Condition Discharge – Construction Management Plan and Method Statement

Condition 4 of Appeal Ref: APP/A2525/W/22/3309266 pertaining Application Ref: H09-1094-21

Proposed Development at:

47 Low Lane
Holbeach
Lincolnshire
PE12 7PW

October 2023

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1.0 Introduction.

This document has been prepared to satisfy Planning Condition 4 of Appeal Ref: APP/A2525/W/22/3309266 pertaining Application Ref: H09-1094-21.

This Construction Management Plan sets out the strategy and methods to be adopted to considerately manage construction activities on site and to provide details of the following as obligated by the planning approval.

- The phasing of the development, to include access construction.
- Parking for site operatives and visitors.
- Measures to mitigate any potential adverse effects of vehicle movements and vehicle parking.
- Loading and unloading of plant and materials.
- The storage of plant and materials used in construction the development.
- Wheel washing facilities.
- A strategy stating how surface water run off on and from the development will be managed during construction.
- Working Hours.

The document also provides details of the following:

- Protection of the public
- Noise Management
- Dust and Debris Management
- Vibration Management

2.0 Development Phasing and Access Construction

Owing to the small-scale of the development the construction of the four dwellings and associated infrastructure will be delivered in a single phase without the intention or need to introduce multiple phases.

The site access is an existing arrangement serviced via Low Lane. Therefore, no S278 works are required or other such agreements with Lincolnshire County Council Highways Authority. The access and egress to the site is to consist of the existing limestone formation which will be widened to the full 5.5m (approx.) width to allow for two-way traffic movements and extended to service each of the four plots during construction.

The access construction is to consist of permeable construction in the form of 2” clean limestone (or similar) maintaining the permeability of the access road during construction and to reduce any surface water runoff from the development.

Just prior to the completion of the development, and once no further heavy construction traffic is anticipated, the existing limestone access drive will be removed and upgraded to its permanent construction in the form of permeable block paving, including new permeable subbases and laying course.

The existing access within the extents of the public highway is to be upgraded to a bound material constructed in accordance with Lincolnshire County Council specification.

3.0 Parking for Site Operatives and Visitors

Parking for site operatives and visitors will be accommodated within the curtilage of the development site utilising the driveways available to the front of each of the four dwellings, and where necessary, the 5.5m (approx.) wide access road which is wide enough to accommodate two-way vehicle movements.

Signage will be provided at the site entrance advising operatives and visitors that parking is available on site to discourage any parking on Low Lane.

Safe access for emergency services and other vehicles will be maintained at all times. Surplus parking on Low Lane is unlikely to be required on a regular basis and may only be required during limited operations such as utility connections or during the construction of the permanent access drive.

4.0 Measures to Mitigate any Potential Adverse Effects of Vehicle Movements and Parking

All visitors and operatives will be advised that parking is available on site to discourage any parking on Low Lane. Site parking signage will be installed at the site entrance to advise visitors and operatives of the available site parking. The Site Manager will be responsible for monitoring and directing visitor and operatives arriving by vehicles during construction to mitigate any potential adverse effects of vehicle movements and parking. Guidance will be given to all site vehicles to avoid blocking the access of neighbouring properties.

Deliveries will be scheduled to arrive during the core working hours where possible. The Site Manager will be responsible for scheduling deliveries in a sequential manner to reduce any queuing within the highways. The Site Managers phone number will be made available for all deliveries to allow any out of sequence delivery to be actively managed and diverted where necessary.

The 17.52m turning head will accommodate all larger delivery vehicles. Deliveries entering the site will be assisted by a competent banksman when required. The use of articulated vehicles for deliveries will be discouraged during the procurement of materials and suppliers made aware of the site access arrangements.

Neighbouring property at the site entrance, such as fences and walls, will be made apparent to delivery drivers through use of additional signage and barrier protection. ‘Caution Live Services’ signage will be displayed where existing buried services cross the site entrance and protected by a steel road plate where necessary.

5.0 Loading and Unloading of Plant and Materials

Delivery of plant and materials is to be made at pre-arranged times as agreed with the Site Manager as to avoid local disruption caused by a backlog of vehicles. Site access details will be provided to all suppliers during the procurement of materials.

The use of articulated vehicles for deliveries will be discouraged. The loading and unloading of plant and materials will be accommodated at the 17.52m turning head with any bulky or heavy materials taken to the designated storage areas by a tele-handler, or other suitable mechanical lifting equipment.

6.0 Storage of Plant and Materials Used in Constructing the Development

The storage of plant and materials will be accommodated within the curtilage of the site, the footprint of respective plots or to adjacent work areas when required.

The rear garden of Plot 4 will provide contingency storage for any plant and materials unable to be accommodated within the curtilage of the assigned plots. Where it becomes apparent that additional storage space is required, the area to the rear of Plot 4 will be temporarily surfaced with permeable 2" limestone (or similar) to form a suitable base for plant and materials.

7.0 Wheel Washing Facilities

The development will utilise the existing limestone access drive which will be widened to the full width of 5.5m (approx.) and extended to the front of each of the four plots. No vehicles entering or exiting the site via the highways should need to traverse over soft ground therefore reducing the likelihood of any mud or debris being deposited on the highways.

A Portable jet wash will be available on site where wheel washing may be required during adverse conditions. Vehicles leaving the site will be monitored and if required washed down before leaving site. The Site Manager will be responsible for monitoring the highway outside of the site and if necessary will arrange for road sweeping.

8.0 Surface Water Strategy During Construction.

The majority of the existing ground surface areas across the site, including the existing access road, are of a permeable composition. All access routes and temporary hardstanding areas introduced during construction are to consist of a permeable composition, such as 2" clean limestone or similar. There are no considerable changes in site levels across the site as existing, or to neighbouring land immediately adjacent to the site.

Impervious surfaces will only occur once the oversite has been completed to the dwellings and garages, and limited to the footprint of those buildings. Surface water run off from the buildings will be discharged into soakaway crates at completion. During construction, the surface water run off from the buildings will discharge into the adjacent permeable ground surfaces surrounding the buildings via natural infiltration.

In the unlikely event that it becomes apparent that additional mitigation measures are required as a result of surface water runoff from the buildings, the installation of the soakaway crates, either temporary or permanent will be implemented. Should any of the crates become soiled during construction, these will be replaced with new prior to completion.

The completed scheme is to be delivered in accordance with the approved Flood Risk Assessment (FRA) dated 1 October 2021.

To ensure the permeable block paving drive does not become soiled, or the performance of the permeable subbase compromised, the installation and construction of the permanent drive will be completed during the final construction activities, and only when it is anticipated no regular or heavy construction traffic will be visiting the site.

9.0 Working Hours

Working hours to be from 07:30 – 18:00 Mondays - Fridays and 08:00 – 17:00 on Saturdays.

No noisy works on Sundays or Bank Holidays.

10.0 Protection of the Public

The perimeter of the site is to be suitably secured with fencing or hoarding and a gated site entrance to provide security and protect the public from construction activities. Appropriate signage will be provided in accordance with Health and Safety Legislation.

11.0 Noise Management

Where practicably possible all construction noise levels will be kept to a minimum. No noisy works to be undertaken outside of the working hours.

The Site Manager shall constantly monitor noise pollutions across the site. Where feasible, high noise generating activities will be conducted during the middle part of the day to avoid any significant inconvenience to surrounding neighbours. In the event that specific elements of noisy work cannot be carried out during the middle of the day, efforts will be made to notify neighbours in advance of these taking place and minimise disruption by means of advanced notice.

Deliveries will be programmed to arrive during the working hours only. Care will be taken when unloading vehicles to minimise noise disturbance. Delivery vehicles should be prohibited from waiting within the site with their engines running and all plant should be properly maintained and operated in accordance with the manufacturer's recommendations.

12.0 Dust and Debris Management

Prevention measures should be taken to minimise formation and spread of dust and debris. In periods of dry weather damping down of relevant areas to be undertaken with water spray to minimise dust generation. Any cutting, grinding or sawing of materials is to be reduced wherever possible but where essential there should be water suppressant or suitable local extraction systems available.

Such works should be carried out as far from neighbouring properties wherever possible. Skips are to be sited as far away as practicable from neighbouring properties and regularly exchanged to avoid excess materials overspilling.

No burning of materials allowed on site.

13.0 Vibration Management

The Site Manager will consider the relevant thresholds for determining significant impacts (for both building damage risk and human disturbance) which will be sourced from relevant standards and guidance. Estimated vibration levels during construction operations are unlikely to be above the relevant thresholds, however, where necessary, vibration levels will be monitored with measurements taken as appropriate.