

CONSTRUCTION MANAGEMENT PLAN (CMP)

Planning Condition Discharge Submission

Project Details

Site: The Palace, Market Place, Longridge, Preston, PR3 3RR

Local Planning Authority: Ribble Valley Borough Council

Contractor: SK Electrical

Project Start Date: Monday 2nd November 2026

Estimated Completion Date: Thursday 1st July 2027

1. Purpose of Document

This Construction Management Plan (CMP) has been prepared to discharge planning conditions requiring details of how construction will be managed.

It outlines site operations, safety controls, environmental protections, and traffic management measures to ensure minimal disruption to the surrounding area.

2. Site Context

The site is located within Longridge town centre on Market Place, with rear access via Brewery Street.

All construction activities will be carefully managed due to:

- Proximity to pedestrians and local businesses
 - Town centre traffic movements
 - Limited frontage working space
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3. Emergency Contact Details (24 Hours)

- Mrs Laura Harrison: [REDACTED]
- Mr Jonathan Harrison: [REDACTED]

These contacts will be available at all times throughout the construction phase.

4. Construction Programme

- Start Date: 02/11/2026
- Completion Date: 01/07/2027
- Duration: Approx. 8 months

Works include internal refurbishment, services upgrades, and minor external alterations.

5. Working Hours

- Monday to Friday: 08:30 – 17:00
- No weekend or bank holiday working

Any variation will require prior written approval from the Local Planning Authority.

6. Site Access, Parking & Compound

- Primary access via **Brewery Street (rear of property)**
- A **secure compound** will be established at the rear
- All contractor parking will be within this compound
- No contractor parking on surrounding public roads

The compound will include:

- Waste skips
 - Materials storage
 - Welfare facilities (if required)
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7. Loading & Unloading

- All deliveries will occur at the rear compound
 - Timings will avoid peak hours where possible
 - A foreman will supervise vehicle movements when necessary
 - No loading/unloading will occur on Market Place frontage
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8. Traffic Management (Enhanced Detail for Council Preference)

- No road closures are anticipated
- No obstruction to neighbouring access will be permitted
- Deliveries will be:
 - Pre-booked
 - Controlled to avoid congestion
- Vehicles will:
 - Arrive and depart in forward gear where possible
 - Switch off engines when stationary

If required, temporary traffic measures will be agreed with the Council in advance.

9. Protection of Pedestrians & Cyclists

- Pedestrian routes will remain open at all times
- Barriers/signage will be used where external works occur
- Any scaffolding will require appropriate permits
- Contractors must provide:
 - RAMS (Risk Assessments & Method Statements)
 - Insurance certification
 - Health & safety compliance documentation

10. Noise Control (Added for Planning Sensitivity)

- Works will be limited to standard hours only
- Use of low-noise equipment where possible
- No unnecessary idling of machinery
- Any high-noise activities will be:
 - Short duration
 - Scheduled mid-day where possible

11. Dust & Air Quality Control

- Minimal dust expected due to internal works
- Measures include:
 - Dampening down materials if required
 - Skip netting
 - Regular cleaning of working areas
- No burning of waste on site

12. Waste Management

- All waste will be:
 - Manually transferred to skips
 - Segregated for recycling where possible
- Skips located within rear compound only
- Waste handled in accordance with Environmental Health standards

13. Pre-Existing Works (For Clarity to Officer)

The following emergency works have already been completed due to building deterioration:

- Roof replacement
- Guttering replacement

- Internal debris consolidation

These were necessary due to water ingress and have been acknowledged by the Local Planning Authority.

14. Construction Works Summary

Ground Floor:

- Retention of main entrances
- Replacement of former auditorium doors with windows/doors (subject to approval)
- Full electrical and heating upgrades
- Ceiling replacement (fire-rated)
- Internal wall removal (non-load bearing)
- Kitchen expansion
- Flooring replacement
- Play structure installation

First Floor:

- Internal upgrades (as ground floor)
 - Wall removals to create larger space
 - Balcony reinstatement
 - Window enlargement (to original size)
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15. Planning Condition Compliance

- External window/door details will be submitted separately
 - Cycle storage (4 spaces) will be installed prior to occupation
 - This CMP will be adhered to throughout the construction phase
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16. Site Security

- Secure compound at rear
 - Site locked outside working hours
 - Materials stored safely
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17. Health & Safety

All works will comply with:

- Construction (Design and Management) Regulations 2015
 - UK Health & Safety legislation
 - Approved contractor RAMS
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18. Conclusion

This CMP demonstrates that the development will be undertaken responsibly, with appropriate controls to protect the public, environment, and local infrastructure.

SITE LOGISTICS PLAN (Diagram)



The former Palace Cinema (Rear) is located off Brewery Street. A secure compound to be created to provide area for loading, unloading, refuge/skip location and contractor parking area.

Access will not be blocked or restricted for local residents and or any commercial trading entities.

The former Palace Cinema (Front) is located off Market Place. This access which will be used for internal access only and will be subjected to limited external works.

Diagram Notes (include under drawing in PDF):

- All deliveries via Brewery Street
- No storage or loading at front elevation
- Pedestrian access maintained at all times
- Secure compound fully contained within site boundary