



CREATE HOMES

Construction Management Plan

Spout Farm, Longridge, Preston,

19th March 2020



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1.0 Introduction

Create has submitted a detailed planning application for approval to develop land at Spout Farm, Longridge, Preston. As part of our development we want to ensure that we follow industry best practice and ensure that we protect the local community and environment and as such we have developed this Construction Management Plan (CMP) to identify how we intend to deliver the development.

The CMP will govern the Contractors' undertakings during the development of the site. The CMP may require revision during the course of the development to reflect any changes in legislation or other issues, for which approval of Ribble Valley Borough Council will be required.

The Site Management Team will be inducted in the content of this CMP and all construction personnel will be inducted in general, such that they have an understanding of the conditions of the plan for implementation.

A copy of this document will be held on site at all times along with all other associated documentation and information.

2.0 Background

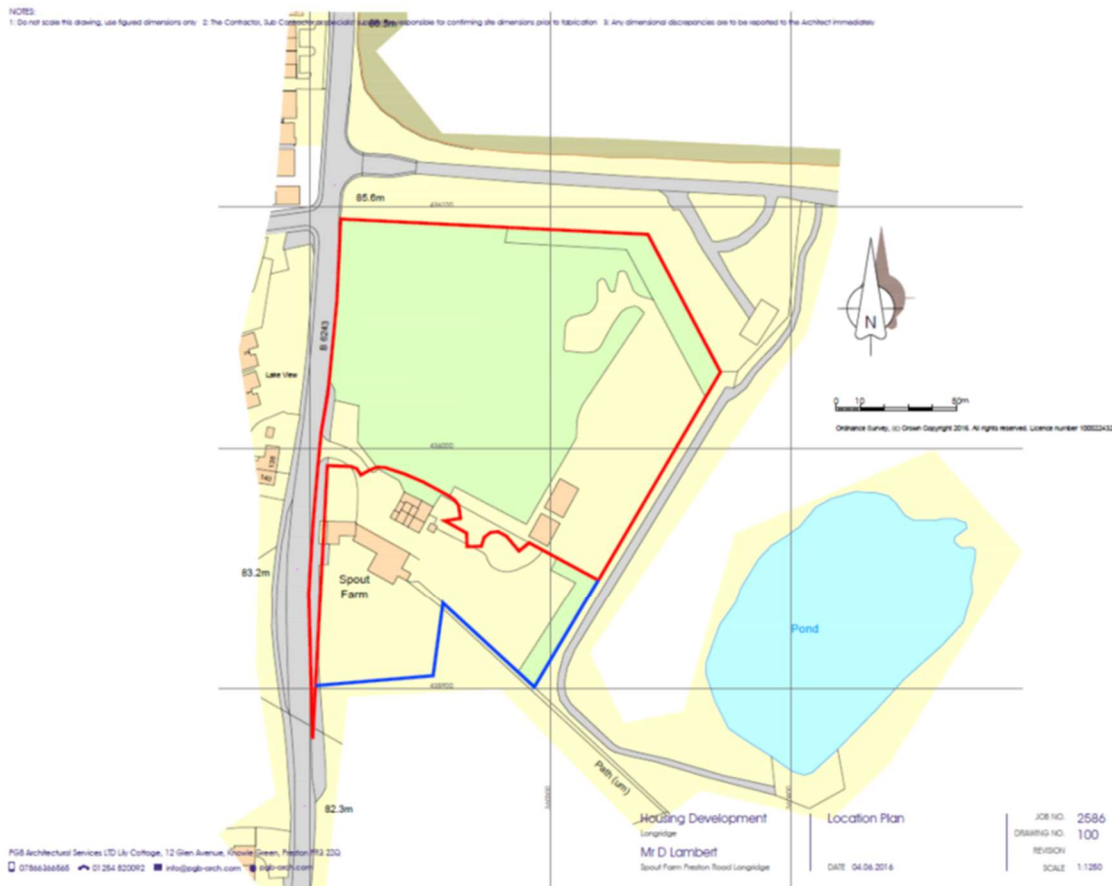
The site is situated just off the B6243 along Preston Road.

It is a greenfield site and sits south of a United Utilities reservoir.

The existing land was used and occupied by the previous owner operating a tree felling business called Tree Clear UK.

The general use of the land by the previous landowner was for plant and vehicle storage though most of the land that is the subject of this application has remained unused.

Figure 1: Location Plan(s)





3.0 Development Programme

Our intention is that the development to be built in one continuous phase with site access directly off Preston Road.

It is in the intention of the developer to construct and lay all roads and sewers to provide suitable hardstanding and access for all construction traffic for the duration of the build programme.

Whilst the construction of the roads and sewers progresses, foundation works, superstructure and external works will follow to maintain a steady work stream working to our optimum programme.

We anticipate the overall duration of the build to be circa 96 weeks.



4.0 Mitigation of Noise and Vibration

Despite our best efforts at mitigation noise sources will be present, some for short periods, during the works. Best practice will always be adopted to minimise the creation of unnecessary noise. Regular inspections will be made to ensure this procedure is maintained.

The requirements to minimise noise will be included in site induction with tool box talks provided to all contractor's personnel working on the site.

Although not exhaustive, the following best practice procedures will be followed:

- Plant and machinery shall be regularly maintained to control noise emissions, with particular emphasis on lubrication of bearings and the integrity of exhaust silencers.
- So far as is practicable, noisy plant or equipment shall be situated remotely from noise sensitive receptors. Barriers such as site cabins, acoustic enclosures, stockpiles shall be employed where practicable to reduce noise.
- Machines in intermittent use shall be shut down where possible or otherwise throttled down to a minimum when not in use.
- Compressors will be fitted with properly lined and sealed acoustic covers and the use of pneumatic percussive tools will be avoided.
- Where practicable, battery operated tools will be used in lieu of petrol/diesel powered generators.
- Noise when loading or unloading vehicles, dismantling scaffolding or handling materials will be minimised by avoiding drops from height and the use of resilient mats.

Foundations to the majority of plots will be strip and mass trench filled, thus reducing the impact of any piling operations.

No construction work audible at the site boundary will be permitted outside of the approved working hours, that will be detailed in the Planning Permission.

The compound and any fixed plant such as pumps, mortar silos and generators, will be located as far away from residential receptors as is practicable as detailed on the site logistics plan included in the Appendix to this document.

Regular monitoring of all noise related operations will be undertaken by the Site Management Team. This process will determine any areas where improvements are required, as well as confirming that the measures employed are functional and effective.

5.0 Mitigation of Dust and Airborne Pollutants

Activities with the potential to create airborne particles during the development works include:

- Earthworks and groundworks (excavation, processing and backfill) to achieve the required levels, construct storm and foul water drainage and estate road construction.
- Excavations associated with the construction of foundations and services.
- Stockpiling of construction materials such as aggregates, bricks, blocks which may emit dust during dry and windy periods.
- Vehicle movements on haul roads.
- Placement and movement of soils during landscaping works.

The requirements to minimise dust emissions and potential airborne pollutants will be included in the site induction/tool box talks schedule provided to all contractor's personnel working on site.

The following measures will be implemented to minimise dust emissions and airborne pollutants:

- Potentially dust emitting activities will be located away from sensitive receptors where practicable.
- A suitable wheel wash facility will be installed, with all vehicles driving on unsurfaced areas to be washed prior to leaving the site. Wheel wash facilities will be utilised on all access/egress points that are in use as detailed on the site logistics plan included in the Appendix of this document. The wheel wash provision is to include a hard standing clean area utilising a Karcher hand held power wash within the site boundary, to ensure that any vehicle using the highway will have clean wheels and will not deposit debris or mud on the highway.
- A temporary mobile wheel wash will be positioned at the entrance of the development and used to clean vehicle tyres until the road is constructed.
- The Site Management Team will visually monitor the cleanliness of Preston Road on an hourly basis. They will also have the ability to employ additional road sweepers if required.
- Haul routes within the site will be damped down during dry conditions using water sprays or bowsers.
- All loads of soils and other potentially dust emitting materials entering and leaving site will be covered.
- Unnecessary movements of construction traffic around site will be minimised and excessive speeds prohibited.
- All vehicle will switch off their engines when not in use.
- There will be no burning of materials on site.
- Damping and sealing of stockpiled materials.

A nominated member of the Site Management Team will be responsible for daily visual inspections and recording of evidence of dust emissions. These inspections will include the site boundaries and working areas along the public highway.

Any construction activity including vehicle movements within the site creating dust emissions or airborne pollutants will be recorded and remedial measures implemented immediately to prevent reoccurrence.



6.0 Measures for the Control of Traffic

6.1 To and From Site

Haulage routes have been established for heavy goods vehicles delivering to or removing waste from the site.

The permanent estate roads are to be constructed prior to any plot works.

Primary access for the site will be off Preston Road.

Haulage traffic for the regular construction activities for the development; roads, sewers, foundations and house construction, will utilise the primary access route as identified above.

Where possible, deliveries of construction materials will be specified outside of peak local traffic times, especially to avoid the local primary school start and finish times.

Deliveries will be staggered to avoid multiple deliveries and queuing vehicles, with a holding area being made available off the main highway of Preston Road to both the North and South sections.

6.2 Within the Site

The newly constructed adoptable highway roads will act as the primary traffic routes for the site with secondary routes temporarily constructed for safe direct access to specific work areas off the primary routes.

A site speed limit of 10mph will be imposed on surfaced roads and 5mph on unsurfaced roads. Speed limit signs will be posted accordingly.

The site compound is to be located to the North East of the development, with vehicle access via the primary access route from Preston Road.

Contractor parking for the development will be located in this area as detailed on the site logistics plan included within the Appendix of this document.

Contractor parking facilities will be re-located within the site as the development progresses. Facilities will however be close to the compound areas active at the time and remote from existing residential areas.

Parking for Sales staff and visitors will be located near the entrance to the site off Preston road with direct access to Show Home facilities.



7.0 Materials Handling, Storage and Compound

Handling of materials will be undertaken with due regard to noise and dust creation. Drop heights will be minimised, stockpiles of loose materials will be kept to a minimum and covered if necessary.

Similar precautions will be adopted when loading and unloading excavated soils.

Dedicated lay down and storage areas will be created, ideally away from sensitive receptors

All fencing and hoarding on the perimeter of the development will be erected before any site operations commence unless a suitable and secure boundary treatment exists.

The Site Management Team will visually inspect the site fencing and hoarding on a daily basis and instruct any maintenance as required.



8.0 Waste Management Strategy

This Waste Management Plan has been developed in conjunction with the company's SHE Policy and Procedures and to ensure maximum compliance is achieved to all legislative requirements, as a minimum. Its primary purpose is also to improve our performance with respect to our waste management approach but is also to help prevent and minimise undue waste and pollution.

Avoiding Waste

- Waste minimisation requirements apply

Recycling and Re-using

- Spoil and demolition material will be recycled for re-use where reasonably practicable
- Waste oil will be sent for recycling
- Where separate waste skips can be used for on-site segregation this will be undertaken with relevant signage displayed
- Where on-site segregation cannot be achieved this will be undertaken by our waste partner at their own facility

Disposal

- Waste oils, exhausted batteries etc to be disposed of as hazardous waste
- Scrap and redundant materials and products are to be properly disposed of
- Verification will be made to ensure sub-contractors follow their legal duties with respect to "Duty of Care"
- Light bulbs, fluorescent tubes, aerosol cans and similar hazardous waste will be disposed of in accordance with the regulations

Procurement / Purchasing

- Reduced quantities of materials will be specified to reduce waste
- The site management team are made aware of tender waste allowances and are expected to reduce these further
- Storage and handling of materials are to be controlled
- Recycled packaging materials will be supplied where possible
- Suppliers are to be influenced to minimise packaging

Site Accommodation / Welfare Facilities

- All welfare facilities, as detailed in our Good Housekeeping Policy, will be kept in a clean and tidy condition.
- The control of welfare waste is essential to reduce the likelihood of vermin presence.
- Regular cleaning routines are to be adopted too.



9.0 Site Lighting

Temporary lighting to the site compound and sales complex will be provided for reasons of safety and security.

Lighting will be mains electricity powered except during any periods where mains connections have not been made.

So far as is practicable, lights will be placed at low level consistent with effective use, and will be angled so as not to directly face or illuminate any adjacent residential properties.

All temporary site and task lighting during the construction period will only be utilised during regular site operation times.

The Site Management Team will undertake end of day inspections to ensure that no lights are left on outside of working hours.



10.0 Public Relations and Liaison

Throughout the duration of the project our Site Management Team, along with our Sales Team, will be accessible for all members of the general public.

During the development we will issue regular update letters to the local residents to keep them informed of progress and key activities.

If at any time there is a need for a query or complaint, then both our Site Management Team and Sales Team are approachable to receive the full details.

Complaints will be logged, reviewed and actioned where necessary, with a full update provided to the originator.

All complaints are reviewed to determine if there are any trends for further improvements to mitigate future occurrence.

To maintain good public relations the full site perimeter will be fully fenced with security fencing to ensure no unauthorised access.

Signage will be displayed regarding the construction site with directional signage to the site offices.

Safety is of paramount importance and this will be a number one priority whilst the development is in progress.

Contact will be made with Alston Lane Catholic Primary, St.Cecilias RC High and Longridge High to inform them of the development timescales and activities.

Health and safety presentations will be held with the children, teachers and parents if requested.

Contact will also be made with the Local Authority's Environmental Protection Team prior to works commencing to ensure that all necessary measures are implemented during the course of the works.

Regular contact and liaison will always be maintained during the development to ensure full compliance.

If any additional items are deemed necessary then these will be reviewed and implemented, with the environmental management plan being updated accordingly.



11.0 Conclusions

This Construction Management Plan (CMP) has been prepared to support our planning application in respect of the Spout Farm development.

The CMP will form the basis for the management of environmental impacts during the construction period.

It will be a requirement to strictly adhere to this plan throughout the construction period, unless otherwise amendments are approved by the Local Planning Authority.

Notwithstanding those elements specified within the CMP, a high standard of environmental management will be maintained throughout with the objective of minimising the impact on existing residents and the wider environment.

The Plan will be kept under review throughout the development. Changes should be made in the event of any arising issues or potential improvements and the Local Planning Authority notified.



Appendix A – Drawings

Figure 1: Location

Figure 2: Site Logistics Plan