

CONSTRUCTION METHOD STATEMENT (CMS)
FOR DEVELOPMENT APPROVED ON 25 MAY
2018 UNDER REFERENCE 3/2018/0050.

FOR

PROPOSED CHANGE OF USE OF
AGRICULTURAL LAND AND DEVELOPMENT OF
TEN HOLIDAY CHALETS

AT

LAND ADJACENT TO THE BEECHES, EASTHAM
HOUSE FARM, GREAT MITTON, BB7 9PH

DOCUMENT REFERENCE: Coc/820/2624/CS

DOCUMENT DATE: 13 March 2019.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN TO ADDRESS CONDITION NO. 15 OF PLANNING PERMISSION 3/2018/0050 DATED 25 MAY 2018

Introduction

Condition 15 of the planning permission requires a construction method statement (CMS) to be submitted to and approved in writing by the local planning authority, and for the approved statement to be adhered to throughout the construction period. Due to the nature of this development there will not be a continuous construction period as the applicants do not intend to site all ten approved chalets at the same time, but to start off with possibly two or three and build up to ten over time, based on the level of demand for the units. However, there will be an initial period where roads and bases for the units will be formed, as well as the installation of the sewage treatment plant and landscaping works. The condition states seven matters that need to be addressed in the CMS. Insofar as they are applicable, given the nature of the development, we will address these matters in turn below:

The parking of vehicles of site contractors and visitors.

As shown on the appended Drawing No Coc/820/2624/02.

The loading and unloading of plant and material.

This will all take place within the designated area for the storage of plant and material as shown on Drawing No Coc/820/2624/02.

The storage of plant and materials used in constructing the development.

As shown on Drawing No Coc/820/2624/02.

The erection and maintenance of security hoarding.

A security gate will be formed in the position indicated on Drawing No Coc/820/2624/02 which will be kept locked at all times outside the working hours stated below. The boundaries of the designated storage area will be secured by the erection of 2m high heras fencing that will be regularly inspected and maintained/repared as required by the site manager throughout the period of development works.

Details of working hours.

Monday to Friday	8am – 6pm
Saturday	9am – 1pm (only if required)
Sunday/Bank Holiday	None

The delivery of new chalets to the site will also only be permitted within the specified working hours.

Routes to be used by vehicles carrying all plant and materials to and from the site.

The site is located on the B6243, the main road between Clitheroe and Longridge. Traffic from the A59 to the east would approach the site either via Whalley using the B6246 and B6243 or via Clitheroe using the B6243. Traffic from the M6 to the west would approach via Longridge using either the B6241 or B6242 and then the B6243.

Contact details for the site manager.

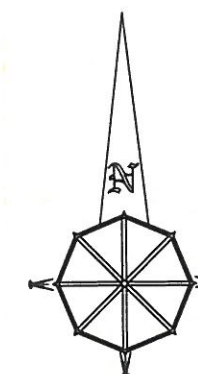
Due to the nature of the development, involving different contractors carrying out different aspects of the development, there will not be a site manager as such, but this function will be undertaken by the applicants, Mr & Mrs Cockburn, who are resident at the dwelling, The Beeches, at the site.

APPENDIX 1

Construction Method Statement Plan

Coc/820/2624

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres where explicitly shown otherwise.
The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.
Do not scale off the drawings, if in doubt ask



Site Plan - 1:500



Gary Hoerty Associates
Gary Hoerty Associates Chartered Surveyors
Suite 9 - Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire BB7 4DH

T: 01200 449700
Email: info@ghaonline.co.uk

Project: Coc/820/2624
Proposed Holiday Park / Chalets Development at:

The Beeches
Clitheroe Road
Great Mitton
Clitheroe
BB7 9PH

Title: Construction Management Plan

Drawing No: Coc/820/2624/02

Drawn: PF

Client: Mr. A. Cockburn

Date: 13/03/2019

Scale: 1:500 @ A3

Amendments:

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