

New Dwelling with Associated Access

**Land Adjoining The Red Cottage
Walberton**

Construction Management Plan

Planning Condition 5

Application WA/34/17/PL

October 2017

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Appendix A

1. Scope of works

The scheme involves the construction of a new residential dwelling and associated external works on land adjoining Red Cottage, The Street, Walberton.

2. Method of access and routing of vehicles during construction

All site traffic will enter and exit the site via the primary site entrance to Red Cottage until the new access is formed.

Traffic will be routed from the A27 with a designated route along the B2132, turning right onto The Street. This provides for the least amount of junctions to navigate providing the safest route.

Site directions will be issued to all contactors and suppliers during the construction phase.

Reasonable measures to be taken to ensure no unauthorised persons enter the work areas. Only authorised persons allowed on site by signing a register.

3. Parking of vehicles by site operatives and visitors

Attached is a site plan detailing on site car parking. Alternative parking is available in the lay-by opposite, or in the public car park by the Village Hall further up The Street.

4. Loading and unloading of plant and materials

All plant and materials will be loaded and unloaded within the site perimeter.

Areas will be designated so as not to hinder emergency services access.

Deliveries will only be made as and when required and will be stored on site within the designated areas.

A site plan is attached detailing the designated areas.

5. The Erection and Maintenance of Security Fencing

Attached is a site plan detailing the position of site fencing. The site is well secured by a boundary wall fronting the road.

Heras fencing will be used as necessary to secure areas not already protected using anti climb panels.

Gates will be formed with two panels on posts and will be kept shut except for deliveries. All works will be in accordance with HSE requirements.

6. Provision of Wheel Washing Facilities

A wheel wash facility will be allocated adjacent to the site entrance with portable jet wash facility to prevent excess mud reaching the highway. Daily visible inspection of the highway will be made.

Early construction of the new entrance will be programmed; however the use of the existing entrance to Red Cottage will be used in the meantime.

7. Controlling Dust and Dirt during Construction, Lighting and Security.

There is no demolition to be carried out. Reasonable steps will be taken to control dust and dirt by damping down and using PPE equipment.

PIR lights will be used if required to provide temporary lighting for works and security.

8. Hours of Operation

Monday to Friday 08.00 – 18.00 Hrs

Saturday 08.00 – 12.00 Hrs

No work on Sunday and Bank Holidays

9. Public Engagement during Construction Works

Liaisons with all neighbours to ensure residents are aware of progress from commencement to completion. Any disruptive works will be separately advised but none are envisaged.

Signage will be erected at the site entrance to advise contact details along with safety signs.

10. Recycling of Waste Removal from Site

Any surplus materials will be removed from site at the earliest opportunity in designated loads.

Waste will be removed by registered couriers to designated sites licensed to take that type of waste in accordance with statutory requirements.

Burning and fires will not be permitted on site.

11. Site Office and Welfare Facilities

Welfare facilities will be provided sufficiently for everyone who is working on the site including visitors.

All facilities will be kept clean and tidy, warm and ventilated and will include:

- Chemical toilet
- Washing facilities for hands, faces and arms with hot and cold running water, soap and means of drying with hand towels.
- Drinking water with cups.
- Drying area for work clothing and changing.
- Table, chairs, kettle and microwave for warming food.
- Secure storage for materials will also be made available.

12. Noise Control

The project is a relatively simple house construction with no notable works which would cause significant noise pollution.

Close proximity of housing has been noted and there will be no operation of heavy plant outside normal working hours.

Appendix B

- Site plan indicating car parking options.
- Materials storage plan
- Site fencing and security plan
- Indicative program of works

SITE FENCING AND SECURITY PLAN

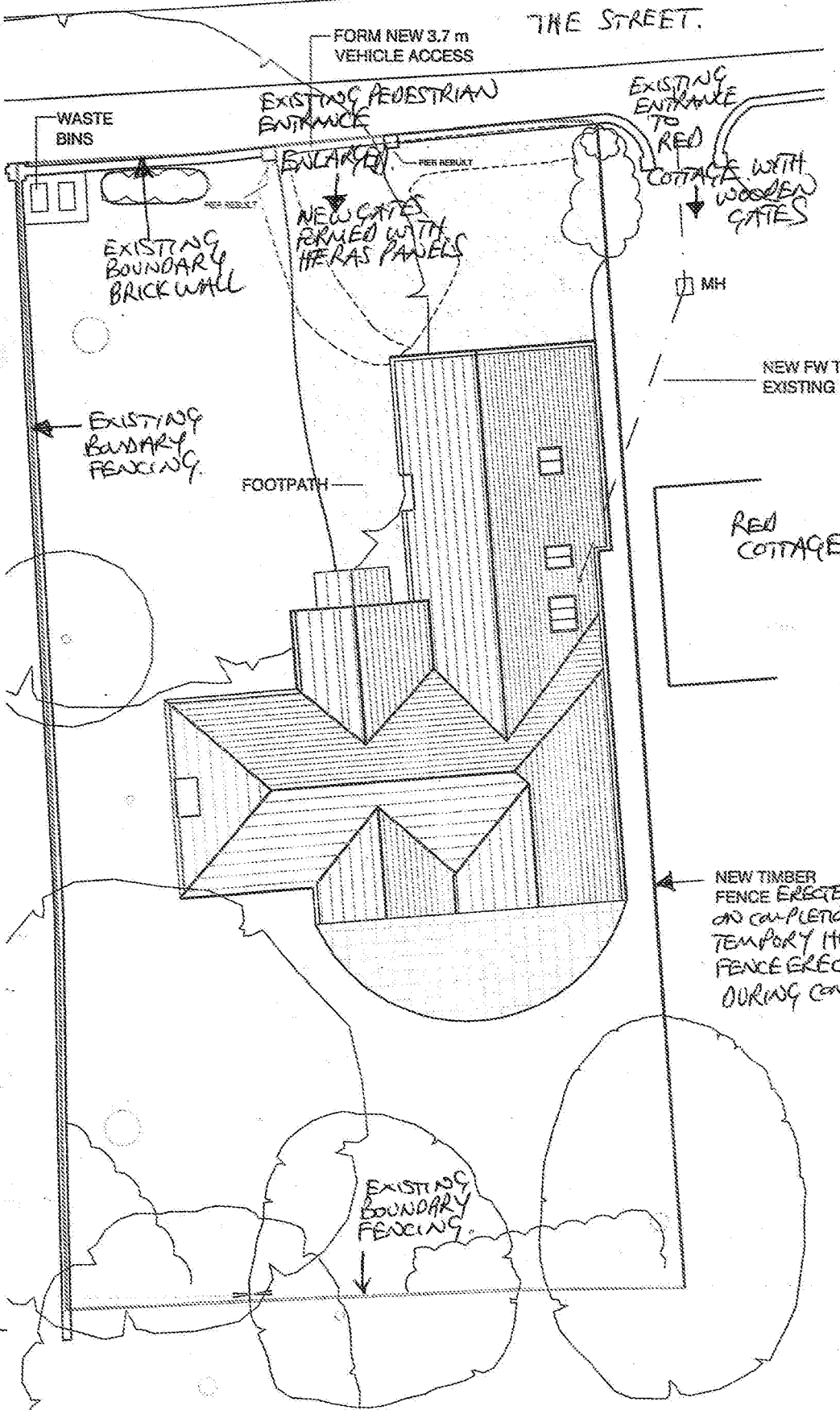
NOTES:

Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.

Do not scale from these drawings except for planning purposes. Use figured dimensions only.

Where applicable this drawing is to be read in conjunction with other consultants' drawings.

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C	15.08.17	DRIVEWAY AMENDED
B	31.05.17	BOUNDARY DIMS ADDED
A	18.02.17	AMENDED LAYOUT

Rev	Date	Amendment
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For
DR HOBBS & MRS HOBBS-GREE

Project
LAND ADJOINING RED COTTAGE
THE STREET
WALBERTON
WEST SUSSEX

Title
LOCATION PLAN
BLOCK PLAN
AND SITE PLAN

Date	Drawn	Scale	Check
Sept 18	DC	1:1250, 1:500, 1:200@A3 MW	
Job Number	Prefix	Drawing Number	Revisk
16035	P	100	C

SITE PLAN
1:200 @ A3

0m 2m 10m

MATERIALS STORAGE PLAN

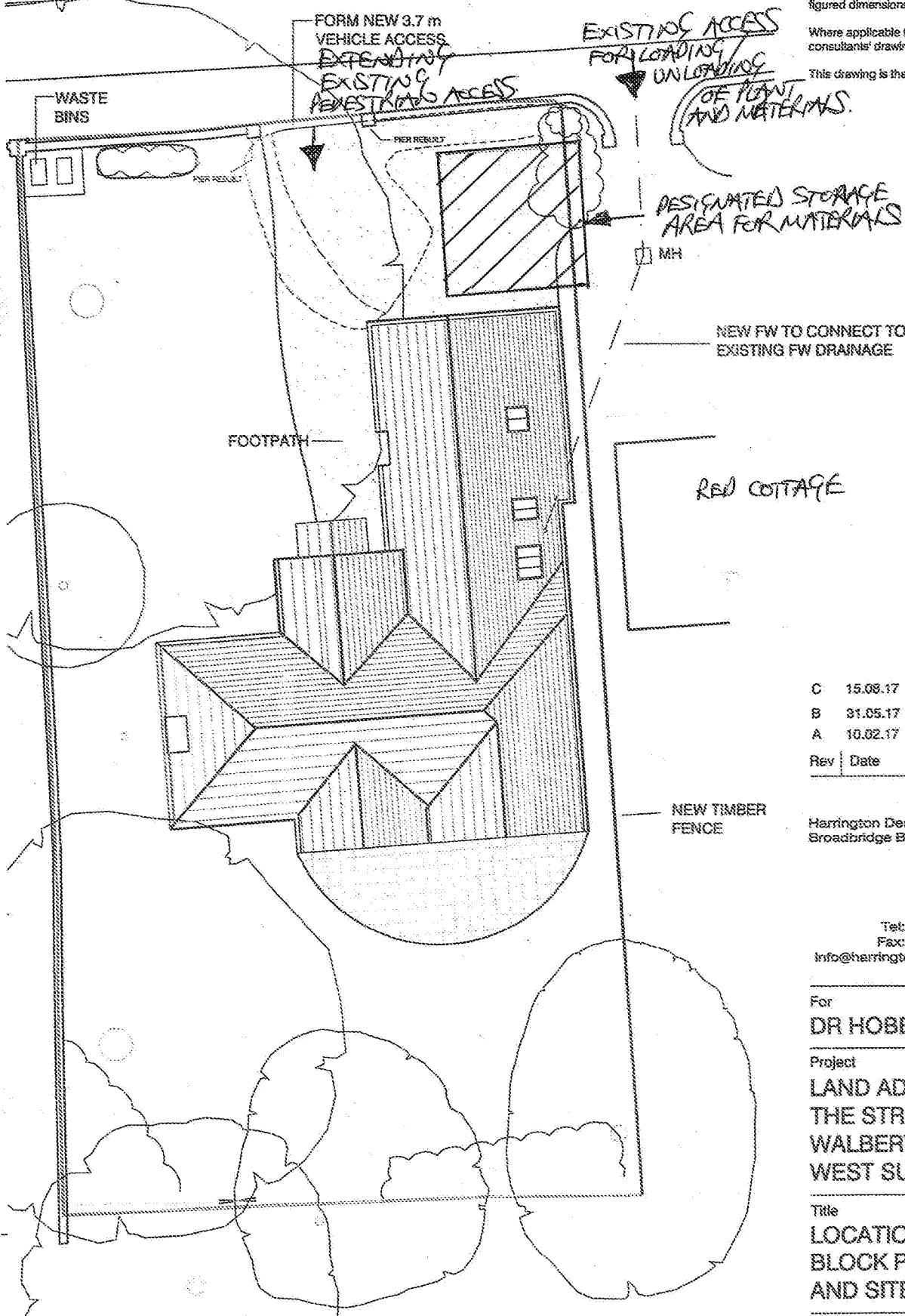
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SITE PLAN
1:200 @ A3

0m 2m 10m

SITE PLAN INDICATING CAR PARKING OPTIONS.

LAY BY FOR OFF
SITE PARKING.

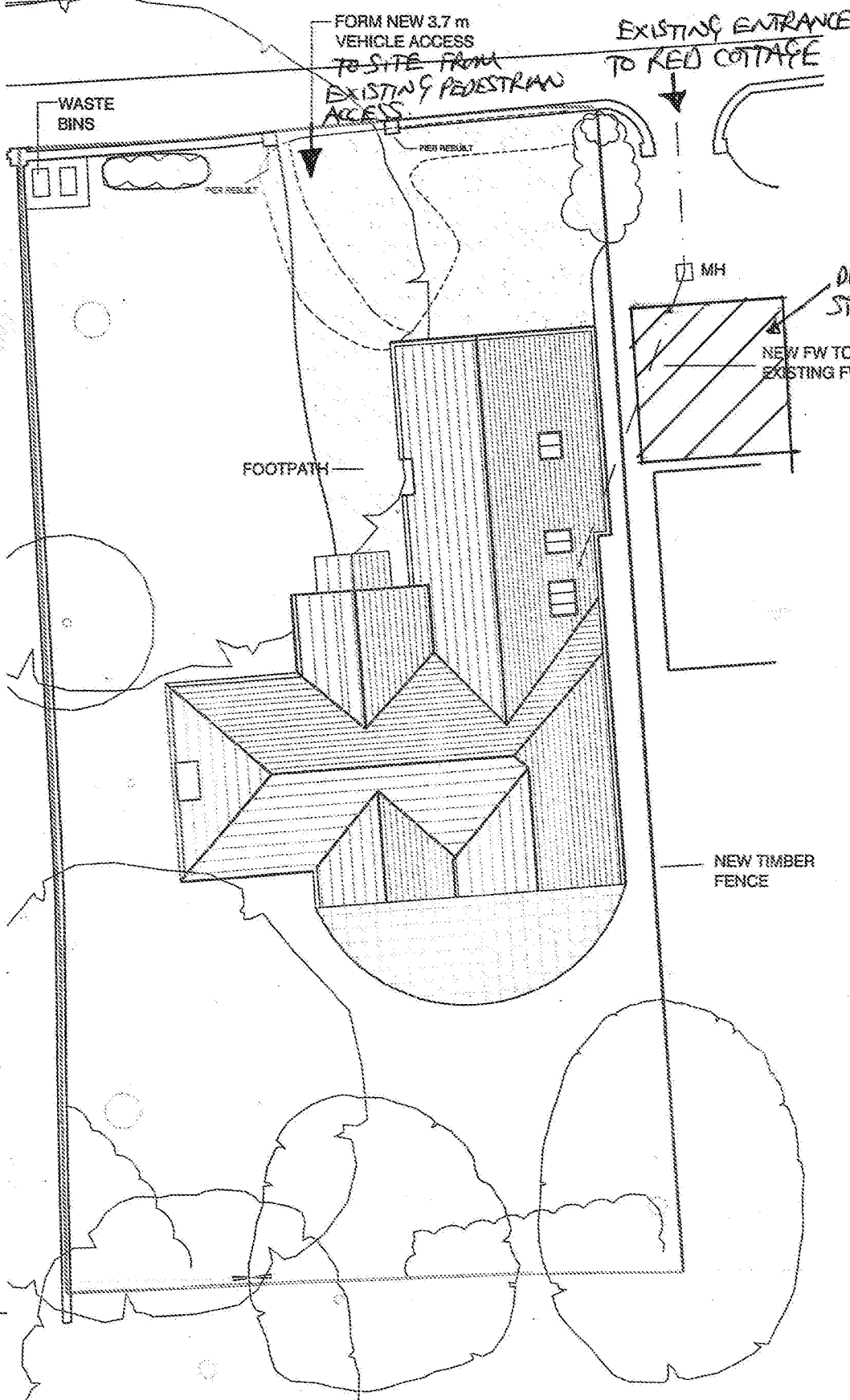
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Land Adjoining Red Cottage Walberton

Indicative Programme of Works

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