

CONSTRUCTION MANAGEMENT PLAN AND METHOD STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE, DAISY
ROAD, HOLBEACH MEADOWS, PE12 7HZ

LNT Construction Ltd

Helios 47

Leeds

LS25 2DY

Tel: 0113-385-3858

Date: May 2021

Background Information	
Company details	LNT Construction
Site address	Daisy Road Holbeach PE12 7HZ
Contact Names	Tracey Spencer (Planning Manager) Tel: 0113 385 3567 John Barratt (Site Manager) Tel: 07808 187091 Mark Sheriff (Regional Director) Tel: 07813019306

INTRODUCTION

The following information is provided in the form of a Construction Method Plan and Method Statement as a requirement of the planning permission Ref No: H09-1172-20 Condition No. 3 and illustrated in the attached Site Set Up Plan (Drawing No. PE12 7HZ-B-07).

Condition 3 requires the following –

No development shall take place beyond oversite until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The Construction Management Plan and Method Statement shall include; - phasing of the development to include access construction; - the parking of vehicles of site operatives and visitors; - loading and unloading of plant and materials; - storage of plant and materials used in constructing the development; - wheel washing facilities; - the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and; - strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction. The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure

that suitable traffic routes are agreed.

COMMENCEMENT AND COMPLETION DATES

The proposed redevelopment of this site was granted planning permission on 28th April 2021. The development/construction work is due to commence in July 2021.

A 52 week build programme is envisaged with completion and first occupation of the project scheduled for approximately 12 months/1 year, after development commences.

HOURS OF OPERATION FOR CONSTRUCTION WORK

The proposed general site working hours (in line with the existing working hours for the wider site) –

Monday to Friday – 07.30 – 18.00

Saturday – 08.00 – 13.00

No works on a Sunday or Bank Holiday.

This means that no operations will be carried out on the site that are audible at the site boundaries outside of these hours.

At the discretion of the Site Manager or Regional Director, some out-of-hours working may be allowed but this will be limited to activities that will not be audible at the site boundaries.

Any operations/activities carried out beyond these hours and that are audible at the site boundary, will only be in emergency circumstances.

DETAILS OF SITE COMPOUNDS, STORAGE OF PLANT AND MATERIALS

The location of the site compound/cabins and welfare facilities and areas for storage of plant and materials are indicated on the attached Site Set Up Plan (Drawing No. PE12 7HZ-B-07).

PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

The existing access into the site from Daisy Road is proposed to be used as access to site during construction and to serve the development when complete.

Parking and circulation areas will be implemented as part of the first phase of the development works on this site. This will provide on-site parking for site operatives and visitors from the start of the development. This should ensure a

good consolidated surface and minimise the potential for transference mud/dirt onto the public highway.

LOADING AND UNLOADING OF PLANT AND MATERIALS

All materials and equipment will be delivered via the main access and will be off-loaded on-site from the area indicated as materials store on the Site Set Up Plan drawing. Off-loading of deliveries will be managed to ensure that there is no more than one delivery waiting to be off-loaded at any one time.

PHASING OF THE CONSTRUCTION TRAFFIC

Vehicle and pedestrian routes will be formed into site, the existing site entrance from Daisy Road can be utilised by both vehicles and pedestrians.

No large vehicle movements will be allowed to site before 07.30.

STORAGE OF PLANT AND MATERIALS USED IN CONSTRUCTING THE DEVELOPMENT

Storage areas for plant and materials to be used in the construction of the approved development are indicated on the attached Site Set Up Plan.

WHEEL WASH FACILITIES

Wheel wash facilities will be maintained on-site for the duration of the works. These will be situated close to the site exit and will be conducted by means of a manually operated pressure washer.

All vehicles leaving the site will be required to stop at a designated location, while operatives clean the wheels, underside and axles of the vehicle.

In the event that any mud/slurry being carried beyond the wheel wash area and onto the public highway a road sweeper will be immediately commissioned in order to clear any debris.

This can be managed by the Site Manager, who can be contacted via the telephone numbers included in the information section of this document, if necessary.

MEASURES TO CONTROL DUST AND NOISE

Air quality and dust will be visually monitored as works progresses. "Best Practice policies" with respect to Air (Dust) Pollution arising from site will be adopted and the control measures are to include:

- Wherever possible, plant and equipment shall not be left running for long periods when not directly in use.

- Stationery plant shall be required to be located as far from sensitive receptors and inhabited buildings as is reasonably practical;
- Vehicles transporting materials, capable of generating dust, to and from site shall be suitably sheeted on each journey to prevent release of materials and particulate matter. The sheeting material will be maintained in good order, free from excessive rips and tears;
- Burning of wastes or unwanted materials will not be permitted on site;
- All hazardous materials including, chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in sealed containers at the end of each day by the contractor prior to storage in appropriately protected and bunded storage areas;
- Damping down of site activities where necessary;
- Routinely clean public roads and access routes using wet sweeping methods;

If complaints regarding dust or air quality are received, the Site Manager will log the complaint, deal with the cause of the complaints and if necessary, implement measures to monitor the dust levels.

The adoption of reasonable working hours should minimise any disturbance to neighbouring residents and other adjoining land users from our on-site activities.

Noisy activities such as use of diesel-powered electrical generators; plant and machinery will be restricted to within these hours and generally restricted to minimal and reasonable duration.

An electrically operated remote-controlled tower crane will be used to limit the need for potentially noisy movement of materials by way of vehicles or other mechanical equipment.

Deliveries to the site and removal of materials and/or waste will only be permitted to occur during the specified working hours to ensure noise and disturbance is minimized.

Dust generating activities will be minimised but where necessary, carried out within restricted environments. Dust suppression techniques will be utilised, when potentially dusty activities are to take place.

The principal technique to be used to suppress dust will comprise dousing with water from a portable bowser made available on site, at all relevant times.

These arrangements will ensure that dust and dirt generation are restricted and that any dust or dirt created is suppressed and dealt with immediately.

ACCESS FOR CONSTRUCTION TRAFFIC

Only authorised plant and vehicles will be allowed on site. All contractors vehicles/plant will be parked in the clearly defined areas indicated on the Site

Set Up Plan and all contractors will be given prior notification of this, as part of their Site Induction.

Delivery of materials will be coordinated to minimise disruption within the local area. The Site Manager will have responsibility for coordinating and managing this aspect of the contract. A dedicated Vehicle Marshall/Banksman will guide/control all material deliveries in/out of the site.

The routes of construction traffic to and from the site are shown below on the plan in Fig 1. All construction traffic is directed from Fen Road to the east into the development via the existing route formed. No construction traffic can gain access to the site from Hall Gate to the north.

To maintain site security the double gates providing access to the site will be closed at all times unless access/egress is required for vehicles. Pedestrians will enter through a dedicated pedestrian access gate. On-site personnel will be made aware that vehicles will be allowed to enter the construction areas. Due regard of potential vehicle movement will be taken at all times and pedestrians will have right of way.

Segregation will be necessary to ensure that site personnel have safe access onto and off the site, as well as from the mess cabins to the general construction areas. Clearly defined barriers and walkways will be put in place, when the site facilities are being organised.

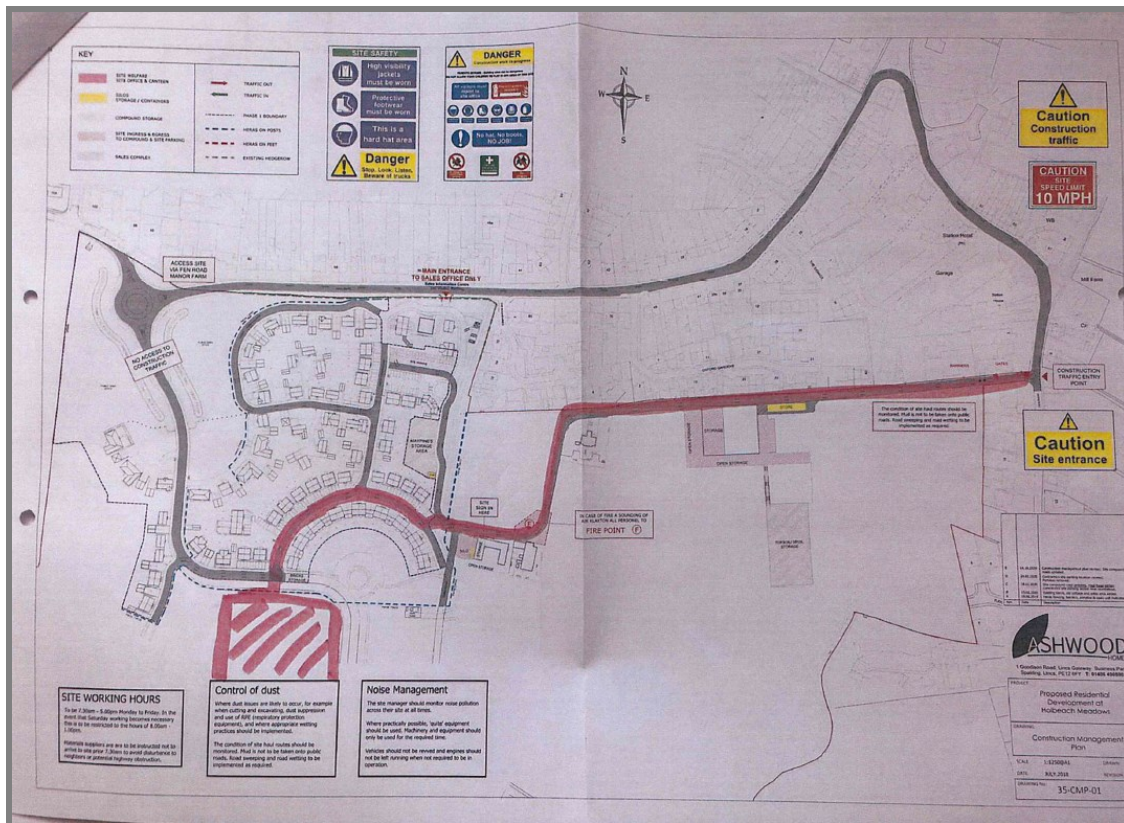


Fig. 1 – Construction traffic route

A SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS

A Site Waste Management Plan has been formulated for the construction phase of the development that aims to minimize the amount of waste generated.

This also seeks to offer for re-cycling, any waste generated in the form of excess or remnant building materials; cardboard and plastic packaging.