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**Bulse House, Old Bulse Farm, Rookery Lane Wendens Ambo, Saffron Walden,
Essex, CB11 4JS**

Uttlesford Council Planning Consent UTT/22/0477/FUL Condition 13

***CONSTRUCTION MANAGEMENT PLAN for a single detached two-storey dwelling
and detached double garage***

Introduction

The residential development at Bulse House, off Rookery Lane is for 1x detached two storey dwelling and detached double garage.

The construction is of timber frame, with stripped foundations, brick plinth and render.

Timber framed external wall construction and pitched tiled roof construction with trusses.

The construction will be via the existing access to the offices off Rookery Lane, also owned by the applicant.

The proposed site compound area, dedicated unloading area and site parking area will be located on the existing hardstanding to the offices. The office tenants have been informed and are all happy with this, as there is ample parking for employees and construction workers and deliveries.

There will be a dedicated person based on site who will ensure that the Construction Management Plan will be adhered to throughout the project. The contact details are as follows Church Street Works (Joe Fanthorpe): 077913536903

Parking of vehicles of site operatives and visitors

For site operatives and visitors dedicated areas will be made for parking of vehicles.

- All visitors to site will be by appointment and space will be allocated accordingly on site.
- Vehicles entering and leaving the site will remain on hardstanding area to avoid depositing mud on the highways.
- Allocated storage areas, will have material changes during the progress of the project.
- Storage area locations near the entrance of the site for ease of unloading materials

Loading and unloading of plant and materials

All deliveries will be via the existing access off Rookery Lane. It is proposed that site deliveries will be taken on site with the assistance of a Banksman and unloaded on site with the use of a Telescopic Forklift. There will be a dedicated materials loading and unloading area within the site at all times.

Under no circumstances will materials be loaded or unloaded on the roadway outside the site or any other area outside of the site boundary.

No materials or plant will be loaded or unloaded outside of the predetermined working hours.

Storage of plant and materials used in constructing the development

For the duration of the project, the construction team will employ a just in time delivery system which will minimise the volume of materials stored on site at any one time. A programme of work will be issued together with procurement schedules to ensure that plant and materials are stored for a minimum amount of time before being incorporated within the works.

For materials that are required to be stored onsite there will be a dedicated materials storage area in close proximity to the dedicated loading and unloading areas.

All plant and materials for the works will be stored on site within the allocated areas made available for storage. No materials will be stored outside the confines of the site.

Wheel and under body washing facilities

Wherever possible, vehicles entering and leaving the site will remain on hardstand areas to avoid depositing mud onto the highways.

When vehicles leave site, in particular lorries, a visual inspection is to be made to ensure that the vehicle is clean before exiting the site.

Wheel washing facilities will be available on site, should they be required.

Care will be taken when wheel washing to ensure that water run off does not discharge onto the highway or into the drainage system.

Working Hours

The site operational working hours will be limited to between 08:00 hours and 17:00 hours on weekdays, between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

Waste Material

All waste materials arising on site will be removed and disposed of by licensed waste contractors. Under no circumstances will any waste materials be burnt on site.

Dust emissions

The dust emissions will be controlled by taking the following action:

- A fine water spray as a suppressant during excavation and any other dust generating activity to reduce dust emission generally on site

- The external boundaries of the site will be lined with either solid 2.4m high plywood hoarding or heras fence panels lined with monoflex dust sheeting to prevent any dust emissions migrating from site, for when dust will be created.

- The loading and unloading of any dust generating materials will be carefully undertaken and the materials sprayed as necessary

- The site will be kept clear of debris and excess material rubbish at all times.

- All skips and muck away lorries will be sheeted up before leaving site

Noisy works/ Noise Pollution

The noise and vibration nuisance to neighbours will be alleviated by strict adherence to the above working hours. Exceptionally noisy works will not commence before 09.00.

All exceptionally noisy operations where possible will be located at a distance of greater than 10m away from the site boundary.

The site hoarding and boundary walls will reduce the sound transference. All machinery and equipment used will be regularly checked and maintained to ensure that they are working at the optimum levels of noise and vibration reduction. In certain cases,

screening and muffling devices may be used with any particularly noisy equipment or activities.

In addition, site rules are in place to ensure that noise from operatives is as far as possible reduced, radios and personal mobile phone usage will not be permitted and all construction machinery will be switched off when not in use.

