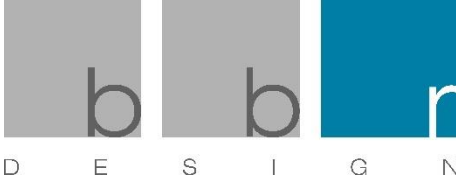


# Construction Management Statement

New Dwelling at:  
Newlands Cottage  
Snakes Lane  
Ugley Green  
Essex  
CM22 6HL

November 2023



7 Paynes Park  
Hitchin  
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# 1. Planning Condition Discharge

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## 1.1. Summary

This document has been prepared for the discharge of planning conditions following the approval of the erection of a proposed new dwelling and garage, following demolition of the existing property, at Newlands Cottage, Snakes Lane, Ugley Green, Ugley, Essex, CM22 6HL, reference UTT/23/1822/FUL. The conditions which this report addresses are noted below.

## 1.2. Planning Condition 5 – Construction Management Plan

“No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan.

The Construction Management Plan should consist of:

- i. Safe access into the site;
- ii. Vehicle routing;
- iii. Parking of vehicles of site operatives and visitors;
- iv. Loading and unloading of plant and materials;
- v. Storage of plant and materials used in constructing the development;
- vi. Wheel and underbody washing facilities.

## 2. Condition 11 – Construction Traffic Management Plan

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### 2.1. Part i – Site Access

The site benefits from two existing access points off of Snakes Lane, both of which are semi-private with only one other dwelling sharing each access route. Both routes consist of tarmacked entrances, with the NE entrance at Batts Row having an area of gravel hardstanding behind a set of gates.

The site is large with the proposed dwelling cited centrally, allowing ample access either side of the site, directly on the site itself.

Site operatives will be used generally to oversee large vehicles existing the site.

### 2.2. Part ii – Vehicle Routing

Construction vehicles accessing the site will include all typically used construction delivery vehicles, primarily by rigid axel loaders, articulated lorries, and vans. Off-loading, parking, and turning spaces will be provided within the site and semi-private driveways / lane, with no deliveries taking place on Snakes Lane.

Construction traffic will generally be routed from the B1383 to the west of Ugley Green.

### 2.3. Part iii – Vehicle Parking

All vehicle parking will be on site on the applicant's own land. With the site being long and the new dwelling cited centrally, there is ample space for site operative and visitor parking.

### 2.4. Part iv – Loading / Unloading of Plant and Materials

As above, the site benefits from two entrance and ample space either side of construction works to directly load and unload plant and materials. No loading / unloading will be permitted on Snakes Lane in any case, with all works to be undertaken upon the applicant's land only.

### 2.5. Part v – Storage of Plant and Materials

In the same way as vehicular parking, storage of plant and materials will be on site on the applicant's own land. With the site being long and the new dwelling cited centrally, there is ample space for storage of plant and materials securely on site.

### 2.6. Part vi – Wheel Washing

Wheel washing facilities will be stationed at the site entrance/exits to minimise the amount of mud tracked onto the public roads. Positions are noted on the enclosed site setup plan (appendix A, drawing 104). All vehicles exiting the site will be paused at the site access point for inspection for mud by a site representative and washed down where appropriate.

Should any material spread to the public highway then the contractor shall clean this down as soon as reasonably practicable.

### 3. General Construction Activities

#### 3.1. Hours of Construction Operations

During construction of this development, no noisy activities shall be completed outside of the site working hours as noted below. No works shall be carried out on Sundays or Bank Holidays.

<b>Site Hours:</b>	
Monday – Friday	8am – 6pm
Saturday	8am – 1pm
Sunday / Bank Holidays	None

All site deliveries and pickups shall also be completed within these times and delivery times will be requested outside of school travel times (08:30 – 09:00 and 15:30 – 16:00).

#### 3.2. Minimisation of Construction Activities

The contractor is to keep dust and noise generating activities to a minimum where possible. Ideally; cutting, grinding and sawing activities should be conducted on site, with the use of pre-fabricated materials where applicable. Where unavoidable, items such as concrete slabs or blocks cut with power tools should be watered down whilst being cut to minimise dust and noise outbreak.

Generally; all equipment should use water suppressant or suitable local exhaust ventilation systems. Use dust extraction techniques where available. Noise reduction techniques implemented where available, and limit noise generally. All other equipment should be fitted with water suppressant systems. Service all fans and filters regularly to ensure they are properly maintained.

All skips and chutes to be securely covered with minimal drop heights to control falling materials where possible.

Activities on site to be in accordance with the code of best practice set out in BS-5228:1997 unless otherwise agreed in writing by the Local Planning Authority. Noise and dust inducing activities should be carried out away from boundaries where possible. No bonfires are permitted on site.

#### 3.3. Screening and Hoarding

Hoarding and screening where used will generally consist of ply lined timber frames or heras fencing. Hoarding will be regularly inspected for structural condition and made good where appropriate. Temporary site gates will be installed for security and protection purposes and locked each day.

#### 3.4. Procedures

End of the day tidying procedures will be conducted daily by a site representative and will include inspections of nearby highways, site boundaries, and security/protection measures. All works to be undertaken in accordance with the code of best practice set out in BS 5228:1997.

### **3.5. Storage and Removal of Waste**

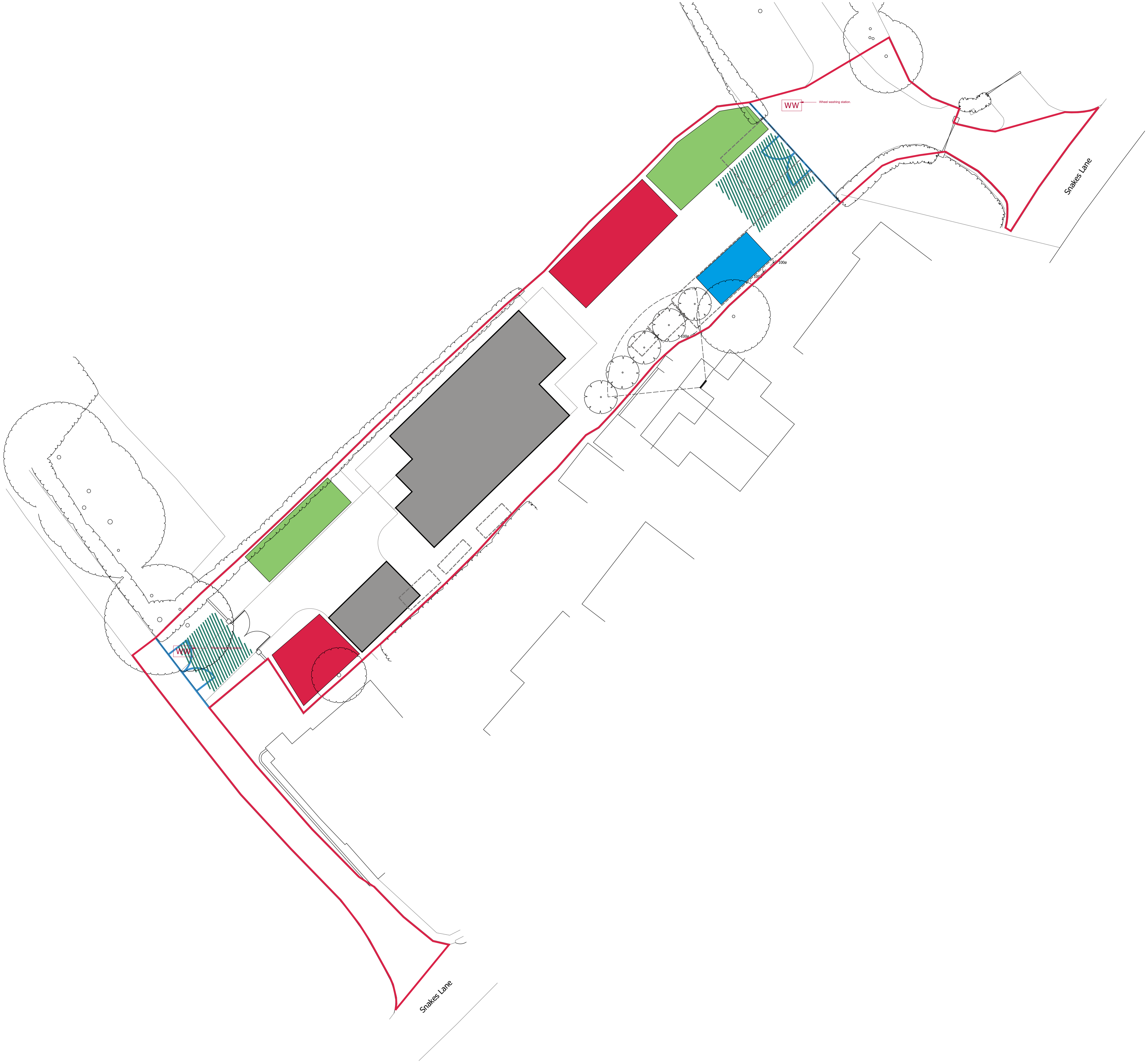
Site skips will be located adjacent to the internal site haul routes for easy collection by external waste operatives.

Taking into account the Clean Air Act 1993 and nuisance legislation (Environmental Protection Act 1990), best practice guidance recommends that no burning of any material is permitted on site, and that excess material should be not wasted, but reused or safely removed from site.



## Appendix A – Site Setup Plan

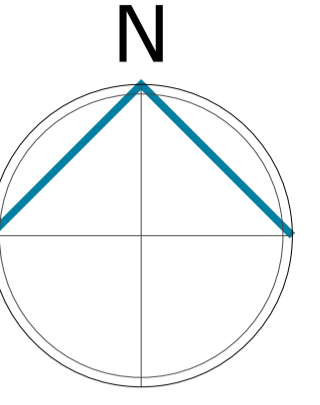
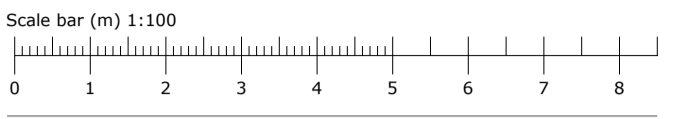
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This drawing is a print and must not be scaled from. Use only noted dimensions and check all measurements on site before proceeding with the works. Any queries regarding areas, levels or dimensions must be referred back to BBR Design Services Ltd. All dimensions of existing buildings to be verified on site.

This drawing is the copyright of BBR Design Services Ltd and shall not be in any way used or reproduced without their prior written consent.

All design and construction is to be in accordance with the Construction Design and Management (CDM) Regulations 2015, and HSE guidance.



**Drawing Key:**

-  Site boundary.
-  Proposed building.
-  Temporary site security gates & hoarding line.
-  Materials storage.
-  Contractor welfare facility.
-  Materials delivery/offloading area.
-  Contractor / visitor parking.

Rev:	Date:	Note:	By:

**FOR PLANNING**



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Contract:  
**Newlands Cottage**  
 Shakes Lane  
 Ugley Green  
 Essex, CM22 6HL

Drawing Title:  
**Site Management Plan**

Scale: **1:200 @ A1** Drawn/check: **cf**  
 Job No: **22210** Date: **November 2023**

Drawing No: **104** Revision: **-**  
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