

New Dwelling and detached garage:

**Springfield House
Springfield Close
East Preston
BN16 2SZ**

Construction Management Plan



Date of Report: Tuesday 14th August 2018

Property address: Springfield House, Springfield Close, East Preston, BN16 2SZ

Client's name: Castle Property Developments

Our Reference: 181303/01

FULLER ASSOCIATES

Chartered Surveyors • Architectural Design

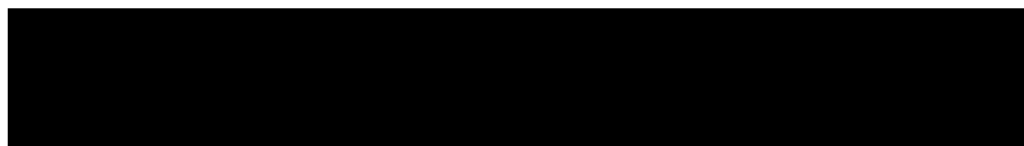


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1.0 Introduction

Springfield House will be a detached dwelling, located on the private Willowhayne Estate in East Preston. Works are being carried out to construct a new detached dwelling with detached garage. The proposals have been approved under the Town and Country Planning Act 1990 by Arun District Council, reference number: R/91/17/PL. Planning condition 11 associated with this permission requires the submission of a Construction Management Plan. Condition 11 states:

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,*
- 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),*
- details of public engagement both prior to and during construction works*
- . hours of operation*

Reason: In the interests of highway safety and the amenities of the area. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto a classified road which could compromise highway safety.

2.0 Scope of the CMP

The CEMP addresses issues of concern detailed by the condition. These issues are as follows:

- Vehicle movements
- Vehicle Access and parking
- Management of delivery vehicles

- Material and Plant Storage
- Fencing/Hoarding
- Wheel washing facilities
- Public engagement
- Hours of operation

3.0 The CMP requirements

3.1 Vehicle movements

The majority of vehicles will be small light goods vehicles. The movements will be varied but are likely to predominantly co-inside with the site operating hours. There will be larger vehicle movements again at varied intervals throughout the construction phase, for both soil disposal (muck away) and deliveries. The Contractor's site manager will coordinate all vehicle movements.

3.2 Vehicle Access and Parking

Vehicle access will be through a newly created entrance to the South, and parking will be predominantly off the road in a designated area to the Northeast. Some parking of smaller vehicles on Springfield Close may be required to co-inside with deliveries, however will not prevent constant use of Springfield Close. There will be strictly no parking on Angmering Lane.

3.3 Management of delivery vehicles

Delivery vehicles will access the site from Springfield Close, and will reverse onto the site into the designated area to the Northeast of the site. They will unload and then exit via the same means.

3.4 Material and Plant Storage

The materials will be delivered and offloaded to the Northeast of the site, and stored to the North of the site within a designated materials storage area.

Machinery will be stored overnight to the Northeast of the site in a designated Contractors parking area. Machinery will include a 3 ton JCB excavator and a 2 ton dumper.

3.5 Fencing/Hoarding

Specialist tree protective fencing will be erected and maintained throughout the duration of the construction phase in accordance with the approved Arboricultural Impact Assessment and Method Statement, and Tree Retention and Protection Plan. The temporary front gates will be of solid timber panels fixed to metal posts to ensure the site remains secure throughout the construction phase.

3.6 Wheel Washing Facilities

Wheel washing facilities are unlikely to be required due to the nature of the protective driveway to be installed prior to commencement of the construction phase. This is to ensure appropriate protection of the tree roots and is detailed in the approved Arboricultural Impact Assessment and Method Statement. However, the Contractor will provide wheel-washing facilities should they be required.

3.7 Public Engagement

The Contractor will inform the immediate neighbouring property owners of commencement of works, no less than 2 weeks prior to commencement. The Contractor will provide the immediate neighbouring property owners with periodic updates. The Contractor will inform any neighbouring property owners that may be affected by a requirement to temporarily block the road (Springfield Close) no less than 1 week prior, however this is unlikely to be required.

3.8 Hours of Operation

The site will be operational between the hours of 8am – 4:30pm Monday – Friday. No weekend or bank holiday work will be permitted.

3.9 Noise

The contractor must comply with the following:

1. All statutory or other identified noise control limits generally.
2. Where necessary, plant and equipment will be silenced, screened and/or enclosed in accordance with the guidance of BS5228 and particularly noisy activities will be shielded by the erection of hoardings or screening.
3. No explosives are to be used on site.
4. The use of radios on-site is to be controlled so that it does not cause a nuisance generally.

3.10 Dust

The site is close to other residential properties. The contractor will take all necessary and practicable measures to minimise and control dust emissions that arise, through site operational practises. These will include:

- The prohibition of fires on site.
- Dust collection during cutting or grinding works (fit tools with dust collection devices, except those that require a continuously wet working surface).
- Vehicle sheeting if necessary.

- Prevention of windblown dust arising from site stored materials. Storage mounds will be profiled to reduce erosion and mound surfaces will be kept damp.
- Engine idling time of construction vehicles or delivery vehicles will be minimised. Vehicles will be required to turn their engines off at all times when not in operation.

4.0 Site Plan

