

■ A R U N D I S T R I C T C O U N C I L ■ D E S I G N & M A N A G E M E N T

Planning Department
Arun District Council

Date – 5th February 2020
Project number – 1532
ADM file ref. CDC - 1
Internal copies: jf df IMB

Planning Application: BR/324/17/PL

Condition number 5. requiring Local Planning Authority written approval or to be complied with prior to commencement of development:

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:

- the anticipated number, frequency and types of vehicles used during construction;*
- the method of access and routing of vehicles during construction;*
- the parking of vehicles by site operatives and visitors;*

CHARTERED ARCHITECTS

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- *the loading and unloading of plant, materials and waste;*
- *the storage of plant and materials used in construction of the development;*
- *the erection and maintenance of security hoarding;*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); and*
- *details of public engagement both prior to and during construction works.*

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre- commencement condition because it is necessary to have the site set-up agreed prior to access by construction traffic.

(a) The anticipated number, frequency and types of vehicles used during construction,

To be confirmed when the main contractor organizes the precise programme. The project is the construction of just eight small apartments, so it is not anticipated that many large loads are required. Generally smaller delivery and collection vehicles will be used where feasible. When larger delivery vehicles are required, a banksman system will be operated. Care will be taken to avoid any dangerous vehicle situations.

(b) The method of access and routing of vehicles during construction,

To be confirmed when the main contractor organizes the precise programme. See drawing 1532/09, which illustrates the access provision. Clear and organized access is available. Also see the Vehicle Technical Note by RGP Transport Planning Consultants.

(c) The provision made for the parking of vehicles by contractors, site operatives and visitors,

The parking of vehicles of site operatives will be for limited essential parking only and in the designated space for the contractor's compound as illustrated on drawing 1532/09. Car sharing will be made to limit vehicles. If there are any visitors, they will be able to park locally and not on site. There is ample on-street parking within walking distances for staff operatives and visitors.

(d) The loading and unloading of plant, materials and waste,

This will be in the designated space for the contractor's compound as illustrated on drawing 1532/09.

The loading and unloading of materials will be carried out with great care with site operatives checking on public safety. If required, public will be directed away from vehicles.

Care will be taken to maneuverer from the contractor's compound to the construction area.

(e) The storage of plant and materials used in construction of the development,

This will be carefully managed in the designated space for the contractor's compound as illustrated on drawing 1532/09.

(f) The erection and maintenance of security hoarding,

The entire site will be enclosed by a Heras type fence and a lockable high entrance gate facility.

There will be a designated space for the contractor's lockable secure compound as illustrated on drawing 1532/09.

(g) The provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway.

If required, this will be provided.

(h) Measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles.

This will not be required as the site is away from the public highway. Any loose earth etc. will be very minimal.

If required, the new construction works will be protected by an enclosed reinforced poly-fabric.

Waste will be controlled by certified collections.

(i) Measures to control the emission of noise during construction,

Construction work will only be carried out during normal working daylight hours.

Any neighbours will be consulted with.

The new construction works will be protected by an enclosed reinforced poly-fabric if required.

(j) Details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,

External lighting will be minimal and generally only for security and safety.

(k) Appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas,

Where appropriate, the storage of fuel and chemicals will be in bunded tanks or suitably paved areas.

The construction work is minimal. Power tools being mainly electric.

(l) Waste management including prohibiting burning.

Waste will be controlled by certified collections. There will be no burning on site.

Michael Bish

