

62 moor lane clitheroe

Construction Management Plan

for

The dismantling of the concrete portal frame and cladding of the garage, demolition of walls and construction of a temporary access.

Inside Track
62 Moor Lane
Clitheroe

for

Emporia Leisure Limited
The Emporium
Moor Lane
Clitheroe
BB7 1BE

prepared by

Stanton Andrews Ltd

44 York Street
Clitheroe
Lancashire
BB7 2DL



1.0 Purpose of this Statement

RYBC have requested that a Construction Management Plan be provided as part of the application to demolish the premises as it is within a Conservation Area.

The approved statement will be adhered to throughout the construction period and shall provide for;

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used during the development
- d. wheel washing facilities if required
- e. measures to control the emission of dust, dirt, noise, vibration during the development.
- f. a scheme for the recycling/disposing of waste resulting from the demolition works
- g. details of the level of excavation required
- h. protection of trees within the site
- i. protection of the water course that abuts the site.

This report outlines how this project will be undertaken efficiently, under controlled environmental conditions and with a sustainable approach and how the contractors propose to undertake all works with minimal inconvenience to the neighbouring properties throughout.

A mixture of uses, including commercial, retail and residential, surround the site.

2.0 Site Access and Construction Vehicle Movements / Deliveries

The site will provide adequate provision within the Heras fencing for site traffic, deliveries and for essential on-site parking. There will be a general policy of encouraging the site labour force to use public transport, where available. No local traffic management measures for site access are anticipated but if required will be agreed with the local authority.

There will be no requirement to store construction materials on site, however provision will be made for an adequate number of skips in order to separate materials during the demolition phase and enable recycling where possible. All of the clean hardcore generated from the demolition will be crushed off site to be re-used. A zone for the delivery of plant and machinery, of a suitable size, will be established within the boundary of the temporary site fence.



location plan

3.0 Wheel washing / Road Cleanliness

The nature of the work being undertaken on site should not require the provision of wheel washing facilities as the works are primarily demolition and there is limited excavation. There is an assumption that the contractors, deliveries and site machinery will be working from hard standing throughout. Should road cleanliness become an issue as a result of unforeseen circumstances on site an appropriate wheel-washing system will be provided to remove mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site. All loads of spoil to be removed from site will be fully covered. Wastewater discharged from the wheel washing system shall be disposed of on site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material. Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided.

4.0 Dust Suppression Measures

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the proposed demolition and resurfacing works will adhere to the relevant Code of Practice during construction. On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution impacts. Measures currently proposed include:

- high level demolition to be carried out without the use of an excavator to avoid contact with over head cables and reduce dust carry to adjacent properties;
- hydraulic tools and machinery to be used in preference to percussive techniques where practical;
- all plant and equipment to be used for the works to be properly maintained, silenced where appropriate, operated to prevent excessive noise and switched off when not in use and where practicable;
- plant will be certified to meet relevant current legislation and British Standards;
- loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment and materials around site will be conducted in such a manner as to minimise noise generation;

- deviation from approved method statements to be permitted only with prior approval from the Main Contractor and other relevant parties;

- burning of wastes or unwanted materials will not be permitted on-site;

5.0 Site Waste Management Plan

The applicant is aware of the effects the disposal of waste can have on the environment and his policy is to reduce wastage in all possible areas. One of the key principles of the approach is to ensure the maximum volume of material removed from site during the demolition is recycled or reused. Waste will be stored so that recyclable items such as metals and timber can be recovered, all clean hardcore will be removed from site and crushed for use in future construction projects.

Consideration to be given to:-

- Provision for separate skips for all waste and recyclable materials;
- Segregation of waste at source where practical and disposal at the appropriate licenced tip(s);
- Retention/reuse of existing slab to provide a base for new hardstanding;
- Re-use and recycling of materials off-site where re-use on-site is not practical (eg. via crushing of clean hardcore off site).

6.0 Delivery/Construction Times

Working hours will be agreed with the Local Authority and are expected to be limited to;

Monday to Friday 8.00 am - 6.00 pm Saturday 8.00 am to 2:00pm
No work to be carried out on Sundays or Bank Holidays.

7.0 Public Relations / Complaints Procedures

The contractor, Frank Ireland Limited will deal with all complaints and enquiries.
Contact number; 01200 422800

Any complaints will be logged on site, fully investigated and reported to the applicant as soon as possible. The complainant will be informed as to what action has been taken.

8.0 Site Security

Heras type fencing will be erected as shown on the attached drawing to provide a boundary to the site, whilst retaining a pedestrian route to the mill. The fencing may need to be relocated as the work proceeds. Safety is paramount in the construction industry and occupies a large part of the site management daily routine. As such, all necessary protection, fencing, hoardings, covers and protected walkways will be put in place as and when required. There will be controlled access to the site, for both security and safety reasons. At night the site compound and any offices will be kept locked.

We are very aware that construction sites are a "magnet" for children. We will install physical barriers, and screens to ensure that the site is kept secure. Furthermore, we will provide appropriate measures to mitigate against pollutions and the dangers of removing hazardous substances and materials. All entry points will be clearly signed.

9.0 Landscaping

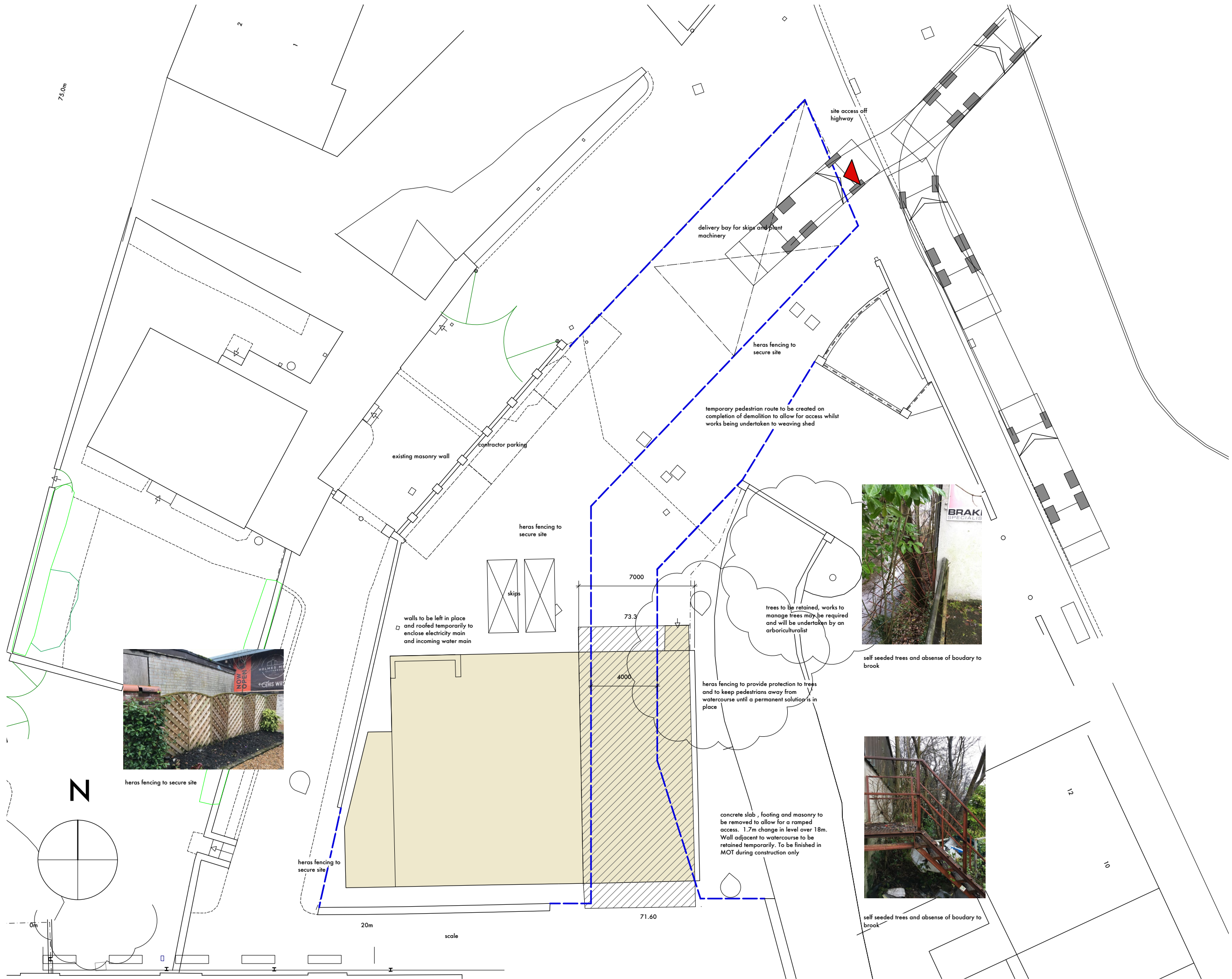
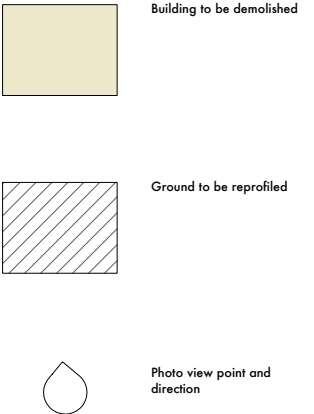
The demolition of the existing building will create significant visual improvement of the site for all overlooking properties. As such no scheme of landscaping is proposed to the western boundary.

Following the removal of the building there will be no boundary to the water course on the eastern side. It is intended that this area be fenced temporarily to allow the trees to be investigated by an arboriculturalist and prior to a new permanent barrier being installed.

REFERENCES & ACKNOWLEDGEMENTS

Control of Pollution Act 1974
Environment Act 1995
Special Waste Regulations 1996
Waste Strategy 2007 for England and Wales
BS 5228-1:2009+A1:2014 – Noise and Vibration Control on Construction and Open Sites

this drawing is to be read in conjunction with all relevant consultants and specialists drawings. the architect is to be notified of any discrepancies before proceeding. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright.



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62 Moor Lane

Demolition Plan

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