

CONSTRUCTION MANAGEMENT PLAN

FOR 112 RIBCHESTER ROAD CLAYTON LE DALE BLACKBURN BB1 9HQ

RVBC PLANNING REF 3/2025/0081



Project Over View

Stephanie & Mark Skoczen have obtained planning permission to self – build a new dwelling on what was once agricultural land in Clayton Le Dale Blackburn Lancashire under Ribble Valley Council.

Planning application ref 3/2023/0321 & 3/2025/0081 with access already approved.

The development is to build a 1 and ½ storey detached dwelling with a detached double garage.

Clients Names – Stephanie & Mark Skoczen

Protect Address – 112 Ribchester Road Clayton Le Dale Blackburn BB1 9HQ.



Thick RED line is hard standing roadway already in place for use.

The works comprise of the erection of 1 self build new 1 and half storey house along with associated entrance, parking area, external works, drainage and sewer works, landscaping, fencing and boundary walls. The development will utilise an already passed access off ribchester Road.

Parking of vehicles, site operatives and visitors

The site is predominately open land, the first phase of the development will be to improve the existing access / entrance to the site as per the approved site plan. This will involve improving the visual splay onto Ribchester road also securing the entrances to the site and the small holding that is going to be used as storage, parking and for loading and unloading. (please refer to the above image). Once the improved access has been completed the appropriate signage will be displayed for deliveries and visitors.

Loading and unloading

All plant and deliveries will be sign posted to down the red route to the area suitable and safe for the wagons etc to turn around and park without causing any issues on the high way. All deliveries will be pre arranged to insure that there is suitable supervision on site to ensure the safe loading and unloading of plant and materials.

Storage of plant and materials

Materials generally will be stored around the building and valuables and plant will be stored inside the building where there is CCTV coverage. Any flammables will be stored away from boundary fences and any sources of ignition.

Plant will be stored as not create any obstructions and all keys will be removed and stored at our property. No fuel will be stored on site.

Erection and Maintenance of the security hoarding

The site will be secured by Harris Fencing around the perimeter, the site entrance from the access will be secured with a padlock and a mobile CCTV camera will cover the whole site. The fencing will be checked daily and a record kept of this. As and when the boundary walls and fencing are built the temporary Harris fencing will be removed.

Wheel Washing Facilities

The entrance of the site will be of clean hard standing up-to the join with the road in order to minimise any kind of mud or debris in the highway. In addition any material's excavated on site will be recycled on site. In the event of any vehicles getting mud on their tyres a wheel wash facility will be provided and signposted to all drivers before entering the high way. However the road will be inspected on a daily basis and a road sweeper instructed as and when needed.

Measures to control the emissions of dirt and dust during construction

Dust arising from the ground works prevalent in dry spells and generated by wind and plant traversing the site will be controlled by spraying water over the ground from a water bowser.

Routes to be used by vehicles carrying plant and materials

There is one access / exit from the site onto Ribchester Road, there are no height or weight restrictions on the surrounding roads. The bulk of the deliveries will be coming from the direction of the A59.

Project Time Line

- Conditions Discharged
- Improvements to the entrance to allow safe entrance and exit.
- Top soil removal under the supervision of an archaeologist as per condition 9 scheme of investigation.
- Clearing and preparation of the site
- Connection of utilities
- Construction Phase
- Ground works
- Snagging
- Final finishing to ground works.

Time of deliveries and working times

Contractor deliveries and working times will be Mon to Fri 0830 til 18:00, sat 09:00 to 13:00 hrs

Contact details

Developers – Stephanie and Mark Skoczen

Principal Contractor – Mark Houldsworth [REDACTED]

Project Manager – Mark Skoczen [REDACTED]

Start Date – ASAP

Completion Date – TBC

Emergency Contact with be Mark Skoczen or Stephanie Skoczen both contact numbers will be displayed on the address board displayed at the site entrance in full view of the public.

Mark and Steph are well known to residents who have their contact should any issues arise.

Project Team and Responsibilities

Key Contacts – Clients Mark & Stephanie Skoczen

Landowner Mrs Ruth Skoczen

Primary Contractor Mr Mark Houldsworth (health & Safety Officer)

Other workers on the site will be employed tradesman through the main contractor.

Subcontractors to date –

Garnett Contractors – Ground works (plant driver)

Barkers Contractors – Ground works & concrete

Mellor Plant Hire – All plant hire

Electricity North West – New connections

Cadent Gas – New connection

United Utilities – New Connections

Conclusion

We look forward to working with RVBC during this project and for any issues or further information please contact Mr Mark Skoczen on [REDACTED]

[REDACTED]