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# Construction Management Plan

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January 2025

Construction Management Plan  
for redevelopment at:  
Writtenstone Farm

Planning Application Ref: 3/2024/0622

DECISION DATE: 17 January 2025



## Prepared by

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Longridge  
PR3 3ST

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Development Details  
Writtenstone Farm  
Writtenstone Lane  
Longridge  
PR3 2ZN

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(Amended) Site Location Plan Drawing No: 0735 Revision D (received 09.12.2024)

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(Amended) Proposed Site Plan Drawing No: 7035 - 11 REV K (received 09.12.2024)

### Appendix C

(Amended) Barn 1 - Proposed Plan, Elevations and Section Drawing No: 7035 - 07 REV L (received 09.12.2024)

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Proposed Garage Plan, Elevations and Section Drawing No: 7035 - 14 REV C

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## **1. Scope of Works**

The application and scheme is for proposed conversion of barn 1 to two-storey, five bedroom dwelling; demolition of outbuilding 1 and construction of new double garage; construction of new roof and conversion of outbuilding 2 to form single-storey incidental domestic hobby space; alterations to existing vehicular access, creation of domestic curtilage and landscaping; new sewage treatment plant and diversion of public footpath.

Existing & Proposed Plans are included in the Appendix to this document for reference.

## **2. Site Perimeter**

At commencement, the perimeter of the site will be established and securely protected with good quality boundary fencing and gates. Heras security fencing to HSG151 standard will be erected to the closed footpath (East of site) with all necessary signage in accordance with HSE requirements.

The existing site area is of concrete hard standing for site vehicles, storage of materials, site cabins etc.

## **3. Site Parking & Storage**

There will be designated parking area within the site for contractor vehicles & visitors. Secure storage of materials and plant within the fenced site area and existing outbuildings. The site benefits from CCTV coverage.

## **4. Vehicle Access/Egress & Deliveries**

Access via existing Writtenstone Lane. This is a private road with a public footpath and bridleway. Measures to protect vulnerable pedestrians will entail drivers being patient, expect to encounter others, and be ready for occasional walkers.

There are adequate passing points for vehicles and pedestrians alike.

Existing hard standing and turning circle within the site for delivery vehicles.

When necessary, staff will have use of banksman for delivery/tipper wagons both on and off site.

Wheel washing and road contamination monitoring will be maintained.

Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not

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take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

## **5. Wheel Wash Facility**

Jet wash unit is available for vehicle wheels before leaving the site.

Regular monitoring and cleaning of any road contamination.

## **6. Management of Dirt & Dust**

Use of water spray to suppress dust during dry periods.

Consideration of weather conditions to minimize dust nuisance.

Training of site staff on Dust Management Strategy.

The access road is an existing stoned road providing a good, clean working platform and prevent road contamination.

The site benefits from an existing concrete hard standing.

In the event of a complaint from a neighbouring property in respect of dust there concerns will be considered and action taken to prevent future occurrence.

All site staff will have appropriate PPE to protect them from the effects of dust.

## **7. Excavation and Ground Works**

### **Location of underground Services**

Prior to commencing necessary 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 identified and clearly marked. If markings are lost during the working operation the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the works.

Works will be undertaken in accordance with the HSE Guidance Document, Avoiding danger from underground services.

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## **Excavations**

Whilst no deep trenches are anticipated, all 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.

Trenches will have graded areas for wildlife when excavations are left open. Where necessary, timber mats will be used to cover any exposed trenches and holes, for the safety of wildlife and humans alike.

Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse. No site staff will work below an excavator. A be safe be seen policy will be always maintained along with suitable PPE.

## **8. Protection of Existing Trees**

All tree works / tree protection shall be carried out in strict accordance with the submitted (Amended) Arboricultural Implications Assessment dated 18th December 2024 (received 19.12.204) and (Amended) Arboricultural Method Statement dated 18th December 2024 (received 19.12.204) and in accordance with British Standard BS 5837:2012. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

## **9. Recycling/Disposing of Waste**

There will be very little waste material from demolition.

In respect of the construction work, the following measures have been identified to minimise the quantity of waste produced during this project:

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

All waste resultant from the works will be segregated on site.

Resultant hard core will be re-used where possible in the substructure.

Re-usable materials will be identified on site and removed for storage and re-sale.

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

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## **10.Noise Control**

The project is a sympathetic renovation of existing structures with no notable works that would cause significant noise pollution. There are no residential properties in close proximity of the site.

However, all site staff will have regard and adhere to BS 5228-1, clause 9.3 to minimize noise levels.

No operation of heavy plant outside normal working hours (8.00am – 5.30pm).

## **11.Construction Working Hours**

Construction work will only take place Monday to Friday from 8 AM to 6 PM and Saturday from 8 AM to 1 PM.

Quiet work and set up may be completed outside of these times and on Sundays and bank holiday without the use of heavy plant.

## **12.Emergency Contact**

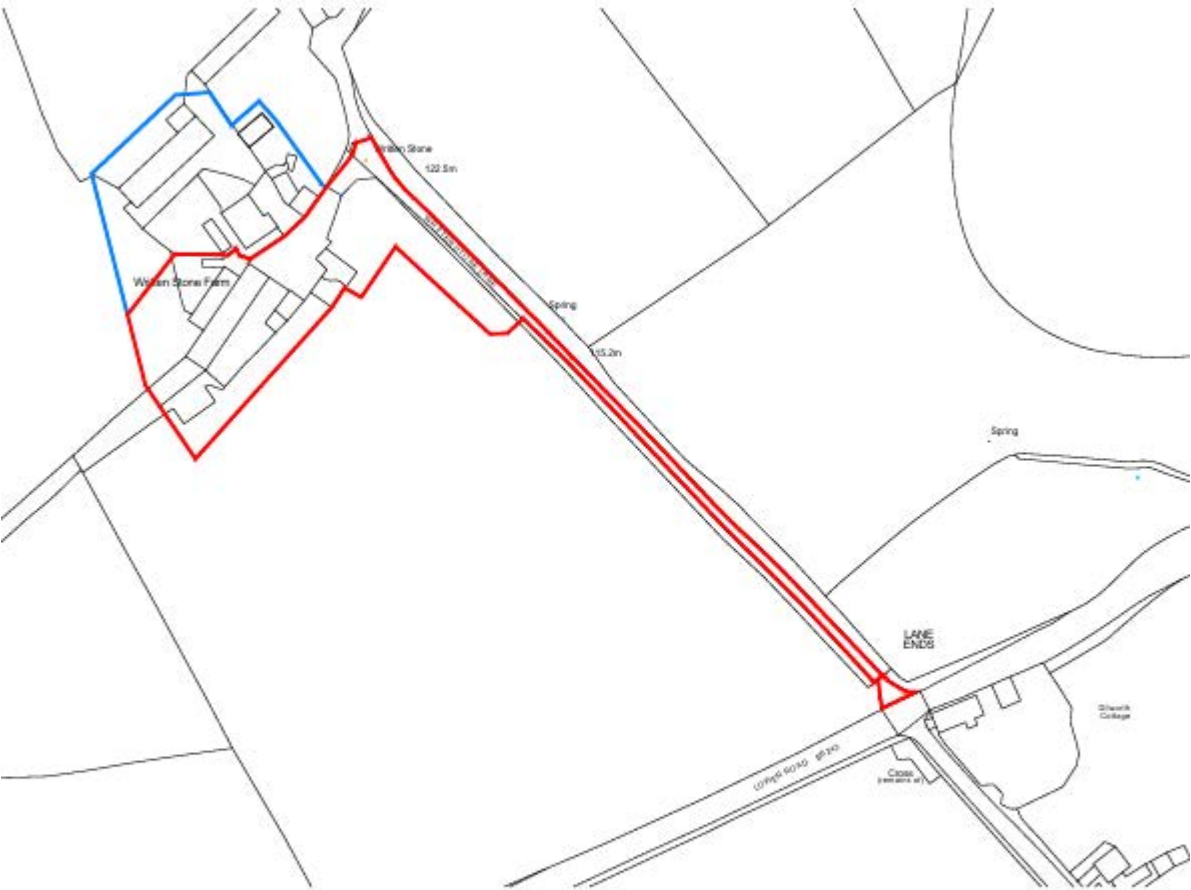
Our 24HR Response Team will respond to any emergency calls.

t: 07751647556

t: 07907019830

e: [urgent@emreact.co.uk](mailto:urgent@emreact.co.uk)

Appendix A

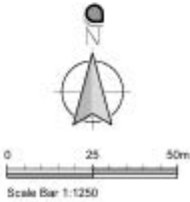


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Site Location Plan

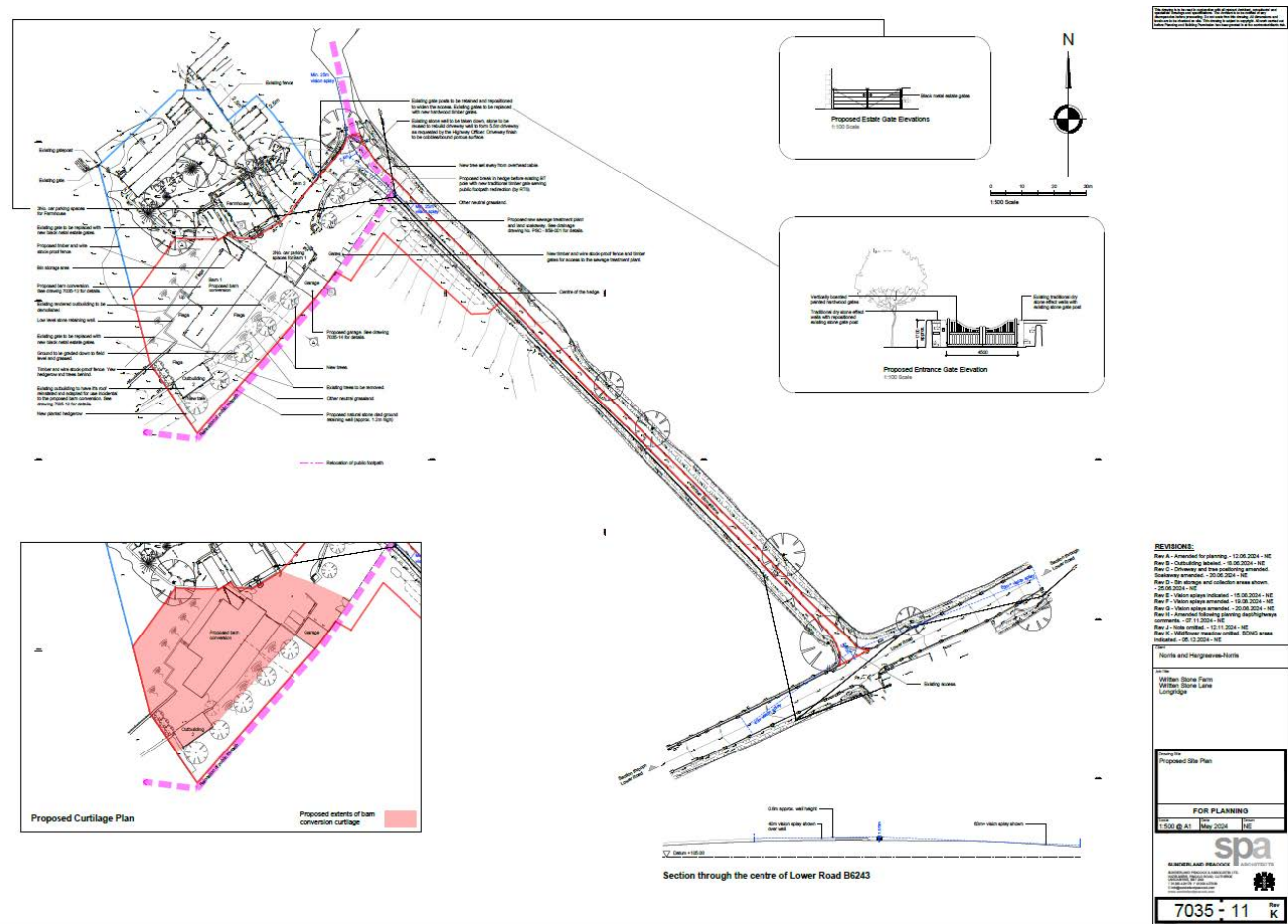
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Revision D

Job Ref: 7035  
Written Stone Farm,  
Longridge  
PR3 2ZN



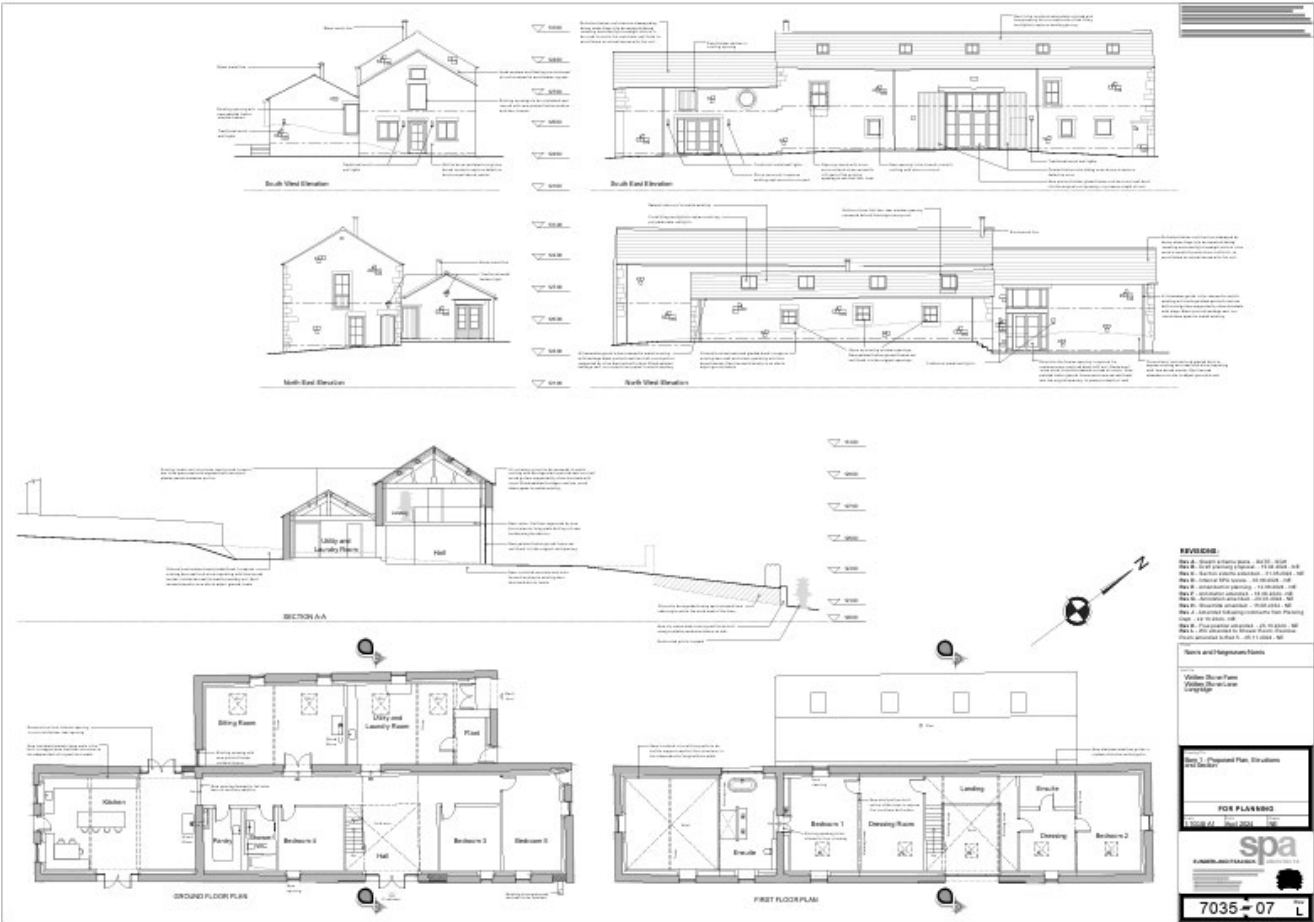


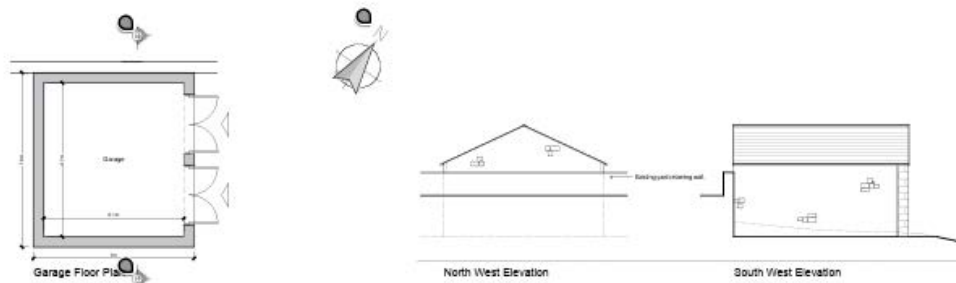
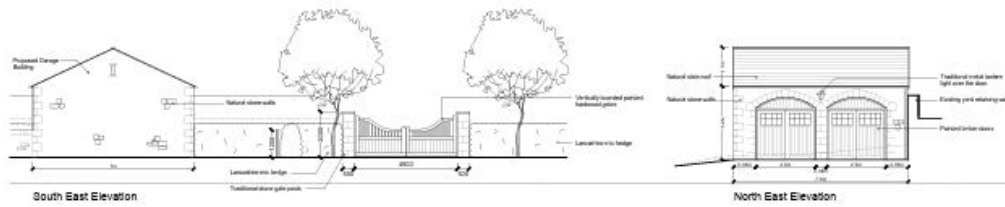
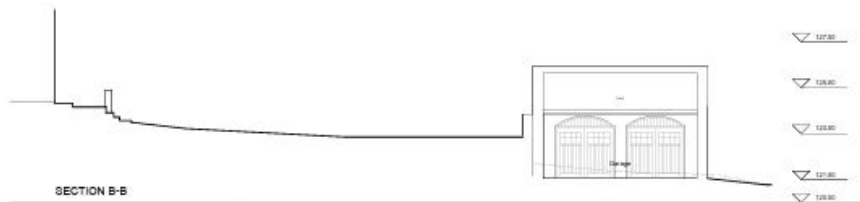
Appendix B





Appendix C





The authors gratefully acknowledge financial support (Fellowships and Research Grants) provided by the Institut Català d'Investigació en Farmacologia, a companying young scientists by Fundación Española de Investigación Científica, and the Ministerio de Sanidad y Consumo of the VII Spanish State Budget. It was helpful to have the assistance of the staff of the Hospital General de Barcelona.

**REVISIONS**

Rev A: Approved for planning 12.08.2024 1:00  
 Rev B: State machine generated 23.05.2024 1:00  
 Rev C: Decision tree added 29.04.2024 1:00

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**Notes and Notes - Holograms**

with Notes

William Stone Farm  
 William Stone Lane  
 Llangynidr

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**FOR PLANNING**

1:00 PM 23.05.2024

**spa**

**RUNDRELL PEACOCK BACKCOTTS**

**7035-14**

**Rev C**

Appendix E

