

# **CONSTRUCTION MANAGEMENT PLAN**

For works to be undertaken at:

**Land west of Gooseacre, Buckwood Road, Markyate, St Albans, AL3 8JD.**

comprising :

**Construction of new dwelling with landscaping.**

Prepared by:  
Planning and Regeneration Ltd  
31 Langley Hill  
Kings Langley  
Hertfordshire  
WD4 9HA

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## **01 Introduction**

Planning permission was granted on the 26 November 2020 for the construction of a new dwelling with landscaping on land west of Gooseacre, Buckwood Road, Markyate, St Albans, AL3 8JD.

The permission was subject to a number of conditions including:

### **“Condition 5**

The development shall be implemented fully in accordance with the recommendations of the Preliminary Ecological Assessment by MKA Ecology. This shall include a pre-commencement badger survey and further ecological surveys of the site.”

### **“Condition 6**

Prior to the commencement of any below ground construction works including the erection of any foundations a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall only be carried out in accordance with the approved Construction Management Plan which shall include details of:

- a method statement for any site clearance and construction activities upon the site to minimise any harm to protective species;
- measures for the protection of hedgerows and other landscaping features around the site for the duration of construction;
- construction vehicle numbers, type and routing;
- traffic management requirements;
- construction and storage compounds (including areas designated for car parking);
- details of measures to ensure that service routes, foundations or other service trenches are covered or protected from access by wildlife outside of construction hours,
- siting and details of wheel washing facilities;
- provision of sufficient on-site parking prior to commencement of construction activities;
- construction or demolition hours of operation; and
- dust and noise control measures.”

This Management Plan should be read in conjunction with the Construction Site Layout and Management Plan (CSLTMP) which is included within this application.

## **02 Programme:**

- November 2023 to February 2024: Site Set up and construction of Garage;
- March 2024 to November 2024: Construction of House;
- Landscaping Master Plan throughout 2024.

## **03 Hours of operation**

- Monday - Friday 0800hrs to 1800hrs
- No weekend working

#### **04 Traffic Management of construction vehicles**

To avoid construction traffic passing through Markyate, all vehicles will be required to approach the site along Buckwood Road from the north west with a right turn into the site. All vehicles leaving the site will be required to make a left turn onto Buckwood Road. This will avoid congestion being caused within the village of Markyate

#### **05 Size and frequency of deliveries:**

- Equivalent of one 7.5 tonne van a day
- Skip lorry once a week
- Concrete Lorries will only have access on specified pour dates with designated wash down areas so not to contaminate ground.

#### **06 Construction/storage compounds**

These are shown on the plan and will contain the following:

- Welfare and Office;
- Storage area and Laying Down Area; and
- Parking Area

#### **07 On-site parking**

This will provide parking for 4 cars and 2 vans

#### **08 Wheel washing facilities.**

The location of the wheel washing facilities are shown on the plan. Before leaving the site, vehicles will be inspected and the wheels washed using a Karcher type jet wash unit where necessary.

#### **09 Dust control measures.**

Any dust generated by the works will be adequately suppressed by damping down or other appropriate method. The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.

#### **10 Noise and Vibration**

The project is a relatively simple housing scheme with no notable works likely to cause any significant noise or vibration pollution. The proximity of residential housing has been noted and there will be consultation with neighbours when any operation involving heavy plant is necessary which would not be outside normal working hours in any event.

Measures will be taken to ensure all plant/machinery and other operations are carried out to an acceptable level of noise or vibration.

Where practicable work activities will be designed and planned to minimise noise generation. Tools and equipment will be selected and maintained to minimise exposure to high noise levels thus reducing potential nuisance to neighbours.

## **11 Pre-commencement badger survey**

This was carried out on the 7 November 2023 and no active badger setts were recorded on site current evidence of Badger activity was recorded on site all within a 30 meter buffer zone. The active badger sett that was identified in 2018 exhibited no signs of badger activity

In addition, it was noted that a new metal chain-link fence has been installed on the neighbouring arable field, which is likely to have prevented access from the neighbouring fields.

As a result, no Natural England licence is required and badgers do not present a significant constraint in the development.

## **12 Recommendations of the Preliminary Ecological Assessment**

The Ecologist who carried out the pre-commencement report also reviewed the recommendations of the Preliminary Ecological Assessment.

The relevant recommendations contained in the report are:

### **Recommendation 2**

Monitoring for the presence of active badger setts throughout the duration of development works should be undertaken by site contractors, and particularly before significant ground works.

### **Recommendation 3**

Trenches, excavations and spoil heaps will be covered overnight. Where this is not possible, the trenches or excavations will contain a means of escape for mammals such as badger, hedgehog and rabbit. This should be provided by a ramp angled at no greater than 45 degrees and 300mm in width.

### **Recommendation 4**

In the event that a new active badger sett is discovered on site during the course of development works, all ground works within 30m of the sett location must cease immediately and the advice of an experienced ecologist sought.

Recommendation 1 was not relevant as it referred to the need for a new survey if construction was not commenced within six months from the survey.

Recommendations 2, 3, and 4 will be implemented.

## **13 Proposed Working Methods**

Condition 6 states that *'a method statement for any site clearance and construction activities upon the site to minimise any harm to protective species,'* and *'details of measures to ensure that service routes, foundations or other service trenches are covered or protected from access by wildlife outside of construction hours'.*

The following sections detail the working methods required to minimise the risk to and safeguard sensitive receptors. While the main focus of this section is preventing impacts to reptiles, vegetation clearance will also be undertaken in a manner that is also sensitive to nesting birds, brown hares and hazel dormice.

### ***Searching Methodology***

Ground clearance work within the development area will begin with a destructive

search under an ecological watching brief. This will involve hand searches of vegetation before it is removed to ensure that no reptiles are present. Any rubble piles or log piles should be removed by hand and led by an ecologist. The surface of the soil should then be slowly stripped by mechanical means under supervision of the ecologist.

### ***Protocol if a reptile is found***

A licence is not required to capture or disturb certain reptiles such as grass snake and slow-worm. However, these species are protected from killing or injuring, so there is a risk of committing an offence if damaging the habitats causes harm to reptiles. Should any of these protected species be recorded work should cease and proposed methodologies should be reviewed

### ***Protocol if a nesting bird is found***

If a nesting bird is found during any of the searches then a suitable buffer zone must be implemented around each active nest to ensure that no damage to the nest could occur prior to young fledging. Depending upon the species and the stage of the nesting attempt, this may result in a delay of several weeks during which time other species may start nesting within the vegetation.

### ***Storage of materials***

To prevent reptiles and other wildlife from using stored site materials as a refuge, materials will be stored on pallets raised from the ground surface. Once dismantled structures have been thoroughly searched, the resultant materials should be removed from the area of disturbance, so that they can no longer act as attractive shelter for species in the area.

### ***Trenching***

All trenches should be covered or backfilled to prevent trapping animals. Where this is not feasible ramps should be provided to allow animals to disperse of their own accord. This will allow reptiles, amphibians and other wildlife to escape should they fall in the trenches. All trenches should be checked for the presence of reptiles or other wildlife before backfilling.

### ***Protection of hedgerow features***

As per recommendation 1 of the Preliminary Ecological Appraisal:

*'The species rich hedgerow on the west boundary provides a large portion of the ecological value of this site. Hedgerows are a National Habitat of Principal Importance (NERC Act, 2006) and come under the Local Habitat Action Plan for Farmland.*

*The hedgerow and adjoining scrub at the development site shows demonstrable value to nesting and foraging birds, and badger, as well as likely value to commuting and foraging bats and invertebrates. We endorse the recommendations implied from the Outline Landscape Masterplan that this hedgerow and scrub should be retained. Furthermore, it should be protected at all stages of the construction process by the erection of suitable fencing (e.g. Heras or similar) at a distance of 10 metres from the hedgerow.'*

As such the hedgerow must be protected by Heras fencing during construction to avoid damage or accidental removal. In line with the Preliminary Ecological Appraisal a minimum 10m buffer from the hedgerow edge should be provided to ensure the

stability of the hedgerow is not comprised. This should be put in place before works commence and the extent of all fencing should be agreed with the Ecological Clerk of Works.

This will also comply with recommendations 5 and 7 of the Preliminary Ecological Appraisal which propose that the hedgerow must be retained and protected in order to prevent impacts to badger and hazel dormouse (MKA Ecology Ltd, 2019).

#### **14 Construction Site**

The construction site is to be completely enclosed using Heras fencing and it not being possible for any operative to take machinery or vehicles outside the enclosure. The fencing has been located 10 m from the western hedgerow except in the north-west corner where the proposed building is very close to the hedge. This will be discussed with the ecologist before this part of the site is fenced and brought in to use. It should be explained that the Heras fencing enclosure will only be constructed so that it encloses the first phase of work in the southern part of the site at first and will then be extended to the north prior to the work starting on the construction of the house in 2024.

