

20 Dwellings at Willow Walk, Spalding

Planning condition 10:

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 and the construction process shall be carried out in accordance with the scheme so approved. It shall also include 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 Willow Walk and residential amenity.

CONSTRUCTION MANAGEMENT PLAN

Noise

- Working hours will be 7.30am to 6pm Monday to Saturday, with no work taking place on Sundays or bank holidays.
- No plant or machinery will be started or left idling outside of working hours.
- All plant and machinery will be of an up to date type, fully serviced and maintained and fitted where appropriate with silencers, dampers, mufflers etc.

Dust

- Construction operations which have the potential to cause dust will be subject to risk assessment and method statement which will include incorporating dust suppression techniques such as damping down, use of water bottles etc. in order to suppress dust
- In particularly dry conditions where there is a risk of dust being created by vehicles travelling across the site, vehicles will be restricted to temporary roads and hardstandings which will be damped down with water to suppress dust

Vibration

- If foundation design includes driven precast piles, a system of vibration monitoring may be required depending on ground conditions and distance between piling operations and existing dwellings
- 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 effects are 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.

Smoke

- Fires will not be allowed on site
- Plant will be of an up to date type, 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

- A safe construction traffic route to and from site has been devised (to be submitted with this Construction 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

Site personnel vehicles

- A Construction 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
- 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

Materials deliveries

- A Construction 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

Site accommodation

- The location of the site accommodation is shown on the Construction Management site plan (to be submitted with this document)
- Accommodation will include a site office located near to the site entrance, where visitors and deliveries can sign in with site management.
- 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
- Site accommodation will also include a canteen for construction staff to take breaks. This will be located close to the site office.
- Site accommodation will also include WC and washing facilities

Planning condition 11:

Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

- A temporary access road will be laid from the site entrance for the full extent of the proposed permanent road location, including to all parking, delivery and turning areas.
- The temporary access road will consist of clean hardcore laid on a geotextile membrane. The membrane will separate the hardcore from the earth below and prevent any mud rising to the surface
- The location of the temporary access road including all parking, delivery and turning areas is shown on the Construction Management site plan being submitted with this plan
- As an additional precaution, a wheelwash facility will be kept close to the site exit.
- The wheelwash facility will consist of a Hilti 3000 PSI jet washer. This will be operated by a banksman as required as vehicles exit the site
- The site manager will monitor the state of the existing roads outside the site on a daily basis
- If for any reason any mud or other debris has appeared on the roads outside the site, the site manager will organise for a roadsweeping vehicle to attend the affected roads as quickly as possible