

Discharge of condition 9

Proposed development of three dwellings at New Kingswood, Lower Boyndon Road, Maidenhead SL6 4DD.

Prior to the commencement on site of any works of demolition or construction a management plan showing how demolition and construction traffic (including cranes), material storage, facilities for operative and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.

General

All vehicle movements to site are to be planned to ensure as little disturbance as possible to neighbouring residents and to avoid any disruption to the safe flow of traffic and to pedestrian movements on Lower Boyndon Road.

The constraints of the site are such that vehicle turning, and manoeuvring would not be achieved easily. All vehicles entering and exiting the site will therefore be required to reverse onto the site and to leave site in a forward gear and all vehicle movements are to be supervised by the site foreman who will act as Traffic Marshall.

The property is situated on the corner. There is one neighbouring dwelling which also fronts Lower Boyndon Road to the south of the development site and two dwellings at numbers 1 and 2 Underhill Close at the rear and to the east of the site.

In view of the locations of the neighbouring dwellings it is proposed to locate the site access and the material storage compound are to be sited to the east of the site to minimise any disturbance to the residents of these dwellings.

Site operatives.

It is considered that the maximum number of site operative at any one time is not likely to exceed five to include the site foreman. The site has a frontage of 35 meters and parking spaces for the operatives can therefore be provided off the road and along the frontage of the proposed dwellings with the requirement for vehicles to reverse onto the site and leave in a forward gear.

Several sub-contractors who are to be employed have been previously employed by Malvern Estates on earlier developments and there is a working understanding between these operatives. These operatives which include bricklayers, carpenters, electricians, and decorators reside in the Midlands and accommodation will be provided locally and for the duration of construction. The site operatives will therefore be encouraged to travel to site daily by sharing vehicles wherever possible to minimise vehicle movements and parking on site.

Delivery vehicles and material storage.

The storage of construction materials such as brick and blockwork are to be located close to the delivery area for ease of access for unloading materials.

To ensure that delivery vehicles are fully supervised on arrival and departure from site, all suppliers will be advised that vehicle deliveries must only be carried out within the hours of 9.30 am and 4.30 pm Monday to Friday and on Saturday 9.30 am to 12.00 pm with no deliveries permitted on Sunday, or bank holidays.

(2)

The arrival of deliveries vehicles is to be planned to minimise the amount of time on site by ensuring that delivery loads are unloaded as early as possible following arrival of the delivery vehicles on site. Material suppliers will be requested to instruct their drivers to call the Site Foreman at least 30 minutes before arrival on site so that preparations can be made in advance to receive and unload the deliveries as quickly as possible.

Emissions from vehicles idling is to be kept to a minimum. No delivery vehicles will be permitted to wait outside the site with engines running and all delivery vehicle drivers will be required to switch off their engines whilst the materials are being unloaded.

A water supply for jet washing vehicle wheels and damping dust is to be provided near the area to be allocated area for deliveries and to be used whenever necessary before the vehicles leave the site.

No unauthorised vehicles will be allowed on site.

Demolition Traffic.

The demolition of the existing building is to be carried by a credited demolition contractor. The contractor is to be advised of the required procedure for demolition vehicles and plant entering and leaving the site. In addition, all demolition vehicle movements are to be monitored by the site foreman acting as Traffic Marshall.

These requirements are to be included in the demolition contractual requirements.

The site foreman will also ensure that before any demolition vehicle leaves site that the vehicle is clean, wheels are washed if necessary, any dust is dampened and that all loads are safe.

The demolition is to be carried out in accordance with a Risk Method Statement to be submitted prior to the commencement on site.

Cranes.

A small crane will be required for the erection of the roof trusses. The arrival times of the vehicle with crane will be carefully planned by the site foreman. The vehicle will be required to reverse onto the site under the supervision of the site foreman and a banksman and the vehicle will leave site in a forward gear under the supervision of the site foreman and the banksman.

(3)

Site welfare and storage cabin

A welfare cabin to accommodate seating for a minimum of six workman is to be provided which will include a kettle, microwave cooker and a fridge and a fire extinguisher. The cabin is to be located as close to the entrance to the site as possible for ease of delivery and removal of the cabin on completion of all construction works.

A secure storage cabin will be provided for hazardous materials and which will be sited in a safe location. The keys to the storage cabin will be held by the site foreman. Fire extinguishers will also be provided near the entrance to the storage cabin.

W.C facilities to be provided and sited close to the rear of plot one.

The existing hardstanding on site used for parking by construction vehicles is to be removed from site only at the end of the construction.
