

Construction Management Plan

Glendene

Barker Lane

Mellor

BB2 7EE:

Planning Application Ref: 3.2025/0607

Approval Date 14<sup>th</sup> November 2025

## Introduction

Planning permission has been granted for a replacement dwelling plus extension of the residential curtilage following the demolition of the existing house and garage.

The Planning Permission contains conditions that are to be satisfied prior to commencement of the works. In particular, Condition 5 of the Planning Permission states: -

*No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan or Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority.*

*The approved plan/ statement shall provide details of:*

- The parking of vehicles of site operatives and visitors*
- The loading and unloading of plant and materials*
- The storage of plant and materials used in the construction of the development*
- The erection and maintenance of security hoarding*
- Wheel washing facilities for the full period of construction for the cleaning of the wheels of vehicles leaving the site to prevent mud, stones and debris being carried onto the highway*
- Measures to control the emission of dust and dirt during construction*
- A scheme for recycling/ disposing of waste resulting from demolition and construction works*
- Delivery, demolition and construction working hours*
- Routing of delivery vehicles to/from site.*

*The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period of the development.*

*Reason: In the interest of the safe operation of the adopted highway during the demolition and construction phases.*

## Site Management

A Site Manager will be appointed for the duration of demolition and construction works. The Site Manager will be responsible for implementing and monitoring this Construction Management Plan and ensuring that all contractors, operatives and visitors comply with its requirements.

All contractors will receive a site induction covering traffic management, working hours, environmental controls and public safety.

## Site Security and Hoarding

The site will be secured throughout the construction period to prevent unauthorised access.

Measures will include:

- Temporary secure fencing/hoarding around the site boundary
- Regular inspection and maintenance of fencing and gates

The location of fencing and access is shown on Appendix A.

### **Parking of Site Operatives and Visitors**

- On-site parking for all site operatives and visitors will be provided within the site boundary, adjacent to the main entrance and as shown on Appendix A
- Access will be maintained direct from the highway in the same location as the existing site access, which will be widened to improve access and visibility in and out of the site
- There will be no on-street parking by construction workers or visitors

### **Loading and Unloading of Plant and Materials**

- All loading and unloading of plant and materials will take place within the site boundary
- No loading, unloading or waiting will occur on the public highway
- When required, a trained banksman will be used to manage deliveries and tipping operations
- Site access will be kept clear at all times

### **Storage of Plant and Materials**

- All plant, equipment and materials will be stored securely within the fenced site area
- A secure site cabin will be provided for tools and materials requiring weather protection (e.g. cement, plaster) as indicated on Appendix A, following demolition of the existing garage
- This area will be cordoned off from the vehicle off load area to allow safe pedestrian access to the plant and cabin area.

### **Routing of Delivery Vehicles to and from the Site**

- All construction and delivery vehicles will access the site via the existing adopted public highway only
- No vehicles will wait or idle on the public highway

### **Wheel Washing Facilities and Highway Cleanliness**

- A wheel washing facility will be provided at the site exit, as shown on Appendix A
- All vehicle drivers will be responsible for ensuring their vehicles are checked and cleaned of mud and debris before leaving the site
- The Site Manager will regularly inspect the adjacent highway and cleaning of any road contamination.

### **Dust and Dirt Control Measures**

Water suppression to be used to control dust during construction. Where practicable, any existing vegetation around the site will be maintained where possible to reduce wind speeds. The drop distance when tipping will be reduced to the minimum the equipment can safely achieve. Consideration will be given where possible to weather conditions to minimize dust nuisance.

All staff members will notify the site manager of any excessive dust and debris observed

### **Waste Management, Recycling and Disposal**

- Waste will be segregated on site where practicable
- Demolition materials such as hardcore will be reused on site where possible (e.g. substructure)
- Reusable materials will be identified and removed for reuse or resale
- Recyclable materials will be removed to appropriately licensed recycling facilities
- Residual waste will be removed by licensed waste carriers in accordance with relevant regulations

### **Working Hours**

Construction, demolition and deliveries will take place only during the following hours:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- Sundays and Bank Holidays: No construction or demolition works

Quiet activities such as inspections or site set-up may take place outside these hours provided there is no use of heavy plant and no audible disturbance.

### **Compliance with Approved Plan**

This Construction Management Plan will be adhered to throughout the demolition and construction period unless otherwise agreed in writing by Ribble Valley Borough Council.

### **Appendix A – Site Layout Plan**

The appended plan shows:

- Site boundary
- Access point
- On-site parking and turning areas

- Loading/unloading area
- Wheel washing facility
- Storage areas and welfare cabin