

Gedney, Oliver

From: Grant, David
Sent: 28 July 2020 11:09
To: _planningadvice
Subject: 3 Malting Lane H04-0420-20
Attachments: We sent you safe versions of your files; CONSTRUCTION MANAGEMENT PLAN.pdf

Please add this email and attachment to the file under 6SUP.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: jjhartleypeterborough@gmail.com [mailto:jjhartleypeterborough@gmail.com]

Sent: 28 July 2020 10:13

To: Grant, David

Cc: 'Garrett Barron'

Subject: H04/0420/20

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This message originated from outside your organization

Dear David,

DONINGTON – RESIDENTIAL DEVELOPMENT

PLANNING REF: H04/0420/20

Further to my email dated 27 July 2020 16:27, I attach a copy of my Construction Management Plan, Method Statement and Timetable relating to the above development.

Kind Regards,

John J. Hartley

J J & J Hartley Architectural Consultants & Surveyors

109 Fulbridge Road

Peterborough

PE1 3LE

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Partners: J. J. Hartley, N. E. Kerr

Click below to visit our website:

www.jjandjhartley.co.uk

CONSTRUCTION MANAGEMENT PLAN, METHOD STATEMENT & TIMETABLE

FOR

**PROPOSED RESIDENTIAL DEVELOPMENT AT
3 MALTINGS LANE, DONINGTON, SPALDING, LINCS, PE11 4XA**

**FOR MR G. BARRON
PLANNING APPLICATION REF: H04/0420/20**

TIME TABLE & SEQUENCE OF EVENTS

This project is planned to start after the approval of this construction management plan. The duration of the construction works is expected to last between 1½ - 2 years.

The sequence of works for the construction of the houses and infra-structure is set out below in the following order:

1. Put up Heras temporary fencing as indicated on the attached site plan
2. Demolish the old British Legion building inc. dust protection (no fires)
3. Strip the site and cart away
4. Protect existing drain pipes
5. Sub-structure
6. Upper floor
7. Roof
8. Stairs
9. External walls
10. Insulation
11. Windows & external doors
12. Internal walls & partitions
13. Internal doors & joinery
14. Ironmongery
15. Plastering
16. Floor finishes
17. Ceiling finishes
18. Decorations
19. Kitchen fittings
20. Sanitary appliances
21. Water, electricity, gas mains (inc. meters) & BT
22. Central heating
23. Electrical installation
24. Site works, drive and drainage etc.
25. Preliminaries, site huts etc.
26. Paint and decorate externally
27. Construct new pavement, vehicular access and bin store
28. Remove Heras fencing, all excess material and rubbish
29. Clean up the site

The construction of the new vehicular access service road will start as soon as possible after the approval of Section 278 by Highways. The duration of this contract is expected to take between 1 – 2 weeks, and will take place during the construction phase of the houses, and be completed before the houses are occupied.

The temporary Heras fencing will be fixed around the Cedar trees (no dig) and the fencing will segregate the construction activity.

HOURS OF WORKING & DELIVERIES

Monday – Friday 8.00am – 5.00pm

Saturday 9.00am – 1.00pm

No proposed Sunday or Bank Holiday working

PROVISION FOR FORMING THE SITE

A Section 278 Agreement will be in place which includes a bond that will be put up in case the works are commenced but not completed.

Progress will also be monitored by regular site meetings, and no monies will be paid in advance to the main or any other contractor. A retention will be deducted from any interim payments for completed work, and in this way, there will be no failure to complete any of the works.

CONTRACTOR'S PARKING

This is indicated on the attached site plan. There will only be one contractor's vehicle and a small pickup truck.

MATERIAL STORAGE

This is indicated on the attached site plan.

AREAS FOR PARKING, LOADING & UNLOADING OF ALL CONSTRUCTION DELIVERY VEHICLES

Deliveries will be made from Malting Lane.

The building contractors will be instructed to provide a Banksman for managing the traffic flows during delivery times.

MEASURES TO CONTROL NOISE

Noisy activity (i.e. pneumatic drilling etc) will have further restricted hours not starting before 9am. Noisy tools will be fitted with sound deadening baffles.

MEASURES TO CONTROL THE EMISSION OF DUST

As this is a new build and demolition works are minimal, not much dust is anticipated. However, a hose facility will be used to damp down any dust where required, and no fires will be allowed on site.

WHEEL WASHING

A wheel washing plant will be installed for vehicles entering and leaving the site.

J J Hartley
M.C.I.A.T, M.C.I.O.B.,