

## **CONSTRUCTION MANAGEMENT PLAN -**

Site Address: Seedalls Farmhouse, Eaves Hall Lane, West Bradford, BB7 3JG

Date: 25<sup>th</sup> April 2024

Proposal: Change of use of domestic garage and store to two bedroom holiday accommodation.

### **INTRODUCTION:**

Permission was granted by Ribble Valley Borough Council (Application No 3/2024/0028), on 15<sup>th</sup> March 2024.

Condition 8 of the decision notice states:

‘No development shall commence on the site until such time as a construction traffic management plan, including as minimum details of the routing of construction traffic wheel cleansing facilities, vehicle parking facilities and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.’

### **EXISTING GARAGE**

The proposed change of use the existing garage, requires minimal work. There are no changes or building works proposed to the external face or footprint of the building. Internally the works will include formation of stud partitions, installation of a bathroom and kitchen. This work is to be undertaken by the Applicant, and will therefore not generate any construction traffic.

### **PROPOSED PASSING PLACE**

The proposal includes for the creation of a new vehicle passing place, along the private entrance road. This will include minor excavation works, new sub surface and gravel dressing. This work is to be also undertaken by the Applicant, using farm machinery and will therefore not generate any construction traffic.

### **SITE DELIVERIES**

Deliveries of materials to site will be minimal, and will only require one / two loads. Deliveries will be up Moor Lane, and down the private entrance road. Delivery vehicles will be able to turn around in the farmyard.

Deliveries will be arranged between 08:00 and 18:00 Monday – Friday and 08:00 – 13.00 on Saturdays. All deliveries will be supervised.

### **VEHICLES AND PEDESTRIAN ACCESS**

The garage conversion is located on private land. The passing place is located on a private road, access off Moor Lane. This private road, only serves the Applicants property, but is a public right of way.

Access to the public right of way, will be kept clear throughout the duration of the works.

### **HIGHWAY CLEANING**

The private road / public footpath will be manually cleaned down at the end of each working day, using a brush, shovel and was down. Keeping it free from debris.

### **NOISE CONTROL**

Seedalls Farm is in an isolated location, with very few neighbouring properties. These include Cuttock Clough House – 0.17miles to the West, Hancocks Farm – 0.33miles to the South East and Hansons Farm – 0.35miles to the North East.

Every attempt shall be made by the Applicant to control noise at the source and this will be kept to a minimum at all times. This includes ensure vehicles and machinery used to form the passing place are not left idling.

Power tools are not to be used before 8am or after 6pm.

### **OTHER INFORMATION**

As the construction works are minor and are being completed by the Applicant, who resides at the property. All materials will be stored safely on site. No security fencing, site compound or welfare facilities need to be provided.