Construction Management Plan

Site Address; Land To South of Cradge Bank, Spalding

Planning Ref: H16-0279-24

Scenic Homes Ltd

Residential development comprising of 7 dwellings

The following details are provided in relation to the Condition compliance application for;

Condition 13

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 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 Cradge Bank and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Scenic Homes Ltd. will have a Site Manager dedicated to the development of this site, whom will be suitably competent with suitable experience and authority for controlling the issues identified and will be the principal contact for all site and environmental issues.

The Site Manager will make contact with all neighbours prior to commencement of the works.

Parking of vehicles of site operatives and visitors. Loading and unloading of plant and materials. Storage of plant and materials used in construction

- Loading/unloading of plant and equipment is to take place on site as much as practicably possible. All vehicles are to enter and exit the site in a forward direction. The aforementioned with the exception of prefabricated truss deliveries, bulk loads of masonry/tiles and at access formation.

- Parking will not disrupt the flow of vehicles on the highway.

- A banksman will be appointed to escort and be responsible for the safe movement of the exceptional larger vehicle deliveries, e.g. roof truss/masonry deliveries, alongside and within the site area, especially when there is risk to the general public in the area.

- The whole site area can be used for storage of materials and contractor parking. A hard surface for parking and site facilities is to be provided onsite prior to the dwellings being constructed.

Minimising disturbance from noise, dust, vibration and smoke.

- Working Hours will be 07:00 - 18:00 Monday to Friday and 07:00 to 14:00 Saturdays. No machinery or power tools shall be operated on the premises on Sundays, Bank or Public Holidays.

- Any generators required will be kept to a minimum size/number required and will be of silenced/baffled type to ensure minimum noise, it will be sited as far away from the neighbouring properties as is practically possible and only used within working hours.

- The following materials will help attenuate dust and noise disturbance;
  Ready mixed Concrete
  Ready mixed floor Screeds
  Pre-cast materials where practicable
  Pre-fabricated Roof Trusses
  Dry-lining - plasterboard wall and ceiling finishes

- Windows will be fitted as early as possible so that noise generated within the building is better contained.

- Smoke; No burning of waste materials onsite, other than diseased timbers.

- Plant and equipment to be utilised for the work operations should be selected to keep workers' exposure to vibration to an absolute minimum. Technical data on vibration levels for each item of plant or equipment is to be obtained and where exposure levels exceed 2.5m/s² on a regular basis a programme of preventative measures and health surveillance is to be implemented. The time limits for daily usage of plant and equipment is to be adhered to.

Site restrictions

- Access to the site is only from Cradge Bank.
- No contractor/sub-contractor vehicles are to remain in Cradge Bank for extended periods of time. Where practicable, provisions will be made for bringing lorries alongside the site, off the main highway, so as not to disrupt the flow of traffic around them, with the exception of brief waiting to enable manoeuvring and at site access formation.
- All materials deliveries are to be mainly by short wheel base, rigid flatbed lorry and no articulated vehicles used, unless there are no alternatives e.g. for the delivery of large materials such as roof trusses.
- All vehicles will exit site in a forward direction.
- Site security – where existing fencing is not adequate then Heras type fencing panels to BS document DD 1722-18 (2007) will be used.
- There is to be a booking in system for all personnel working on or visiting site.

Preventing deposits of mud on highway

- Site will be provided with a pressure washer specifically for cleaning wheels and vehicles as and when required. There will be an operative permanently available (within working hours) to carry out house keeping, cleanliness and general site organisation duties, to include wheel cleaning, general road sweeping and damping down of dust etc.
- Karcher, Super Class, high pressure wash system for heavy duty or continuous use. Designed for use in the construction industry. Please follow the link for further details ;

  https://www.kaercher.com/uk/professional/pressure-washers/cold-water-pressure-washers/super-class/hd-10-25-4-s-classic-13674020.html
- A road sweeping contractor will be employed periodically/as required and according to site conditions to provide an extra level of cleaning to the road, kerbs etc.
- All rubbish disposal will be to appropriate skips with damping down where necessary. Skips will be sited away from neighbouring properties.