised.
- 3.12 A mix of HGVs, LGVs and private cars will access the site during the construction phase. The vehicles will be directed to a formalised on-site parking area. This will prevent vehicles needing to park at off-site locations.
- 3.13 Due to the small scale of the development, it is expected that few vehicles will travel to the site each day, likely to be in the region of 3-4 cars and vans per day during peak construction periods.
- 3.14 It is expected that few HGVs will travel to and from the site, only being utilised for transporting larger materials and therefore there are unlikely to be more than 1-2 two-way trips per day at any one time during peak construction activities.
- 3.15 Typical working hours are anticipated to be between 09:00-17:00 Monday to Friday, 09:00-12:00 Saturday and no working on Sundays and Bank Holidays.

4.0 Highway Management

- 4.1 Throughout the redevelopment of the site, appropriate signage, which accords with the necessary standards and requirements of the Highway Authority, will be provided along Library Parade in the vicinity of the site.
- 4.2 The pedestrianised area fronting the site will not be trafficked by construction vehicles and be carefully managed to minimise conflicts of pedestrians walking to and from the Lidl car park with construction activity.
- 4.3 A highway boundary plan obtained from WBC showing the extent of public highway in the vicinity of the site is provided at Appendix D. The plan shows that the site does not abut the public highway except for at its northwestern corner.
- 4.4 As shown at Appendix E, a crash deck will be installed on the northern, eastern and western elevations of the building to enable safe access to the ground floor retail stores throughout the works and ensure that pedestrian safety is not compromised by the works. An escape route covered by a crash deck will be provided at the rear of the building to facilitate immediate entry/exit from the site.
- 4.5 The scheme will include a monitoring regime to repair or replace any damaged or lost signage as necessary. All signage on the highway will adhere to relevant guidance including that set out in the Traffic Signs Manual.
- 4.6 It is anticipated that no road closures will be needed to facilitate construction of the site.

Highway Condition Survey

- 4.7 A before-work commencement highway condition survey will be undertaken and agreed with the Local Highway Authority.

Management of Dust and Debris

- 4.8 Measures to protect the public highway from dust resulting from construction activity will be implemented, such as ensuring that all construction vehicles are appropriately sheeted.
- 4.9 An area close to the site exit will be utilised for wheel washing prior to vehicles leaving site. A power washer will be used to wash off any mud from the vehicle's wheels, with excess mud / slurry being collected and disposed of.
- 4.10 The wheel wash station will remain on-site until the development is complete. The proposed wheel cleaning procedure will consist of:
- Before leaving the site, vehicles will be inspected for any heavy deposits left on wheels. If present, these will be removed manually.
 - Following inspection, all wheels are to be washed down using a high-pressure jet wash until clear of all deposits.
 - Vehicles will be permitted to leave site following approval of the appointed on-site manager that the above steps have been completed to a satisfactory standard.

- 4.11 Machine and wagon trafficking around the site will be kept to a minimum in order to reduce the effects of rain on 'broken' ground.
- 4.12 If this is not sufficient, a road sweeper will also be used in the immediate area which will be ordered directly by the appointed contractor.
- 4.13 Additional dust and dirt control measures will take place within the site including damping down. Any stockpiles of materials that are likely to generate windblown dust will be sheeted, wetted, or located to minimise potential nuisance.

Waste Disposal / Recycling

- 4.14 A number of skips will be provided on site where waste will be segregated with any recyclable materials to be removed to the nearest recycling centre.
- 4.15 A Site Waste Management Plan will be implemented to further encourage recycling and to monitor waste as a result of the construction works.

Parking

- 4.16 Construction staff using private vehicles to travel to the site will park their vehicles in the designated location within the site as illustrated at Appendix E, ensuring that construction vehicles will not park on the access road or parking areas associated with the adjoining facilities.
- 4.17 Staff working at the site will be encouraged to share their journeys to work where possible, to reduce parking pressure and reduce the number of vehicles on the site.
- 4.18 Vehicle and machinery engines will be switched off when not in use to reduce noise and emissions associated with the development.

Trip Suppression

- 4.19 In order to minimise the number of trips and deliveries to and from the site throughout the construction phase, materials which could be reused will be stored within a designated area on-site, for re-use at a later date.
- 4.20 This will help to both reduce vehicle movements and ensure that construction activity is undertaken in the most sustainable means possible.

Plant Materials

- 4.21 Vehicles entering the site will be directed to the vehicle laydown area as shown at Appendix E. Larger deliveries will be unloaded using forklifts and telehandlers. Materials will be stored within the designated material laydown area for tools and building equipment as indicated at Appendix E.

Liaison

- 4.22 Throughout the construction phase, the appointed contractors and development partners will keep a close dialogue with the local Planning and Highway Authorities to ensure that any issues around the construction phase are addressed quickly and the relevant authorities are aware of any abnormal loads travelling to and from the site, for example.



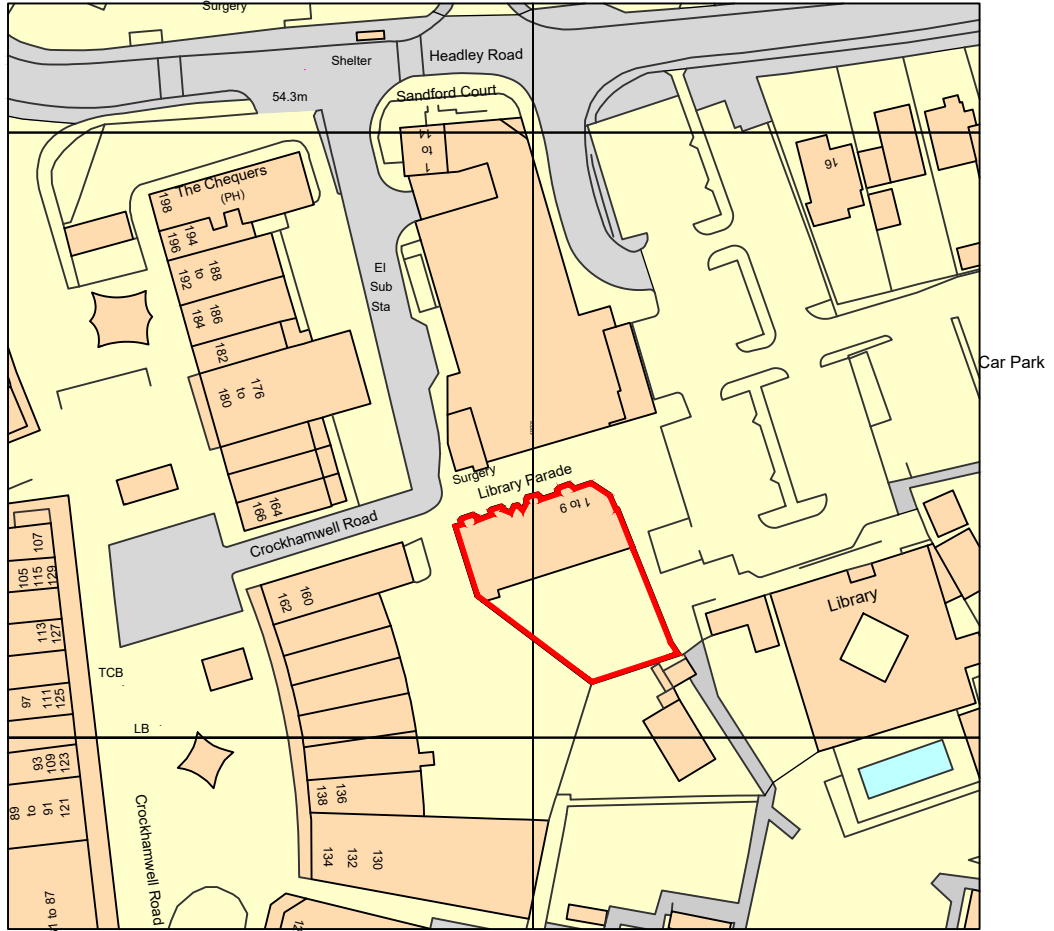
5.0 Summary

- 5.1 This Construction Traffic Management Plan (CTMP) has been prepared by Glanville Consultants on behalf of Hanslink Ltd, to discharge condition 7 attached to the Decision Notice issued pursuant to planning permission ref. 230743 for the redevelopment of land at Library Parade, Woodley, Wokingham, RG5 3LX to provide 14 residential apartments above the existing ground floor retail stores.
- 5.2 This CTMP demonstrates that construction and on-site activities will be appropriately managed throughout the construction phase of this development and will not have an adverse impact on the local highway network.



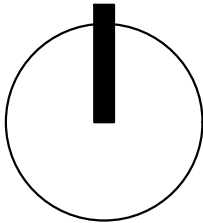
Appendices

Appendix A
Location Plan



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location plan



Scale 1:1250 @ A4 0 20 50 120

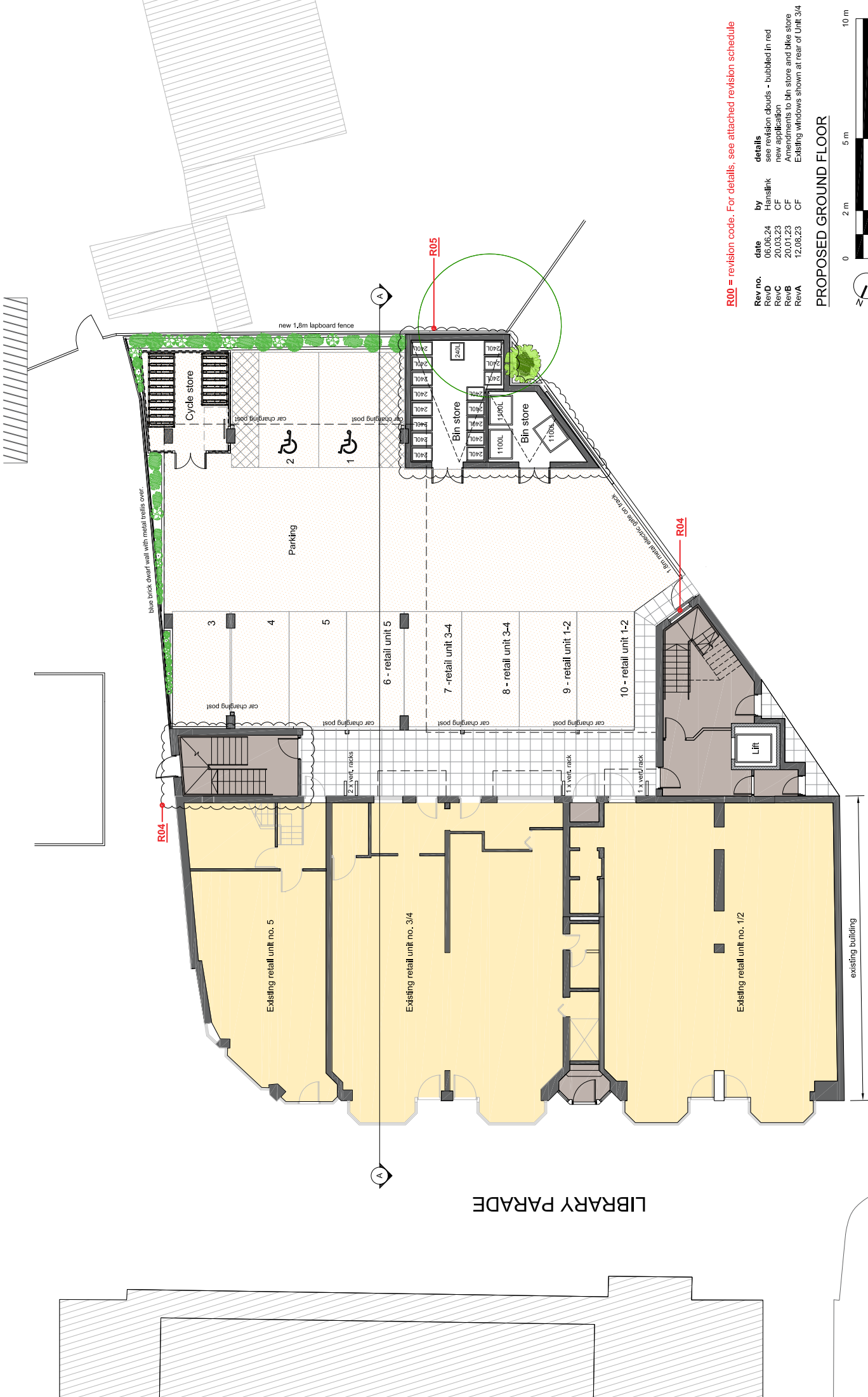
Hanslink Ltd

E-mail: c.franklin@hanslink.co.uk
m.07908 941251

project	drawing title	scale	date	drawn by	checked by
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client	drawing status	job no.	drawing no.	revision	
Hanslink Ltd	PLANNING	H16	PL01	A	

Appendix B

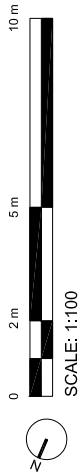
Consented Floor Plans



R00 = revision code. For details, see attached revision schedule

Rev no.	date	by	details
RevD	06.06.24	Hanslink	see revision clouds - bubbled in red
RevC	20.03.23	CF	new application
RevB	20.01.23	CF	Amendments to bin store and bike store
RevA	12.06.23	CF	Existing windows shown at rear of Unit 3/4

PROPOSED GROUND FLOOR

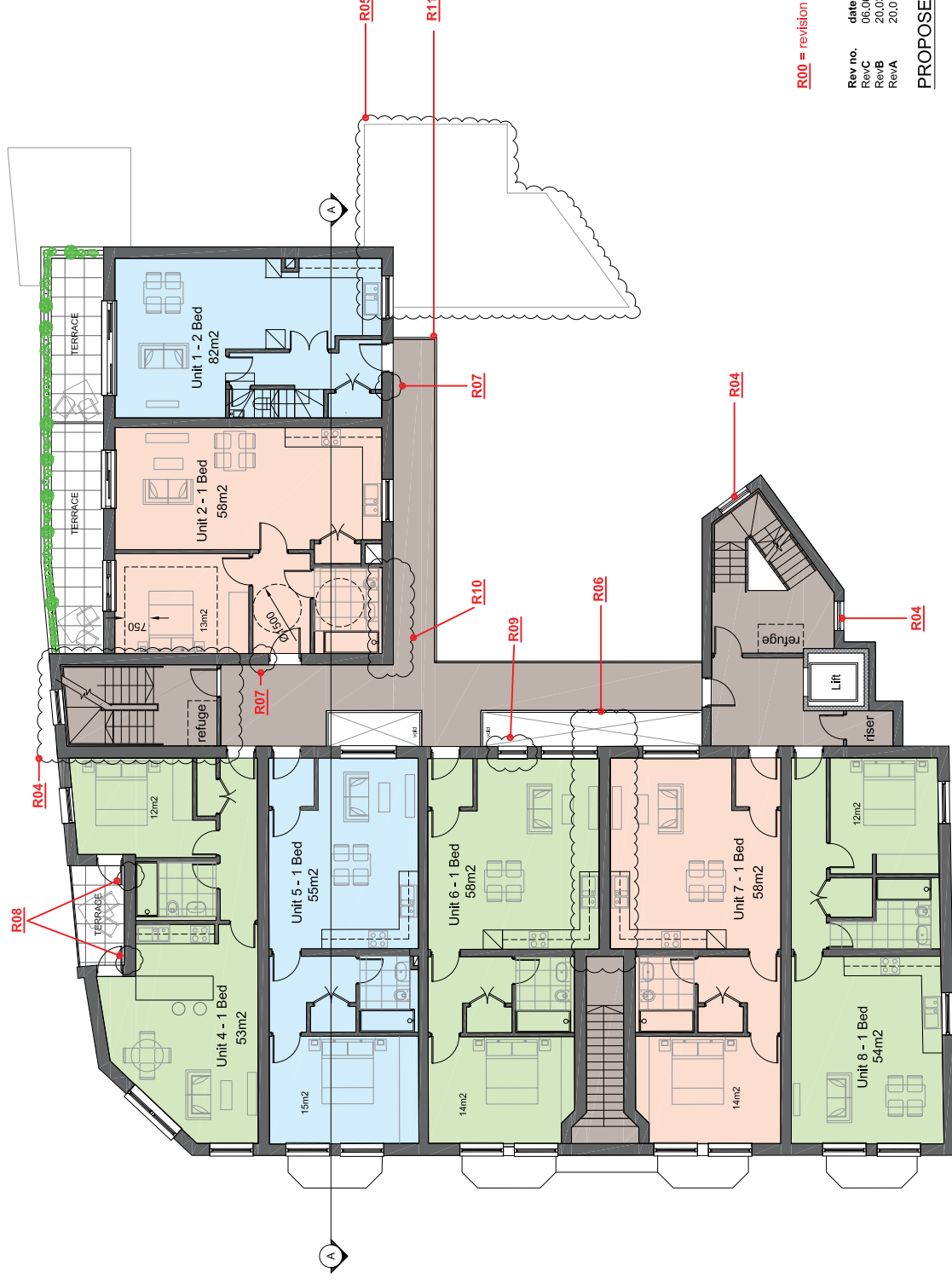


Hanslink Ltd E-mail: c.franklin@hanslink.co.uk m.07908 941251	project		drawing title	scale	date	drawn by	checked by
	Library Parade, Crockhamwell Road		Proposed Ground Floor Plan	1:100@A2	01.07.22	CbF	
	Woodley RG5 3LX						
client		job no.	drawing no.	revision			
Hanslink Ltd		H16	PL05	D			
		drawing status		PLANNING			

RESIDENTIAL ACCOMMODATION SCHEDULE

NAME	TYPE	GA m ²
1	2 bed duplex	82
2	1 bed	58
3	1 bed	58
4	1 bed	53
5	1 bed	55
6	1 bed	58
7	1 bed	58
8	1 bed	54
9	2 bed	75
10	2 bed	83
11	1 bed	50
12	1 bed	50
13	2 bed	78
14	2 bed	72

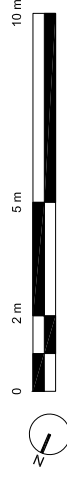
TYPE	QUANTITY
1 beds	9
2 beds	5



R00 = revision code. For details, see attached revision schedule

Rev no.	date	by	details
RevC	06.06.24	Hanslink	see revision clouds - bubbled in red
RevB	20.03.23	CF	new application
RevA	20.01.23	CF	Length of rear extension reduced

PROPOSED FIRST FLOOR



Hanslink Ltd E-mail: c.franklin@hanslink.co.uk m.07908 941251			
project	drawing title	scale	checked by
Library Parade, Crookhamwell Road Woodley RG5 3LX	Proposed First Floor Plan	1:100@A2	drawn by CbF
client	drawing status	job no.	revision
Hanslink Ltd	PLANNING	H16	PL06

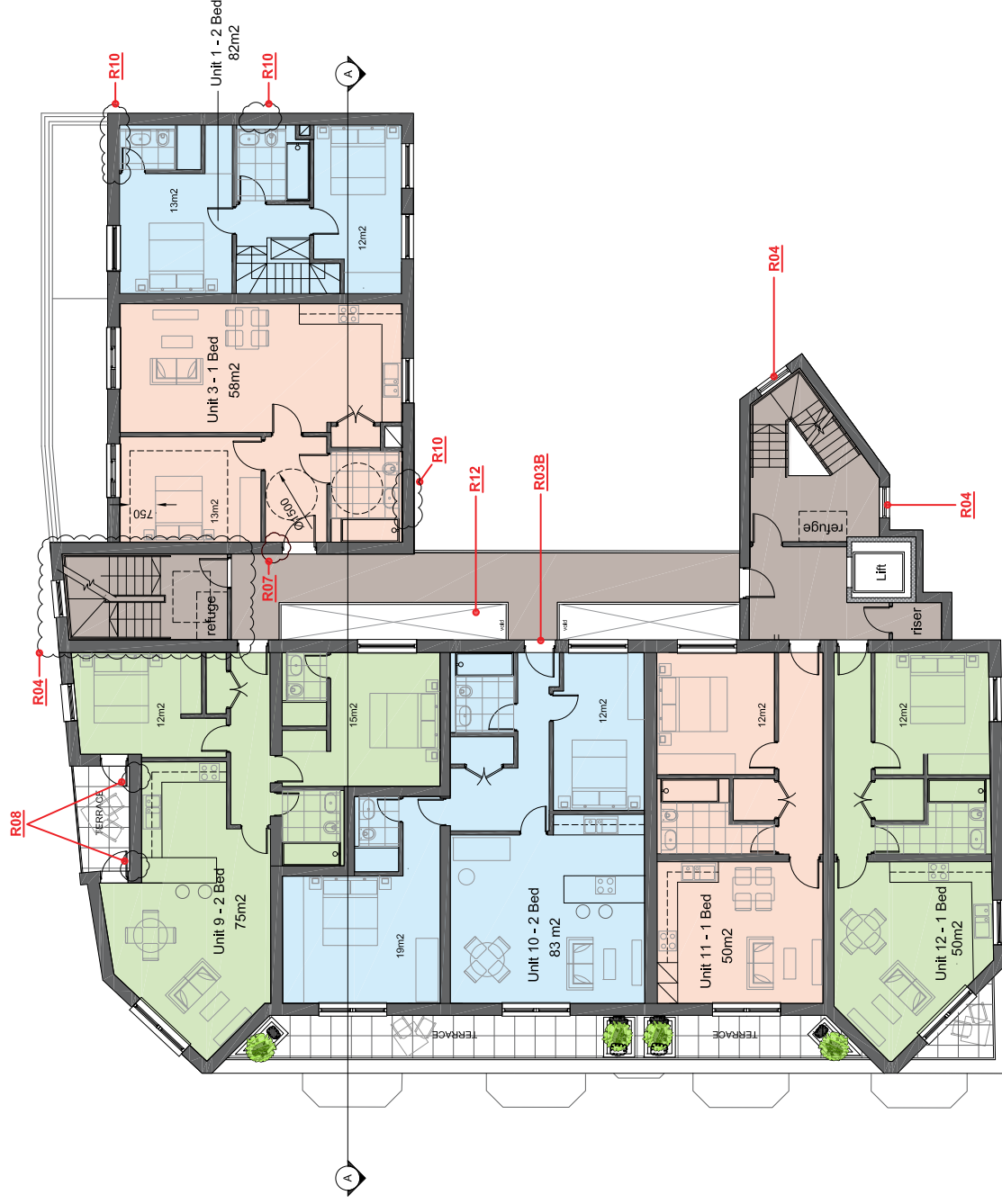
Hanslink Ltd

E-mail: c.franklin@hanslink.co.uk
m.07908 941251

RESIDENTIAL ACCOMMODATION SCHEDULE

NAME	TYPE	duplex	GJA m ²
1	2 bed	duplex	82
2	1 bed		58
3	1 bed		58
4	1 bed		53
5	1 bed		55
6	1 bed		58
7	1 bed		58
8	1 bed		54
9	2 bed		76
10	2 bed		83
11	1 bed		50
12	1 bed		50
13	2 bed		78
14	2 bed		72

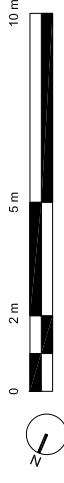
TYPE	QUANTITY
1 beds	9
2 beds	5



R00 = revision code. For details, see attached revision schedule

Rev no.	date	by	details
RevD	06.06.24	Hanslink	see revision clouds - bubbled in red
RevC	20.03.23	CF	new application
RevB	20.01.23	CF	Length of rear extension reduced
RevA	12.08.22	CF	Changes to apartment 01 windows

PROPOSED SECOND FLOOR



Hanslink Ltd

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RESIDENTIAL ACCOMMODATION SCHEDULE

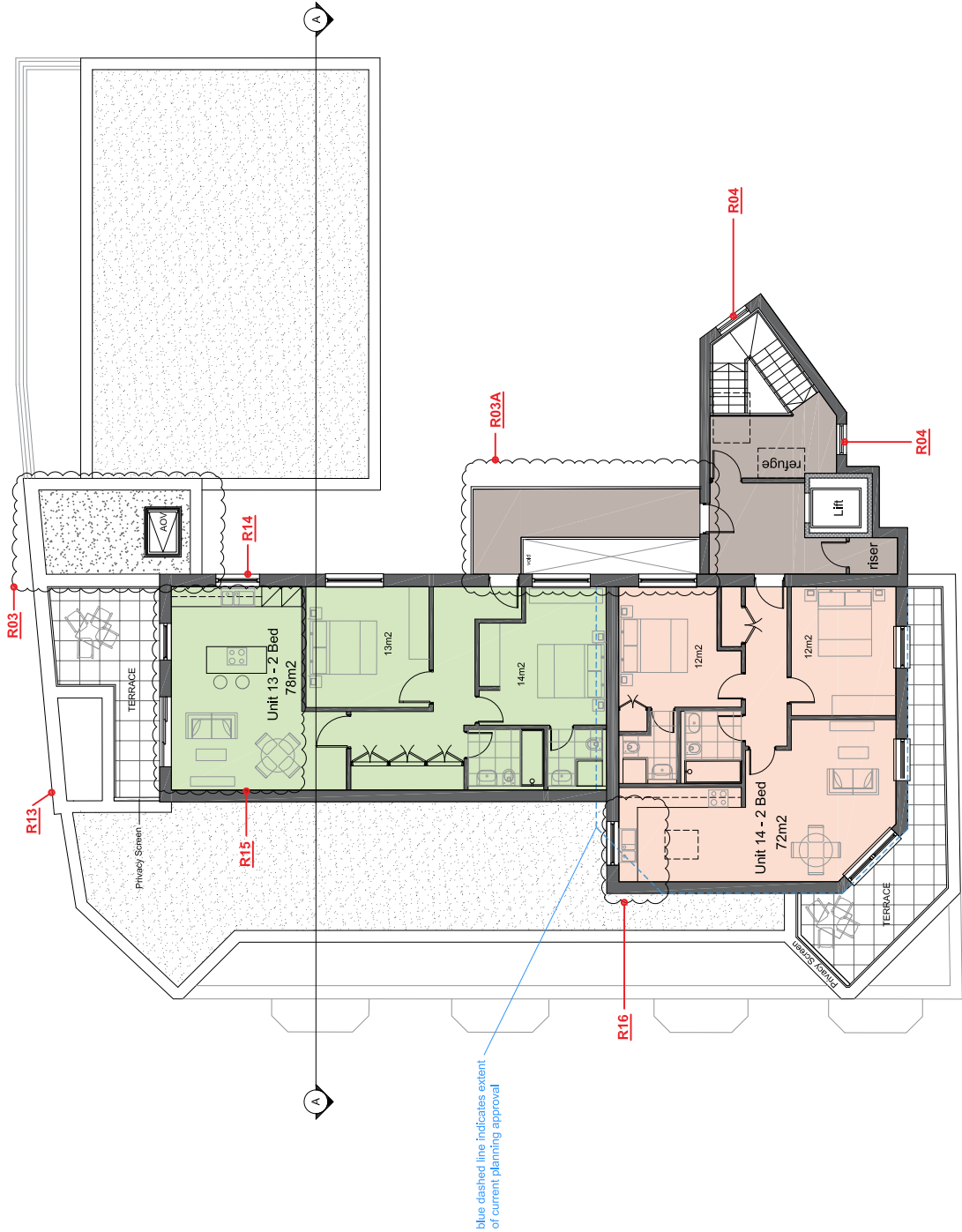
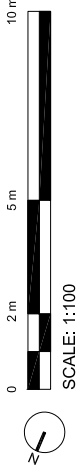
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2	1 bed	58	58
3	1 bed	58	58
4	1 bed	52	52
5	1 bed	55	55
6	1 bed	58	58
7	1 bed	58	58
8	1 bed	54	54
9	2 bed	75	75
10	2 bed	83	83
11	1 bed	50	50
12	1 bed	50	50
13	2 bed	78	78
14	2 bed	72	72

TYPE	QUANTITY
1 beds	9
2 beds	5

R00 = revision code. For details, see attached revision schedule

Rev no.	date	by	details
RevF	06.06.23	Hanslink	see revision clouds - bubbled in red
RevE	28.03.24	CF	Privacy screens added
RevD	28.03.24	CF	Layout amended to show two units
RevC	06.03.23	CF	Unit 13 windows repositioned
RevB	20.01.23	CF	Length of rear extension reduced
RevA	19.12.22	CF	Living and bedroom orientation switched

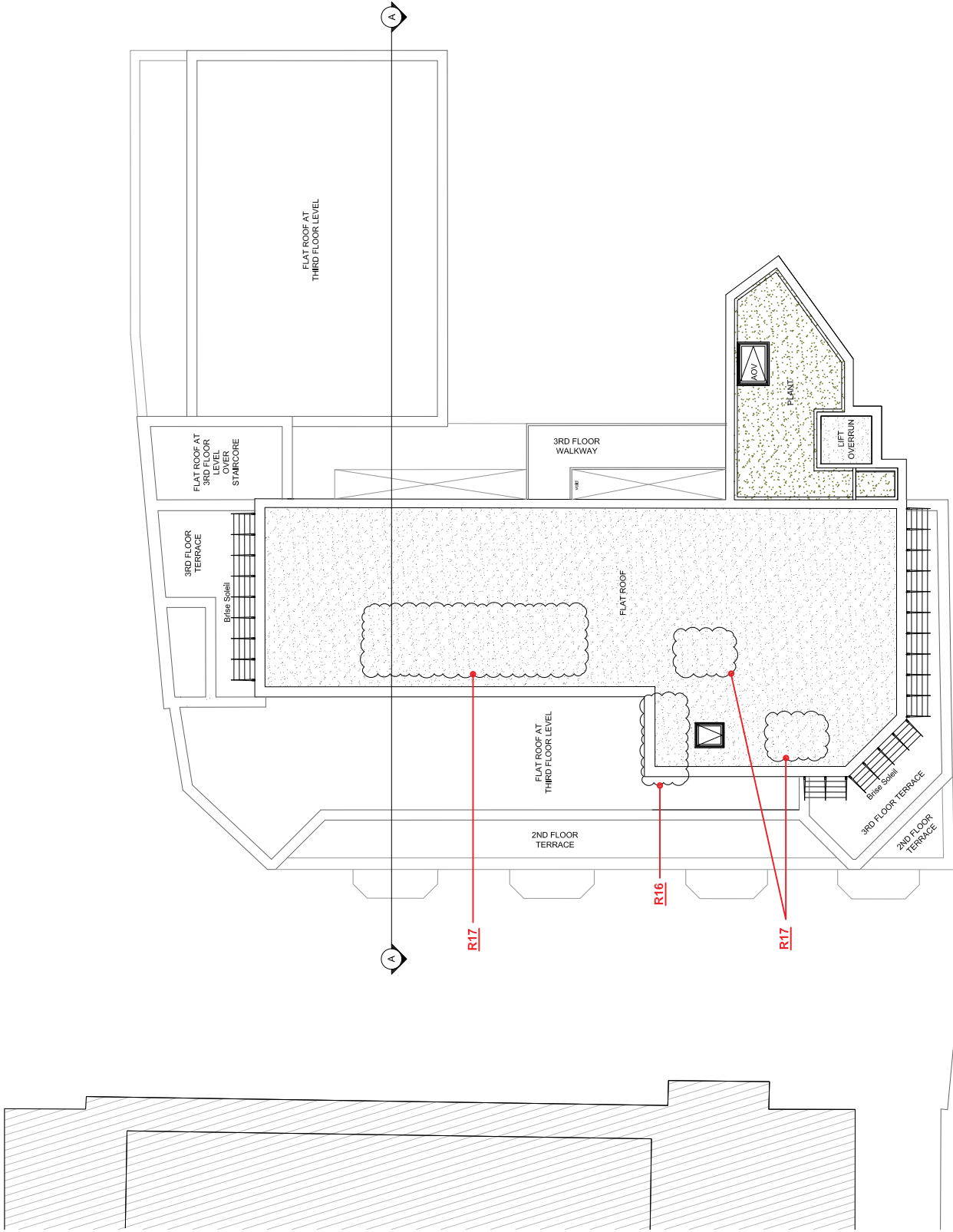
PROPOSED THIRD FLOOR



Hanslink Ltd

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m.07908 941251

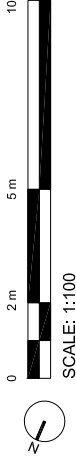
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client	drawing status	job no.	drawing no.	revision	
Hanslink Ltd	PLANNING	H16	PL08	F	



R00 = revision code. For details, see attached revision schedule

Rev no.	date	by	details
RevC	06.06.23	Hanslink	see revision clouds - bubbled in red
RevB	15.03.23	CF	Third floor layout amended
RevA	20.01.23	CF	Length of rear extension reduced

PROPOSED ROOF FLOOR



Hanslink Ltd		project	drawing title	scale	date	drawn by	checked by
E-mail: c.franklin@hanslink.co.uk		Library Parade, Crockhamwell Road	Proposed Roof Plan	1:100@A2	01.07.22	CbF	
m.07908 941251		client	drawing status	job no.	drawing no.	revision	
		Hanslink Ltd	PLANNING	H16	PL09	C	

Appendix C

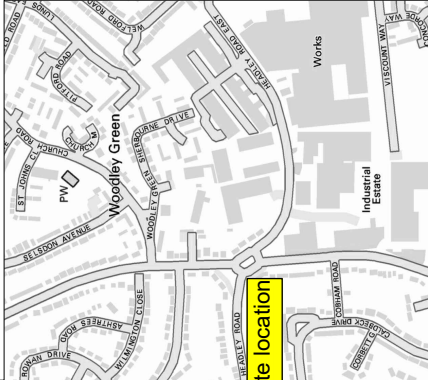
Construction Routing Plan

- NOTES**
1. This drawing is to be read in conjunction with all relevant documents and specifications.
 2. Dimensions are not to be scaled.

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KEY

Route from the site
Route to the site



Rev	Description	Date	By	Check
-----	-------------	------	----	-------



- Civil Engineering
- Structural Engineering
- Transport Planning
- Highways Engineering
- Building Surveying
- Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client:

Hanslink Ltd

Project:

Library Parade, Crockhamwell Road
Woodley, Wokingham, RG5 3LX

Title:

Construction Routing Plan

Engineer:

B. Wheeler

Date:

November 2023

Director:

T. Foxall

Scale: 1:10,000 @ A3

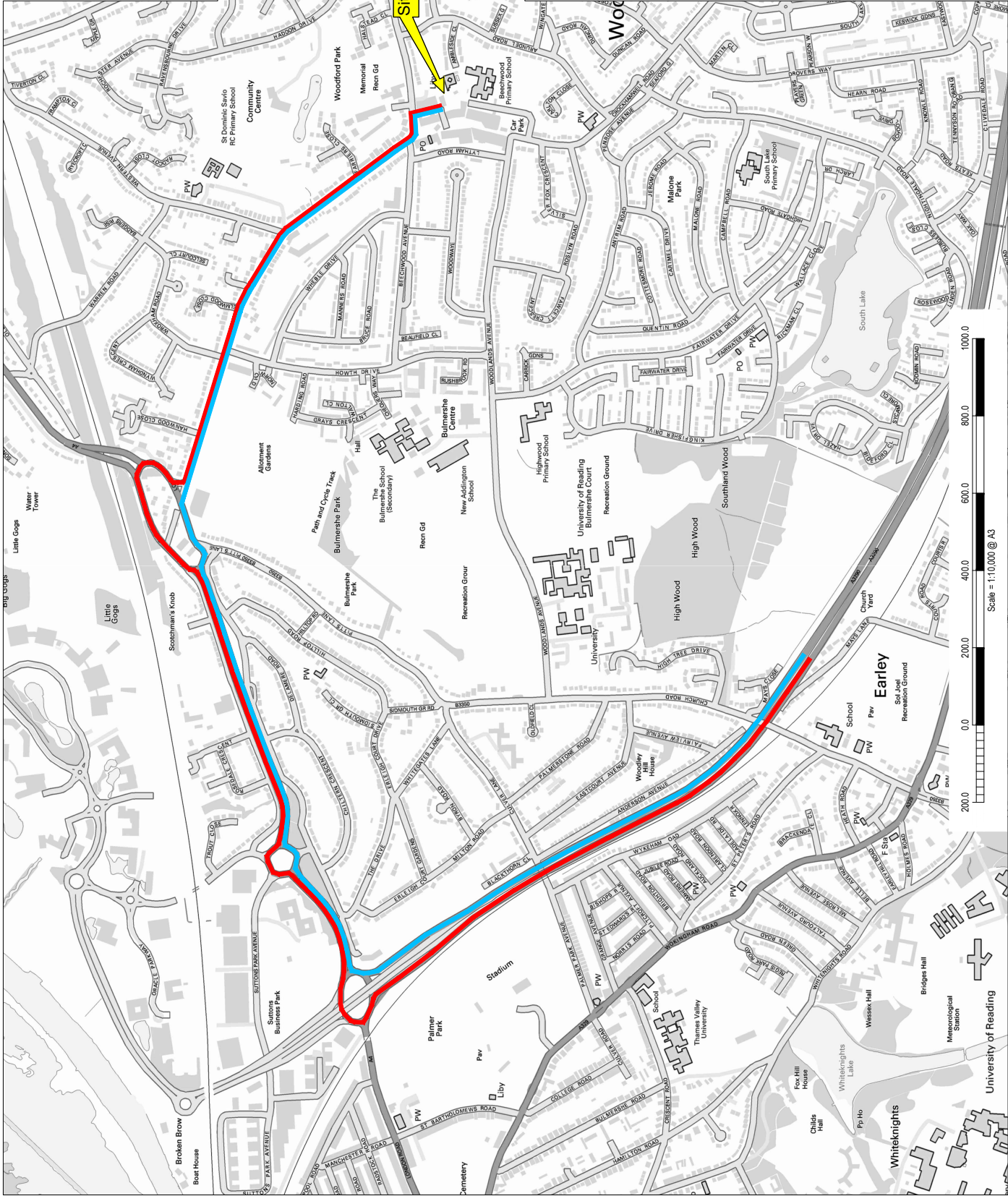
Status:

INFORMATION

Drawing No.

8230747_6101

Rev



Appendix D

Highway Boundary Plan

Legend

Highways Adoption Status



To be confirmed



Adopted



Private



Unadopted



WBC property

HIGHWAYS SEARCH PLAN

WOKINGHAM
BOROUGH COUNCIL



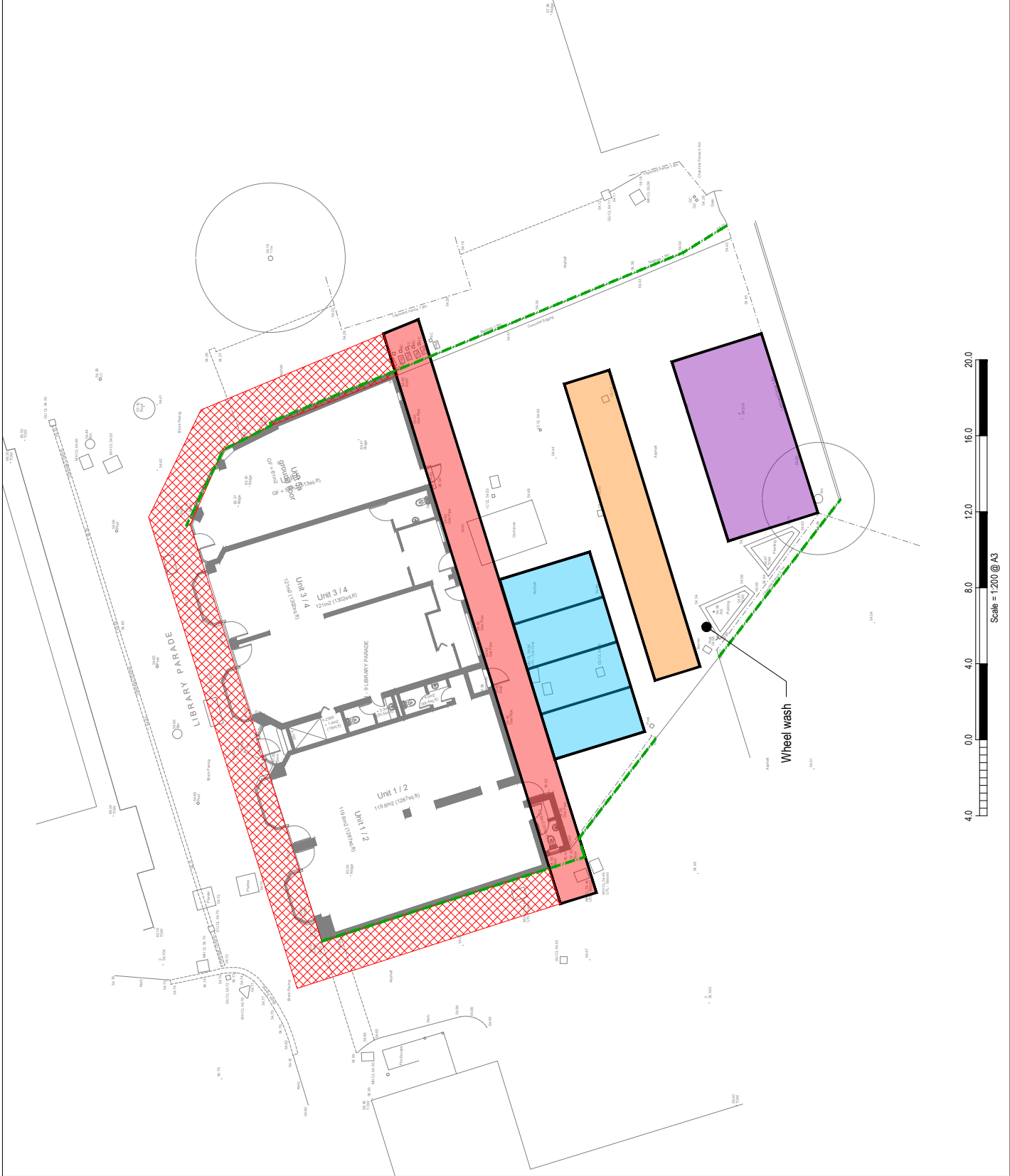
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Appendix E

Construction Site Layout Plan



NOTES

- 1. This drawing is to be read in conjunction with all relevant documents and specifications.
 - 2. Dimensions are not to be scaled.
- Source: KND Survey's drawing number B1722 - T

KEY

- Harding
- Parking
- Loading / Unloading
- Material storage
- Crash deck
- Escape route incorporating crash deck



Rev	Description	Date	By	Chkd
A	Crash decks added to eastern and western sides of building.	23/10/24	TH	IK



- Civil Engineering
- Structural Engineering
- Transport Planning
- Highways Engineering
- Building Surveying
- Geomatics
- Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client :

Hanslink Ltd

Project :

Library Parade, Crockhamwell Road
Woodley, Wokingham, RG5 3LX

Title :

Construction Site Layout

Engineer : T. Hart

Date : December 2023

Director : T. Foxall

Scale : 1:200 @ A3

Status :

INFORMATION

Drawing No.

8230747_6102

Rev

A

Hertfordshire

|

Oxfordshire

|

Cambridgeshire

|

Bristol

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