CONSTRUCTION MANAGEMENT PLAN AND METHOD STATEMENT

Condition 10 of Planning Permission H17-0004-26

Demolition of Existing Building and Erection of 2 New Dwellings
1 Park Lane, Surfleet, Spalding

Applicant: Cedar Homes Ltd
Site Address: 1 Park Lane, Surfleet, Spalding
Planning Reference: H17-0004-26
Local Planning Authority: South Holland District Council
Principal Contractor: Cedar Homes Ltd
Site Manager: To be confirmed prior to commencement
Prepared in support of the discharge of Condition 10

Introduction

This Construction Management Plan and Method Statement has been prepared to satisfy Condition 10 of planning permission H17-0004-26, granted by South Holland District Council for the demolition of the existing building and the erection of two new dwellings at 1 Park Lane, Surfleet, Spalding.
The purpose of this document is to identify how the construction phase will be managed in order to minimise adverse impacts upon highway safety, residential amenity, site drainage, surface water runoff, and neighbouring land. The site is a small residential redevelopment site located at the junction of Park Lane and Surfleet Road. The existing site is substantially hard surfaced/hardstanding, which provides an opportunity to contain construction activity within the site boundary.
The development shall be carried out in accordance with this Construction Management Plan and Method Statement unless otherwise agreed in writing by the Local Planning Authority.

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Site Description

The application site comprises an existing building and associated hardstanding at 1 Park Lane, Surfleet. The approved development involves the demolition of the existing building and the construction of two new residential dwellings.
The site occupies a corner position close to Park Lane and Surfleet Road. Due to this location, careful management of deliveries, parking, loading/unloading and site access is required to maintain the safe and free passage of highway users.
Construction access during the works will be taken from Park Lane. No construction access shall be taken from Surfleet Road unless otherwise agreed with the Local Planning Authority and/or Highway Authority where required.

Responsibility and Site Management

The Principal Contractor shall be responsible for implementing this Construction Management Plan and Method Statement throughout the construction period.
The Site Manager shall be responsible for:
ensuring that all site operatives and visitors are made aware of this plan;
managing construction traffic, deliveries and unloading;
maintaining clear and safe access to and from the site;
ensuring that no mud, debris or construction material is deposited on the public highway;
monitoring surface water runoff during construction;
ensuring that plant, materials and waste are stored safely within the site;
responding to any complaints or issues raised by neighbours, the Local Planning Authority or the Highway Authority.
A copy of this document shall be kept on site and made available to contractors and visitors as necessary.

Construction Phasing

The development will be undertaken in a controlled sequence. The anticipated phasing is as follows:
Phase 1: Pre-commencement preparation
site set-up;
confirmation of site access from Park Lane;
installation of any temporary fencing/hoarding or barriers required to secure the site;
identification of parking, loading/unloading, storage and waste areas within the site;
confirmation of existing service positions;
completion of any required asbestos survey and removal by competent contractors, where necessary;
confirmation of any required Highway Authority approvals for access works or works affecting the public highway.

Phase 2: Demolition and site clearance

soft strip of the existing building where required;
demolition of the existing building using appropriate small plant and/or hand methods;

removal of demolition arisings from site by licensed waste carriers;
retention of any reusable material where suitable and lawful;
control of dust, debris and mud throughout demolition;
maintenance of safe access and egress from Park Lane.

Phase 3: Groundworks, drainage and foundations

setting out of the approved dwellings;
excavation for foundations and drainage;
management of excavated material within the site so far as practicable;
formation/retention of temporary hardstanding areas for construction access and material storage;
implementation or retention of temporary surface water control measures;
installation or adaptation of soakaway drainage infrastructure as required by the approved drainage strategy.

Phase 4: Superstructure construction

delivery and storage of masonry, roof materials, timber and other construction materials;
construction of walls, roof structure and external envelope;
scaffolding installation where required, contained within the site boundary wherever possible;
continued management of deliveries, parking, wheel cleaning and runoff.
Phase 5: Internal works and external works
internal fitting out;
installation of services;
formation of permanent parking/access areas;
completion of permanent drainage and soakaway works;
completion of boundary treatments and landscaping;
removal of temporary site facilities, waste, surplus materials and plant.
Construction Access
Construction access shall be taken from Park Lane only. The access shall be kept clear and available for construction traffic throughout the works, subject to safe site operation. The access will be managed to avoid obstruction to Park Lane and Surfleet Road. Vehicles shall not wait, park, load or unload in a manner that would obstruct the public highway or compromise visibility for road users.

Where necessary, deliveries shall be supervised by the Site Manager or a competent operative. Banksmen shall be used where required, particularly during reversing movements or where vehicles are entering/leaving the site in proximity to pedestrians, cyclists or other vehicles.

No permanent or temporary works within the public highway shall be undertaken without the necessary consent from Lincolnshire County Council as Highway Authority. Any new or amended vehicular access works shall be subject to the relevant Highway Authority approval, including Section 184 approval where required.

Parking of Site Operatives and Visitors

Parking for site operatives and visitors shall be accommodated within the site so far as practicable. The existing hardstanding will be used for temporary parking where safe and practical to do so.

The Site Manager shall ensure that operatives and visitors are instructed not to park in a manner that obstructs the public highway, neighbouring accesses, visibility splays, or pedestrian routes.

Where site constraints temporarily limit on-site parking during demolition or groundworks, the Site Manager shall manage vehicle numbers and attendance times to reduce parking pressure. Operatives shall be encouraged to share vehicles where practical.

No long-term parking of contractors' vehicles shall take place on Park Lane or Surfleet Road where this would impede the safe and free flow of traffic.

Loading and Unloading of Plant and Materials

Loading and unloading shall take place within the site wherever reasonably practicable.
Deliveries shall be planned and timed to avoid unnecessary waiting on the public highway.
Delivery drivers shall be instructed to contact the Site Manager prior to arrival where necessary, so that access and unloading arrangements can be confirmed.
The following measures shall be applied:
deliveries shall be scheduled to avoid peak local traffic periods where practicable;
delivery vehicles shall not block Park Lane, Surfleet Road or neighbouring accesses;
unloading shall be supervised where necessary;
plant and materials shall be unloaded directly into designated storage areas;
large deliveries shall be coordinated to avoid multiple delivery vehicles arriving at the same time;
vehicles shall enter and leave the site in forward gear where reasonably practicable, subject to site constraints and safe operation;
where reversing is unavoidable, it shall be supervised by a competent person where necessary.

Storage of Plant and Materials

Plant and materials shall be stored within the site boundary. The existing hardstanding and available internal site areas shall be used for temporary storage and site compound purposes.

Materials shall be stored safely and in an orderly manner to avoid overspill onto the public highway or adjoining land. Storage areas shall be positioned to maintain safe pedestrian and vehicle movement within the site.

The following controls shall apply:

materials shall not be stored on Park Lane, Surfleet Road, footways, verges or neighbouring land;
cement, lime, plaster and similar fine materials shall be stored in bags or sealed containers and protected from rainfall;
fuel, oils and chemicals shall be stored in suitable containers and away from drainage routes and soakaways;
spill kits shall be kept available on site where fuels, oils or other polluting substances are stored or used;
waste materials shall be stored in skips or suitable containers prior to removal from site;
skips shall be located within the site wherever possible;
if any skip, scaffold, hoarding or temporary works are required on the public highway, the relevant Highway Authority consent shall be obtained before installation.

Wheel Washing, Mud and Highway Cleanliness

The site is currently substantially hard surfaced/hardstanding, which will assist in reducing the transfer of mud and debris onto the highway.
The Site Manager shall inspect the site access and adjacent highway regularly during the works. A pressure washer shall be available on site and used as necessary to clean vehicle wheels, tyres and lower bodywork before vehicles leave the site where there is a risk of mud or debris being carried onto the highway.
The following measures shall be used:
existing hardstanding shall be retained for as long as practicable to provide a clean working and access surface;
vehicle movements over soft or exposed ground shall be minimised;
wheels shall be checked before vehicles leave the site during demolition, excavation and groundworks;
a pressure washer shall be available for wheel cleaning where required;
any mud, dust, debris or loose material deposited on the highway shall be removed promptly;
road sweeping shall be arranged where necessary if manual cleaning or pressure washing is insufficient;
loads leaving the site shall be sheeted where necessary to prevent material loss, dust or debris.
No material shall be allowed to accumulate on the public highway.

Surface Water Runoff Management During Construction

The site is presently substantially hard surfaced and existing soakaways are understood to be present. During construction, surface water runoff shall be managed to prevent uncontrolled discharge onto the public highway, neighbouring land, or downstream property.
The following construction-stage measures shall be implemented:
existing soakaways and drainage routes shall be retained and protected where practicable during the early stages of construction;
temporary drainage routes shall be maintained to avoid ponding or uncontrolled runoff;

construction materials, spoil and waste shall not be stored where they could block drainage routes or wash into soakaways;
silty water shall not be allowed to discharge directly onto the highway, neighbouring land or into drainage systems;
excavated material shall be stored away from drainage routes and covered where necessary during wet weather;
cement washout, mortar washout and concrete residues shall not be discharged into soakaways, drains, ditches or the highway;
fuel, oils and chemicals shall be stored securely and away from drainage routes;
spill kits shall be available on site and any spillages shall be contained and cleaned immediately;
the Site Manager shall inspect runoff conditions during and after heavy rainfall;
permanent soakaway drainage infrastructure shall be installed or brought into use as early as reasonably practicable in the construction programme, subject to site conditions and the approved drainage details.
The above measures are intended to ensure that the development remains adequately drained during construction and does not increase flood risk to adjacent or downstream land and property.

Dust, Noise and Debris Control

Although Condition 10 is primarily concerned with vehicle movements, parking, highway safety and surface water management, the following general construction controls shall also be applied in the interests of good site management and residential amenity.
Dust shall be controlled by:
damping down during demolition, cutting or excavation where necessary;
avoiding unnecessary stockpiling of dusty materials;
covering or sheeting dusty materials where required;
using appropriate cutting tools and dust suppression where practicable;
ensuring loads are sheeted where necessary.
Noise shall be controlled by:
using well-maintained plant and equipment;
switching off plant and vehicles when not in use;
avoiding unnecessary revving of engines;
limiting noisy operations to the approved working hours;
locating plant and cutting activities away from neighbouring dwellings where reasonably practicable.
Debris shall be controlled by:
keeping the site tidy;
using skips or waste containers;
removing waste from site at appropriate intervals;
preventing wind-blown litter or packaging from leaving the site.

Working Hours

Construction and demolition works shall generally be carried out during the following hours:

Monday to Friday: 07:30 to 18:00
Saturday: 08:00 to 17:00
Sundays and Bank Holidays: no noisy construction works

Any work outside these hours shall only take place where necessary for health and safety, emergency works, essential utility connections, or where otherwise agreed with the Local Planning Authority.

Demolition Method Statement

The existing building shall be demolished in a controlled and safe manner by competent contractors.
Prior to demolition, the contractor shall:
check for the presence and status of services;
ensure that any necessary service disconnections are completed;
undertake or review any required asbestos survey;
ensure that any asbestos-containing materials, if identified, are removed by competent and appropriately licensed contractors before demolition proceeds;
secure the site to prevent unauthorised access;
confirm safe access and egress arrangements from Park Lane.

Demolition shall be carried out using suitable small plant and/or hand methods appropriate to the site constraints and proximity to the highway and neighbouring properties.

Demolition arisings shall be separated where practicable and removed from site by licensed waste carriers. Reusable materials may be retained on site where suitable and where they do not compromise safe site operation.
Dust suppression shall be used where necessary. The highway shall be kept clean and free from demolition debris.

Unexpected Contamination

Planning permission H17-0004-26 includes separate contaminated land conditions. Notwithstanding those separate requirements, if unexpected contamination is encountered during demolition, excavation or construction, works in the affected area shall cease and the Local Planning Authority shall be notified where required.
No further work shall proceed in the affected area until appropriate investigation, risk assessment and/or remediation measures have been agreed and implemented as necessary.

Public Safety and Site Security

The site shall be secured to prevent unauthorised access. Temporary fencing, barriers or hoarding shall be used where necessary, particularly during demolition and excavation phases.

The Site Manager shall ensure that:
the public highway remains safe and unobstructed;
construction materials are not stored outside the site boundary;
excavations are protected or covered where necessary;
plant is secured when not in use;
site gates or access points are closed when the site is unattended;
neighbouring accesses are not obstructed.

Waste Management

Waste shall be stored within the site and removed at appropriate intervals by licensed waste carriers.
The contractor shall seek to minimise waste and segregate materials for reuse or recycling where practicable. Waste shall not be burnt on site.
Skips shall be located within the site wherever possible. If a skip is required on the public highway, the relevant Highway Authority consent shall be obtained before placement.
Emergency Procedures
The Site Manager shall maintain suitable emergency arrangements on site, including:
first aid provision;
emergency contact details;
fire extinguishers where appropriate;
spill kits where fuels, oils or chemicals are stored;
clear access for emergency vehicles where practicable.

Any incident affecting the public highway, drainage, neighbouring land, pollution risk or public safety shall be dealt with immediately and reported to the relevant authority where necessary.

Compliance with Approved Plan

The development shall be carried out in accordance with this Construction Management Plan and Method Statement.
Any material variation to the construction access arrangements, drainage/runoff management, parking strategy or loading/unloading arrangements shall be agreed with the Local Planning Authority where required before implementation.
Summary of Condition 10 Compliance
This Construction Management Plan and Method Statement addresses the specific requirements of Condition 10 as follows:
Phasing of development including access construction: addressed in Section 4.
Parking of vehicles of site operatives and visitors: addressed in Section 6.
Loading and unloading of plant and materials: addressed in Section 7.
Storage of plant and materials: addressed in Section 8.
Wheel washing facilities: addressed in Section 9.
Strategy for surface water runoff during construction: addressed in Section 10.
The proposed measures will mitigate the adverse impacts of construction vehicle movements and parking, maintain the safe and free passage of highway users, and manage construction-stage surface water runoff so that flood risk to adjacent and downstream land and property is not increased.

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