PLANNING APPLICATION DRAWING

CDM REGULATIONS 2015The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days.

NOTES

Do NOT scale from this drawing or any other prepared by JDA in connection with this project

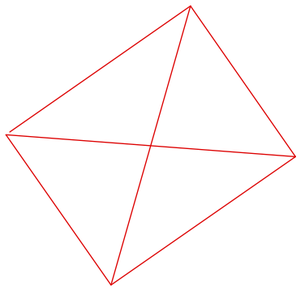
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The Contractor is to check all dimensions on site and report any discrepencies PRIOR TO commencing work.

All details shown on this drawing are based upon typical site conditions related to the area. No resposibility can be accepted for abnormal conditions unless theyhave been reported in detail so that design amendments may be considered.

All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.

All Building Regulations inspections are to be carried out at the appropriate stages of work.



FOOTPRINT OF BUILDING
PROPOSED FOR
CONVERSION TO RESIDENTIAL

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

Safe systems of work ;

Safe systems of work need to be established for all operations of work by relevant supervisors and management. risk assessments will need to be undertaken and where significant, a method statement completed. these need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.

Should there be any changes to established safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements can be produced.

Adequate arrangements must be make to keep workplaces in a clean, orderly and safe condition.

provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.

The environment of the workplace shall be safe and without risk to health. satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.

The requirements of the health and safety at work etc. act 1974 and all duties and obligations

imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994; and all other acts and regulations are to be complied with.

Plant and machinery ;

all plant and machinery must be used correctly and be safe and without risk to health. only competent persons may operate plant and machinery and be trained where necessary.

All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.

Statutory tests and thorough examinations will be undertaken where necessary and correct

documentation be maintained.

The contractor will provide and maintain a working environment which is safe and without risk to

the health of both its employees and persons who may be affected by its employees.

DEMOLITION - WHERE REQUIRED TO FACILITATE THE DEVELOPMENT

Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.

Such measures to include:

- The shoring of adjoining buildings.
- The control of dust and noise generation.
- The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
- The repairing and making good any damage to any adjacent building effected by the demolition.
- The removal of material or rubbish resulting from the clearance and demolition of the site.
- The disconnection, sealing or removal of any drain or sewer, as required.
- The making good of any disturbed ground.
- Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.

If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83.

Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish to be made where required.

All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

If applicable, reference should be made to the Construction Design Management Plan.

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Proposed Conversion of Agricultural Buildings into
Three Dwellings at
Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD

Drawing Title : Land Survey
Date : April 2023
Scales 1 to 500 at A3 Portrait

Drawing No JDA/2022/720/TOPO/001