

CONSTRUCTION MANAGEMENT PLAN

Site address: 52 Pilgrims Way East, TN14 5QW

Application for prior approval of a proposed enlargement of a dwellinghouse by construction of an additional storey

The site is located on Pilgrims Way East which is a classified unnumbered road suitable for construction vehicle access. The site has a well established vehicle cross over to the road.

Along the west of the site there is a vehicular accessway to the two properties to the South of the site: 52A and 52B. Access to these will be maintained at all times.

The existing property is set back from the main road by approximately 18-20 meters, providing sufficient amount of space to park vehicles and unload and store materials, hence minimising any potential impacts on local traffic conditions.

A suitable skip will be provided and to collect waste.

Site set up facilities will include:

- welfare facilities
- material & plant / equipment store
- waste storage / skip
- wheel wash facilities

Dust Mitigation Measures

Ensuring that the area around the site, including the public highway, is regularly swept using wet sweeping methods only, to prevent any accumulation of dust and mud.

Methods of work to prevent dust from becoming airborne at source, including enclosure of fixed plant, addition of moisture, and provision of effective exhaust filtering and ventilation.

Good site management will be strictly enforced to ensure work areas are kept clean and tidy at all times to prevent the migration of dust throughout the site.

Hoarding will be erected around the area to reduce the visual impact and providing protection for the construction workers and public, this will also act as a dust barrier for dust originating from within the site.

Muck away trucks will be covered to prevent wind effects on contents.

Location and operating of plant

Noisy plant will be sited away as practical from sensitive buildings.

Where possible electrically operated plant and machinery would be considered to eliminate noise, compared to the diesel/petrol operated machinery.

Plant will be maintained in a good workman like condition so that excessive noise from mechanical vibration, creaking and squeaking is kept to a minimum.

Plant will be well maintained and measures taken to ensure that it is shut down in the intervening periods between uses.

Wheel washing facilities

All vehicles will be parked on hard standing for loading and unloading. If necessary, a light jet wash will be used on the wheels to ensure that no mud or debris is taken off the site.

Wheel washing facilities will be accommodated within the confines of the site hording area.

Vehicles will be cleaned prior to leaving site to minimise deposits of spoil or debris on the local highway network.

Noise and vibration Mitigation

Noise generated from construction work is considered below, alongside its impact on neighbouring properties. Noise and vibration monitoring will be used to identify and address issues as they arise, investigate complaints and check compliance with any noise predicted levels.

The effectiveness of all measures will be monitored by Paye Homes Ltd.

Construction noise is predominantly controlled by restricting hours of work to:

Monday to Friday 8am to 6 pm

Saturday 8am to 1 pm.

No work on Sundays and Bank holidays.

Before works commence, the site work force will be fully briefed on the need to keep the noise levels to a minimum at all times where possible.

Shouting and raised voices are not allowed except in the case of raising alarm or warnings of danger.

When working within the building all windows and doors to be kept closed where practically possible.

All site lighting will be directed into the site and not into neighbour's areas.

Construction Traffic movement

Construction traffic will be monitored to ensure that its arrival and departure do not coincide with peak periods of traffic flow and cause congestion.

The monitoring will ensure that there is not a line of vehicles awaiting to enter site at the same time.

Security Management

Secure enclosure will be provided.

The hoarding will accord with the following principles:

The standard hoardings will be 2.4 meters high.

The hoarding may be altered in height, and possibly altered in form to accommodate acoustic or visual considerations in specific areas if required.

Existing fencing and walls will be retained.

Any protected trees or areas will be protected via erected hoarding or fencing.

Notices will be displayed on all site boundaries to warn of hazards on site such as deep excavations, construction traffic etc.

All hoarding will be constructed within the existing property boundaries.

Access on and off of the site will be via key/combination locked gate entry.

Unauthorised access to the site will be prevented via a hoarding allowing entry only via the locked gate system.

A 24 hour camera security system would also be considered.

During working hours the gates will be closed and only opened to allow vehicle access, of which will be monitored by a traffic banks person.

All access points will be clearly indicated.

Dora Bennett

14 July 2021