

CONSTRUCTION MANAGEMENT PLAN

Proposed Development of a Single Residential Dwelling

within the grounds of the existing residential dwelling known as The Cottage, Highground Lane, Barnham, West Sussex PO22 0BT.

Approval Reference BN/17/21/PL

Condition 5

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- a) Route and maneuvering for construction vehicles
- b) Loading and unloading of plant and materials, including permitted times for deliveries;
- c) The parking of vehicles of site operatives and visitors;
- d) Storage of plant and materials used in constructing the development;
- e) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- f) Measures to control the emission of dust and dirt during construction;
- g) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

PROPOSALS

ROUTE / DELIVERIES / PARKING

Vehicles can only approach the site directly from Highground Lane via a private concrete drive serving the site and four other residential premises. At the head of the drive there is a large turning area sufficient for delivery vehicles to park and unload before manouvering out of the site.

The existing access gates to the site will be retained for the duration of the works and will provide security during non operational hours.

The existing gates are sufficient to allow for delivery vehicles to access the site in either a forward or reverse gear for unloading or delivery /collection of skips.

NOTE: The site sits within the grounds of a host dwelling which is owned and occupied by the applicant and self build contractor. Separate access for contractors and the occupants is therefore not a consideration in this instance.

Parking will be retained for the owner / occupants at all time as indicated on the attached plan.

STORAGE OF PLANT & MATERIALS

The existing hardstanding within the site will be retained for the duration of the construction phase of the works before being broken out and removed from site prior to commencement of the landscaping.

Areas for the storage of materials have been designated on the attached plan adjacent to the proposed skip location.

Once the floor slab of the proposed dwelling has been laid it will be utilised for further level storage of materials.

The plant required for the works will be limited to a mini digger, which the owner /occupant of the host dwelling already owns and stores on the site.
The foundations have been designed as a shallow trench fill due to ground conditions and as such excavation will be kept to a minimum.

WORKING HOURS / NOISE DISTURBANCE

It is proposed that works will be restricted to the hours of 8am and 5.30pm Monday to Friday. Noisy works will be restricted to after 8.30am and cease before 4.30pm.

It is proposed to mitigate noisy works where possible by utilising prefabricated materials and components where possible and reduce on site fabrication.
The roof trusses will be manufactured off site along with the internal timber frame panels.
This will reduce on site use of power saws.

REDUCTION OF DUST / DIRT EMISSIONS

The partial demolition of the existing garage will be carried out by hand and will not make use of mechanical plant. Materials will be carefully stripped and set aside for reuse or recycling. Any breaking up of concrete floor slabs or foundations will be wetted down with water spray prior and during cutting / breaking out.

Existing areas of concrete hardstanding will be swept clean on regular occasions and sprayed down to reduce dust emissions.

During construction of the new dwelling any mechanical cutting of blockwork or masonry will be carried out under controlled measures with any cutting watered down to prevent dust emissions. Where watering cannot be achieved a dust extraction system attached to a vacuum cleaner will be used.

WASTE MANAGEMENT & RECYCLING

All recyclable waste will be separated from general building waste during the partial demolition of the garage and set aside for collection by a registered and certified construction waste recycler.

General waste from the demolition will be placed within the site skip and any recyclable materials such as concrete and masonry will be recycled for hardcore or fill by the collecting skip company accordingly.

Any salvage materials such as roof tiles and timber will be set aside and recycled.

APPENDICES

Appendix A Drawing PL005 - Construction Management Plan