Erection of 2 retail units, car park, landscaping and associated works including demolition of existing buildings
LPA REF: H04-0208-20

Condition 13
A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences beyond oversite and the construction process shall be carried out in accordance with the scheme so approved. It shall also include hours of working, a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along the local road network and residential amenity.

NOISE/DUST/VIBRATION/SMOKE MANAGEMENT PLAN

1) **Noise**

- Working hours will be 07:30 to 17:30 Monday to Saturday. No work will take place on Sundays or bank holidays.
- No plant or machinery will be started or left idling outside of our working hours.
- All plant and machinery will be modern, fully serviced and maintained and fitted where appropriate with silencers, dampers mufflers etc. Plant will be regularly serviced to ensure they are running efficiently; service records will be kept on Site.
- Noise levels from individual items of plant will not exceed 110db (9A).
- If necessary, noise will be monitored from various points local to the site using a Hand held Analyser, reading recorded and collaborated into a table where the average for the site is calculated as twice a day readings and if necessary reported back to the LPA.
- No radios will be allowed on site.

2) **Dust**

- Construction operations which have the potential to cause dust will be subject to a risk assessment and method statement which will include incorporating dust suppression techniques such as damping down, use of water bottles on cutting machines etc.
- The site entrance and access onto site will be formed by a material that will be compacted and of a type that will not create dust.
- Plant moving around on site will be monitored to ensure excessive dust is not created, in the event of dry periods plant routes will be damped down.
- Any temporary surfacing works within the highway will be subject to agreement with the LHA and bituminous (minimum base course, with temporary ramps as necessary)
- Facilities to limit the depositing of materials on to the highway will be employed, including wheel-washing and failsafe measures as appropriate. No debris or surface water is to be discharged on to the highway.

3) **Vibration**

- Foundations on this project are traditional strip foundations as opposed to driven piles, therefore vibration during foundation excavations will be minimal.
- No other operations are likely to result in significant vibration, but operation of heavy plant (such as excavating plant) close to site boundaries is to be monitored by banksmen for any signs of the effects of vibration. Where any excessive vibration is perceived, works are to stop until a system of vibration monitoring has been put into place, along with any measures required to mitigate against the effects of vibration.

4) Smoke

- Under no circumstances will fires be allowed on site.
- Plant will be fully serviced and maintained in order to prevent smoke emissions from engines.
- A smoking area will be provided for site operatives; this will be positioned away from neighbouring dwellings to avoid the potential for cigarette smoke to reach surrounding dwellings.

CONSTRUCTION TRAFFIC/SITE TRAFFIC MANAGEMENT PLAN

5) Construction traffic management

- A safe construction traffic route to and from site has been devised (to be submitted with this Construction Traffic Management Plan) which gives consideration to avoiding residential streets as far as possible, locations of schools etc.
- The traffic route plan will be issued with all purchase orders for delivery of plant and materials and for subcontractors vehicles, stating that this route should be used when travelling to and from site.
- The traffic route plan will also be included in the site induction given by the site manager to all operatives starting on site
- Sufficient signage will be erected directing construction traffic to the site
- A sign will be erected at the site entrance instructing delivery drivers to drive into the site and either proceed to the offload area or stop at the site office
- Delivery drivers will be encouraged to call ahead of the actual delivery time in order to prepare site for the arrival avoiding congestion on the existing highway.

6) Materials deliveries/site traffic management

- A Construction Traffic Management site plan has been drawn up (to be submitted with this document) which shows a temporary access road from the site entrance to a delivery offload area and storage compound, including a turning area for delivery vehicles
- Delivery vehicles will be required to enter and leave the site in forward gear
- As detailed above, the traffic route plan will be issued with purchase orders for materials deliveries and delivery vehicles will be required to follow the traffic route
- A banksman will look out for the arrival of delivery vehicles and will walk out to meet them to ensure they do not wait outside the site, but drive into the site.
- A banksman will also walk deliveries out of the site entrance as appropriate to ensure safety of pedestrians and other road users
- The site office is positioned inside the site such that delivery vehicles can drive into the site before needing to stop and check in with the site office
- Accommodation will include a site office located near to the site entrance, where visitors and deliveries can sign in with site management.

7) Site personnel vehicles

- A Construction Traffic Management site plan has been drawn up (to be submitted with this document) which shows parking areas on site for contractors vehicles.
- There will be a clean temporary road laid up to all parking areas, and clean temporary hardstanding on the parking areas themselves. There will be a layer of terram between the stone and natural sub-soils in order to not cross-contaminate.
- It will be noted in purchase orders to subcontractors that all contractors vehicles must be parked on site in the spaces provided
- The requirement to park in the designated spaces on site and not on the surrounding streets outside the site will be made part of the site manager's site induction for operatives and subcontractors
- The site manager will make regular inspections of the streets surrounding the site to make sure no contractors vehicles are parked there

8) Timetable for their provision

- As soon as the condition has been approved, we intend to start works with immediate effect.