

DISCHARGE OF PRE-COMMENCEMENT
CONDITION 5 - CONSTRUCTION
MANAGEMENT PLAN

IN RELATION TO OUTLINE PLANNING PERMISSION 1/0614/2017/OUTM AND
RESERVED MATTERS PERMISSION 1/0750/2019/REMM

LAND AT TORRIDGE ROAD, APPLEDORE



January 2021

1. Commencement on site is anticipated April 2021. Build duration of 18 months.
2. Access and egress to the development is via Torridge Road.
3. No construction works related to the development, including any construction traffic entering or leaving the site, shall take place outside of the hours: 08:00 – 18:00 Mondays to Fridays and 09:00 and 13:00 on Saturdays. No construction works shall take place on Sundays, public holidays or bank holidays.
4. All deliveries will be asked to avoid the peak morning (08:00 – 09:00) and evening (16:30 – 17:30) rush hours.
5. Deliveries will be met by a competent banksman. Deliveries will be to an off road unloading area provided at the front of the site (see Site Compound and Management Plan – attached as Appendix 1). Deliveries will be managed to run with the progress of works so that storage is kept to a minimum. Size of delivery vehicle will be restricted to 8 wheeler lorry (no articulated lorries will be permitted). Deliveries will be kept to a minimum at all times, with no more than a maximum of six anticipated on one day.
6. Areas for the parking of (up to 16) vehicles of site operatives and visitors are identified on the Site Compound and Management Plan (attached as Appendix 1). No vehicles will be allowed to park on Polywell Road.
7. Details of site construction office, compound and ancillary buildings are identified on the Site Compound and Management Plan (attached as Appendix 1)
8. Areas for the storage of plant and materials used in constructing the development are identified on the Site Compound and Management Plan (attached as Appendix 1).
9. The site will be secured with heras fencing on the North, East and West boundaries. Acoustic screening will also be located on the North boundary during October to March to protect over wintering birds.
10. Directions to the site from the A39 are below (a map is also attached for information – Appendix 2).
 - a. Exit the A39 at the roundabout by turning right towards Westward Ho! onto Heywood Road/A386. Continue on A386 for 0.5 miles
 - b. Turn right onto Churchill Way/A386. Continue on Churchill Way for 1.0 miles
 - c. Turn left onto Broad Lane. Continue for 0.3miles
 - d. Turn right onto Long Lane. Continue on to Torridge Road
 - e. The site is on the left hand side after approximately 0.2miles.

Vehicles will return to the A39 using the same route.

11. The construction route from Long Lane will be assessed with DCC's Senior Highway Agreement Officer (with photographic evidence) prior to commencement on site.
12. A temporary partial road closure of Torridge Road will be required to divert the drain that will serve the development. Appropriate permissions will be sought from DCC Highways.

13. It is not anticipated that there will be need for importation of spoil and soil on site. The removal/disposal of materials from site will be by skips and dumpy bags to recycling plants. Soil/vegetation will be removed by lorry when required.
14. Stock piles will be kept to a minimum at all times due to limited space on site. Soil will be removed regularly due to limited space on site.
15. Wheel washing. The entrance road will be formed to base course tarmac as soon as possible in order to keep the roads clean. A power washer will be available. A forklift brush will be on site and available when required along with the use of a road sweeper when necessary. Dust will be dampened down as required.
16. Complaints to be dealt with by our customer care department at Chichester Developments available on the office number 01271 370589. Site Manager Mark Lavery will be available to deal with any issues that may arise.

Appendix 1

Site Compound & Management Plan



Scale Bar - 1:500
0 5 10 15 20 25 M

Teamley 100-1000 100-1000 100-1000		Drawing No. Project Name Project Location Project Manager Project Engineer Project Date
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Appendix 2

