

Construction Management Plan, Written Statement.

1.0 INTRODUCTION

(To be read alongside construction site/compound layout plan by Boniface Architects)

1.1 Site Address.

Former Baguleys Site
Midgeland Road
Blackpool
Lancs
FY4 5HE

1.2 Project: Erection of twelve (12no) detached dwellings and garages

1.2.1 Application Number 18/0642

1.2.2 Description: Twelve detached dwellings and garages

1.2.3 Planning Permission approved. Date: 2nd April 2019

1.2.4 Requirement.

Discharge of "Pre-commencement" Condition numbered 18 on PP: 18/0642.

"No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- confirmation that no burning of waste or other materials will take place on site during the construction period
- means to prevent contamination of land or any surface and sub-surface water bodies from surface-water run-off during construction
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for the secure storage of materials and equipment
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan".

1.3 Programme.

The works shall be undertaken as one phase. The works are likely to take circa 60 weeks to complete

1.4 Methodology.

Standard forms of construction are to be used ie; standard concrete foundations, concrete floors, brick and blockwork for cavity walls, etc.

1.5 Construction site and access.

The site is accessible direct from Midgeland Road, via the former commercial entrance that previously served Baguleys Garden Centre.

The front of the site and access into the site will be kept clear for the purposes of site operative vehicle/delivery parking as necessary. There is ample room on site for delivery vehicles to enter and leave the site in a forward gear. The compound area has an area indicated for materials storage (see plan).

The construction site does not require screening but will be fenced off with Herras type security fencing (or similar), for the duration of the presence of the compound at the site. There are no public rights of way across or into the site so unfamiliar pedestrians are unlikely.

1.6 Times of construction activity.

Normal working hours at the site will be 08.00hrs – 18.00hrs Monday to Friday and 08.00hrs to 13.00hrs on Saturday. There will be no Sunday or Bank Holiday working.

1.7 Access/Deliveries.

Deliveries will access the site direct from Midgeland Road.

Deliveries of materials shall be deposited as shown on the site plan where plant/machinery and materials will be stored.

A suitably qualified martial with fluorescent clothing to manage the traffic flow as/when necessary.

Turning within the site boundaries is possible. Delivery vehicles will be able to both enter and leave the site in a forward gear. There will be no need for vehicles to reverse out on to the highway.

Deliveries will necessarily be restricted to:

08:00 - 18:00 Monday to Friday

08:00 - 13:00 Saturday

No deliveries on Sundays or Bank Holidays.

1.8 Parking for site operatives/contractors.

The site itself has ample room for contractors parking. There will be no need for contractors to park on the highway.

1.9 Loading and unloading of plant and materials.

As detailed on the site/compound plan. See also, 1.7 above.

1.10 Storage of plant and materials.

As indicated on site/compound plan. See also, 1.7 above.

1.11 Security hoarding.

Herras fencing (or similar) to be used to provide security at the site at all times. See also, 1.5 above.

1.12 Wheel Washing facilities.

A site operative will use high pressure wheel wash to clean wheels of vehicles before they leave site to avoid depositing muck on the highway where necessary.

Site mud will be kept to an absolute minimum.

Water run-off onto the highway is not anticipated to be a problem as the manner of construction will not generate high water levels.

Stoned hard standings allowing for free drainage of water are proposed at the site compound during construction which will also prevent the occurrence of mud accumulation.

1.13 Dust & Dirt control measures.

Dust and dirt suppression techniques will be used to minimise the problem by way of extraction techniques or wetting to suppress as necessary.

The use of mechanical disc cutter shall be kept to a minimum and these shall include water reservoirs for local suppression.

1.14 Recycling/disposal of waste.

Accurate ordering of materials will reduce waste in any event. Any waste materials arising from the undertaking of these approved works shall be appropriately sorted and categorised before being disposed of in a controlled manner in skips on site.

Materials will be recycled where possible. There will be no disposal of liquids/potential contaminants that could contaminate land. The site manager is responsible for environmental disposal by way of licenced waste disposal agents (Licensed by the Environment Agency) and all paperwork will be made available for inspection as required.

NOTE; There will be no burning of waste on the site.

1.15 Means of demolition of existing buildings on site.

There are no existing buildings on site to be demolished. These were demolished a number of years ago to free up the site for a temporary compound for United Utilities. Any concrete waste (or other waste) will be disposed of by authorised/licenced waste disposal agents (see 1.14 above).

1.16 Machinery and vehicles to be used in project.

JCB Digger, 4 – axle HGV for removing any spoil/waste from site, grab wagon, Kubota Mini-diggers, delivery vehicles likely to be a mixture of rigid HGV vehicles, articulated vehicles are a possibility, transit type vehicles for smaller deliveries and contractors. Dumper truck. Skip wagons. Cement and mortar mixers, Concrete wagons (rigid) for concrete deliveries.

2.0 General matters.

Noise.

Reputable contractors will be engaged to undertake the works and operatives will be known to the developer/site owner and main contractor and under normal circumstances, are decent respectful builders abiding by the “Considerate Constructors” code of practice.

Excessive use of machinery will be avoided where possible.

The site manager will ensure no swearing or shouting to each other, as may cause offence to anyone unconnected to the build.

Radios (if used) will be kept to an acceptable volume.

Noise and vibration monitoring would be carried out as required by Blackpool Council, Environmental Services.

External Lighting.

It is not anticipated that external lighting will be required.

Where necessary, operatives shall be advised to avoid pointing the lights in the direction of neighbours or up into the sky. Where necessary (though unlikely) lighting will be low level rather than at high level.

Site Welfare.

Appointed main-contractor to provide on-site facilities for all site operatives (site office/canteen area and WC's).

Health & Safety.

Appropriate legislative signage shall be prominently displayed.

Dave Shepherd, MRTPI.

May 2019.