

## **Construction Management Plan**

**Change of use of land for the siting of static caravans (expansion of Cowden Holiday Park), at Land East of Cross Keys, Main Road, Cowden, East Yorkshire, HU11 4UH**

### **Introduction**

This Construction Management Plan has been prepared to accompany a full planning application for the change of use of land for the siting of 69(no.) static caravans forming and expansion of Cowden Holiday Park. This Construction Management Plan should be read in conjunction with the Planning and Design and Access Statement and Drawing 202 – Temporary Construction Compound.

This planning application was the subject of a pre-application enquiry, reference 21/11085/PREP. The Council's Environmental Health Team was consulted and they advised the following: -

*“Although not located in a built up or particularly sensitive area, in terms of air quality, due to the proximity of nearby dwellings, it is recommended that an appropriate construction emissions management plan (CEMPO) is prepared and agreed with the local planning authority, to identify the steps and procedures that will be implemented to minimise the creation and impact of air pollution and dust resulting from the site preparation, groundwork and construction phases of the development”.*

This Construction Management Plan responds positively to the advice and recommendations of the Council's Environmental Health Team and seeks to ensure that the local existing noise and air quality environment will not be unduly harmed during the construction phase of the development. Once operational the caravan park would be subject to a caravan site licence and any future concerns about noise pollution would be investigated and managed under environmental health and site licencing. The site operator intends to operate the park with consideration and diligence and will respond respectfully, professionally and constructively to any local resident / Parish Council concerns.

### **The Construction Management Plan**

(i) Parking of vehicles of site operatives and visitors

All contractors and site operatives and other visitor parking will be strictly on site in the dedicated temporary construction compound (see Drawing 202). This will be accessed from the B1242 to the west. The compound / access / parking spaces will be constructed of crushed stone construction. There will be no parking in the public highway.

(ii) Loading and unloading of plant and materials

All loading and unloading of plant and materials will strictly take place in the dedicated temporary construction compound (see Drawing 202). This includes a large area for turning and manoeuvring of larger vehicles. There will be no loading or unloading of plant and materials in the public highway.

(iii) Storage of plant and materials used in constructing the development

The storage of all plant and materials will be restricted to the dedicated temporary construction compound and / or within the wider development site as implementation of the development progresses. There will be no storage of plant and materials in the public highway. Several dedicated plant / materials store areas are identified on Drawing 202.

- (iv) Measures to reduce mud deposition offsite from vehicles leaving the site including wheel washing facilities

All vehicles leaving the site will be monitored and will, as necessary, be dealt with using the wheel washing facility to be accommodated on site (see Drawing 202). The Temporary Construction Compound and access to it will be constructed of crushed stone. As the site develops, the principal internal access road will be constructed of tarmac, which together with the construction compound and wheel washing facilities, will ensure that no mud or other debris is deposited on the public highway.

- (v) Measures to control the emission of dust and dirt during construction including arrangements to monitor dust emissions from the development site during the construction phase

A site foreperson / clerk of works will be in attendance throughout the construction phase to monitor and implement measures as necessary to control the emission of dust and dirt. This will include temporary screening and damping down techniques if necessary and the use of dust sheets on delivery vehicles and within the storage areas of the Temporary Construction Compound. Wheel washing facilities will be used as necessary and the public highway will be regularly checked. Site operatives will listen to and respond quickly to any concerns raised by adjacent local residents or the Council / Parish Council.

- (vi) A scheme for recycling / disposing of waste resulting from construction works

We refer you to Drawing 202. The Temporary Construction Compound includes space for the provision of skips and bins for the disposal and recycling of all waste generated by the construction works. These will be regularly checked and monitored and emptied as necessary.

- (vii) Measures for the protection of the natural environment

We refer you to the attached combined Construction Environmental Management Plan and Wildlife Enhancement plan which sets out plans and procedures for the protection of the natural environment during construction works. This has been prepared by a suitably qualified ecologist. All site operatives will be made aware of and will read this document and will adhere to its recommendations and stipulations throughout the construction phase.

- (viii) Hours of construction, including deliveries

Hours of working and deliveries will be Monday to Friday 0800 to 1800 and 0800 to 1300 on Saturdays. There will be no working on Sundays, Public Holidays or Bank Holidays.

- (ix) The control of noise and vibration emissions from construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase

A site foreperson / clerk of works will be in attendance throughout the construction phase to monitor and implement measures as necessary to control noise and vibration emissions. Site operatives will listen to and respond quickly to any concerns raised by adjacent local residents or the Council / Parish Council. Noise levels will be minimised as far as is practicable and construction activities will be restricted to the hours stated in (viii) above. There is no demolition proposed. Noisier activities will be restricted to diggers associated with the construction of drainage run trenches and the site roads and caravan bases. There is no requirement for piled foundations.

- (x) General

The construction site will be operated in accordance with Statutory Instrument 2015 No.51 'Health and Safety – The Construction (Design and Management) Regulations 2015'.

The proposed site layout includes the provision of electric vehicle charging points, which has also been recommended by the Council's Environmental Health Team.

**Edwardson Associates, June 2022**