

CONSTRUCTION MANAGEMENT PLAN

DEMOLITION AND REBUILD OF EXISTING DWELLING AND ERECTION OF NEW DWELLING

AT

GLENCROFT, PENDLE AVENUE, CHATBURN, BB7 4AX.

DISCHARGE OF CONDITION APPLICATION

JOB NUM: 6686 REF: 1.00

1.0 This report relates to the discharge of condition 8 of planning approval ref: 3/2020/0112.

2.0 Scope of Works

3.0 Enabling Works/Formation of Site Perimeter

4.0 Site Parking and Storage of Plant and Materials

5.0 Management of Vehicle Access/Egress and Deliveries. Loading/Unloading of Plant and Materials

6.0 Wheel Wash Facilities

7.0 Management of Dirt and Dust

8.0 Excavation and Ground Work

9.0 Protection of existing trees to be retained

10.0 Recycling/disposing of waste resulting from construction work

11.0 Noise control.

12.0 Operating Hours

13.0 Operatives

2.0 SCOPE OF WORKS

2.1 The proposed development includes the demolition of an existing dwelling and erection of two new dwellings which are three storeys.

3.0 ENABLING WORKS/FORMATION OF SITE PERIMETER

3.1 Heras fencing or timber hoarding will be installed along the site boundaries where required to ensure a safely enclosed site (incorporating the necessary HSE signage) and retained at all throughout the construction period.

3.2 An area of hardstanding for storage of building materials, storage cabins and portable WC etc, will be created within the site.

4.0 SITE PARKING AND STORAGE OF PLANT AND MATERIALS

4.1 Contractors vehicles will be parked on site throughout the construction phase as per Fig 1.

4.2 All materials and plant will be stored within the fenced site area with materials such as cement and equipment will be stored in a secure cabin.



5.0 MANAGEMENT OF VEHICLES ACCESS/EGRESS, DELIVERIES AND LOADING/UNLOADING OF PLANT MACHINERY AND MATERIALS

- 5.1 All vehicular and pedestrian access to the site during construction will be from Kayley Lane directly off Downham Road.
- 5.2 Deliveries of materials and plant will be accompanied by a banksman who will be in advance of the wagons at all times.
- 5.3 All vehicles accessing the site will be of a suitable size noting the access restrictions.
- 5.4 A hardsurfaced loading/unloading area will be created within the site.
- 5.5 An area close to the site exit will be utilised for wheel washing prior to vehicles leaving the site, where necessary.
- 5.6 The contractor/ site manager will inspect the access road on a daily basis and any debris/mud associated with the development site will be removed by a spade and the excess jet washed when necessary.
- 5.7 Strictly no deliveries prior to 0800.
- 5.8 All deliveries must be booked 24hrs in advance of site arrival.
- 5.9 All deliveries must follow the route shown on the access plan.
- 5.10 Strictly no reversing without the presence of a trained banksman.

6.0 WHEEL WASH FACILITY

- 6.1 Prior to leaving the site vehicle will be inspected and wheels washed if required by the on site power washer.

6.0 MANAGEMENT OF DEBRIS AND DUST

- 6.1 Watering down of the area should be carried out where necessary to minimise dust transfer into neighbouring premises. Where possible grey water will be used for this task.
- 6.2 Stock piles of materials shall be damped down or otherwise suitable treated to prevent the emission of dust from the site. Stockpiles should be planned and sited to minimise the potential for the dust generation. The handling of materials should be kept to a minimum and when deposited onto a stockpile it should be from a minimum possible height.
- 6.3 Dust pollution shall be minimised during construction by :-
 - a) Control of cutting or grinding materials on site.
 - b) Skips and removal vehicles shall be properly covered when leaving the site.
 - c) Materials should be handled in such a way that it does not give rise to excessive dust.
- 6.4 The site manager will take account of the weather conditions and prevailing wind directions when organising to prevent and minimise dust nuisance to neighbouring properties.
- 6.5 All site staff will be trained and be aware of the Dust Management Strategy
- 6.6 The contractor shall ensure that around the site, including the public highway, is regularly and adequately swept to prevent any accumulation of dust and dirt.

7.0 EXCAVATION AND GROUND WORKS

7.1 Location of underground services

- Prior to commencing excavations the site area will be checked for overhead and underground services.
- Service plans will be obtained from Utility providers and the site area checked over using a locating device.
- Once identified service routes will be clearly marked. If markings are lost during the working operation the exercise will be repeated.
- Works will be undertaken in accordance with the HSE Guidelines Document. Avoiding danger from underground services.

7.2 Excavations

- Trenches with a depth exceeding 1m will be either battered back or suitably shored and the

shoring maintained.

- Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.
- Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse.
- No site staff will work below an excavator.

8.0 PROTECTION OF EXISTING TREES TO BE RETAINED

8.1 Protection will be provided in accordance with BS5837-2012. Heras fencing will be sited around the trees in accordance with the tree protection plan submitted.

9.0 RECYCLING/DISPOSING OF WASTE RESULTING FROM CONSTRUCTION WORK

9.1 The experienced site manager will be responsible for identifying and segregating waste on site.

All waste from site will be segregated onsite.

Resultant hardcore will be used onsite wherever possible

Re - usable materials will be identified and removed for re-use

Recyclable materials will be removed from site for processing in licence facilities.

10.0 NOISE CONTROL

10.1 Whilst working on site the contractor will adhere to the recommendations of BS 5228-1 clause 9,3 to minimise noise levels during execution of the works.

10.2 Whilst some deliveries will be conducted out of normal working hours to reduce and traffic congestion very little plant machinery will be used outside of the normal working hours of 8.00am - 5.30pm.

11.0 OPERATING HOURS

The operating hours on site will be 8.00am - 5.30pm Monday to Friday.

Some larger deliveries will be co-ordinated to arrive outside these times in order to access the site and reduce any unnecessary congestion. A bankman will accompany these deliveries.

12.0 OPERATIVES

12.1 Safety Helmets , high visibility waistcoat jacket and protective footwear with steel toecaps and protective mid-sole must be worn at all times on site.

12.2 Any specific PPE required for particular operations (Harness, gloves, eye goggles, ear defenders etc) must be worn at all times.

12.3 All drivers must wear full PPE when leaving their vehicles.

