

Application Reference: DC/23/02725

Planning Condition No: 11

Location: Old Cattle Shed, The Meade, Drinkstone, Bury Edmunds, Suffolk, IP30 9SS

Principle Contractor: JRF Developments Ltd

Condition 11. ACTION REQUIRED PRIOR TO COMMENCEMENT – CONSTRUCTION MANAGERMENT PLAN.

SUMMARY OF PROJECT:

Conversion of existing redundant cattle shed to a single storey three-bedroom dwelling.

The project is to be undertaken by JRF Development Ltd which is wholly owned by the Ferguson family which in turn own neighbouring properties, The Meade and Meade Barn.

JRF Developments lease Unit 4b Rookery Meade Farm which is located on the small industrial estate immediately opposite the site; which includes a large storage area with clean unloading and loading facilities.

This unique situation gives the site flexibility in terms of how it is run, with minimal vehicle movements; with three construction workers living on site, alongside available welfare facilities. See Appendix A for location.

SITE OPERATING HOURS:

Monday – Friday 08:00 – 17:00

Saturday 08:00 – 13:00

Sundays and bank holidays No working

SCHEDULE OF WORKS:

See Appendix B

MEANS OF ACCESS & LOADING AND UNLOADING:

The site is accessed from Tostock Road, however, vehicle associated with the site will use The Meade accessed of Drinkstone Road for light vehicle parking.

The owner/developer leases Unit 4a Rookery Meade Farm which has a large concrete hardstanding which will be used for loading and unloading of plant and materials.

WHEEL WASHING:

Due to the nature of the build and the facilities available for loading and unloading it is envisaged this will keep the requirement for wheel washing to a minimum, however, in the event that vehicles require wheel washing a mobile pressure washer will be available on site and used as required.

LIGHTING:

There is no external temporary lighting proposed for the scheme, it is proposed that working hour will be adjusted within the limits set previously to work within daylight hours.

Internal temporary lighting will be installed as required once the property is water tight; which will not have any detrimental affect on neighbouring properties.

LOCATION OF COMPOUNDS:

The owner/developer has rented a commercial building on a small industrial area opposite the site for the duration of the construction; this will act as storage facility for all material.

WASTE STORAGE AND REMOVAL:

A skip will be used for waste management which will be removed and replaced as necessary by a certified contractor. The skip location will be determined by the nature of the work undertaken at any given time. The owner/developer has the ability to locate the skip within the site boundary, at The Meade and at Unit 4a Rookery Meade Farm. As required the skip will be covered to ensure no debris arising from the site causes a nuisance.

TEMPORARY BUILDINGS:

There will be no temporary buildings on site; welfare facilities and site office will be provided by the adjacent house, The Meade. Further storage facilities are available at Unit 4a Rookery Meade Farm which the owner/developer currently leases.

DUST MANAGEMENT:

Will be undertaken in accordance with Dust Management Plan Appendix C.



— Ownership Boundary including Lease on Unit 4a
 — Site Boundary

Rev.	Date	Revisions
A	13.10.23	For Discussion

Client:

Job Title:
 The Meade
 Cowshed Conversion

Drawing Title:
 Site Location Plan

Scale: 1:1250@A1 (Unless Stated)

Date: 13.10.23 Drawn By: CAS

Dwg. No: 2023/CCSP	Rev: A
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