



Construction and Traffic Management Plan

**The Mount
2 Cambridge Road
Cosby**

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1.0 site working hours.

Construction hours Monday to Friday 07.30hrs-16.30hrs/ Saturday 08.00hrs-16.30hrs

Construction work on Sundays or bank holidays only if necessary 09.00hrs-16.00hrs

Site opening times Monday to Friday 07.30hrs-17.00hrs/Saturday 08.00hrs-16.30hrs

Sunday hours if necessary 09:00hrs-16:00hrs

1.1 Parking of vehicles of site operatives and visitors

The site compound will be located as shown on the plan (see appendix A) This will consist of a site office, canteen, and toilets.

Site operatives

Car parking for site personnel will be restricted to a parking area onsite, or as directed by Skubala site manager. The parking area will be in an area so that it does not conflict with construction activities within the site.

Access to the construction site by visitors will be strictly controlled and overseen by the site manager.

Any visitors to the construction area will always be accompanied by the site manager as noted above. All site personnel will be instructed regarding access and specified restrictions and any visitors shall be asked to report to the site manager upon arrival. A notice board will be erected at the site entrance and will include details of the appointed site/project manager.

2.0 Loading and unloading of plant materials. Storage of plant and materials used in constructing the development.

Deliveries to site will be restricted between the hours of 07.30hrs-17.00hrs (Monday to Friday) and 08.00hrs-16.30hrs (Saturday), a `just in time` approach will be adopted for the delivery of plant and materials to ensure that there is no unnecessary storage on site. Again, only open Sundays when urgently required.

Care should be taken to ensure that materials are called off and delivered to coincide with the relevant stage of construction. They should be tidily stacked in the designated area.

The Site manager shall ensure that materials are unloaded and loaded within designated areas, or within specific dwelling plot they are intended for should materials be needed immediately- and that the materials are properly protected and secure.

- Bricks, blocks, tiles, and lintels shall be offloaded and stacked in neat piles above ground level on pallets on levelled ground and covered. They shall be positioned off the main estate roads and footpaths and either adjacent to the appropriate plots or in the front gardens.
- Trusses, when delivered these shall be unloaded directly into position. Where this is not possible, they should be stored in accordance with suppliers' recommendations adjacent to the property in a properly constructed rack attached to the to the scaffolding.
- All other timber and joinery materials including stairs, flooring, second fix and insulation is to be stored under cover or within the dwelling.
- Plasterboard delivered to site shall be loaded into the unit within 24hours.
- Kitchen units, kitchen equipment and sanitary ware shall only be stored in specifically provided secure and watertight containers on site or within a weather tight and lockable dwelling.
- Roof and vertical tiles are to be offloaded onto the front gardens of the individual plots and stacked in a neat and tidy manner and are to be loaded onto the roof for which they are intended within 48hrs of delivery.
- Bulk storage or topsoil shall be restricted to rear gardens as agreed with the building and project manager. Sufficient topsoil shall be retained on each plot to allow the front of each unit to be finished and graded following completion of superstructure works.

All contractors and sub-contractors will be instructed of the route to follow to access the site before delivery of materials are made offloading and loading of materials will be undertaken within the permitted working hours, as set out above, unless otherwise agreed in writing with the local planning authority.

3.0 Measures to control the emissions of dust and dirt during demolition and construction. Measure to control the emissions of noise during demolition and construction referring to appropriate standards.

The site manager will always maintain a high standard of presentation, cleanliness, and general tidiness throughout the site. As part of this, the following of general measures will be adhered to throughout the site construction process:

- Weather reports will be monitored to ensure appropriate dust suppression or road cleaning is available when required.
- Stockpiles of materials will be damped down and suitably treated to prevent the emission of dust from materials. Stockpiles will be strategically located to minimise dust generation and kept to a minimum height where possible.
- Appropriate equipment will be fitted or used in conjunction with suitable dust suppression techniques.

- Drop heights from conveyors, loading shovels, hoppers and other equipment will be kept to a minimum wherever possible.
- Only designated routes are to be used by construction vehicles and site directions to be provided to supplier and sub-contractor vehicles upon arrival to site.
- Skips and all vehicles carrying soil and other dusty materials to be fully sheeted before entering and leaving the site.
- Enforce site speed limits to 5 Mph.
- The site manager will be responsible for ensuring that each trade leaves units under construction clean and tidy at the end of each working day and should include the restacking and protection of materials within the designated areas.

Noise

Noise will be kept to a minimum during the construction working hours, however there may be times when heavy machinery is used to carry out abnormal works. We will be in contact with the residents/businesses and will offer an open-door policy should any complaints be raised.

Noise and vibration will be kept to a minimum by methods of work that we will endeavour to conform where required with the 'code of practice for noise and vibration control on construction and open sites' (see BS 5228 parts 2 and 4, and EC and UK Noise Legislation, as applicable).

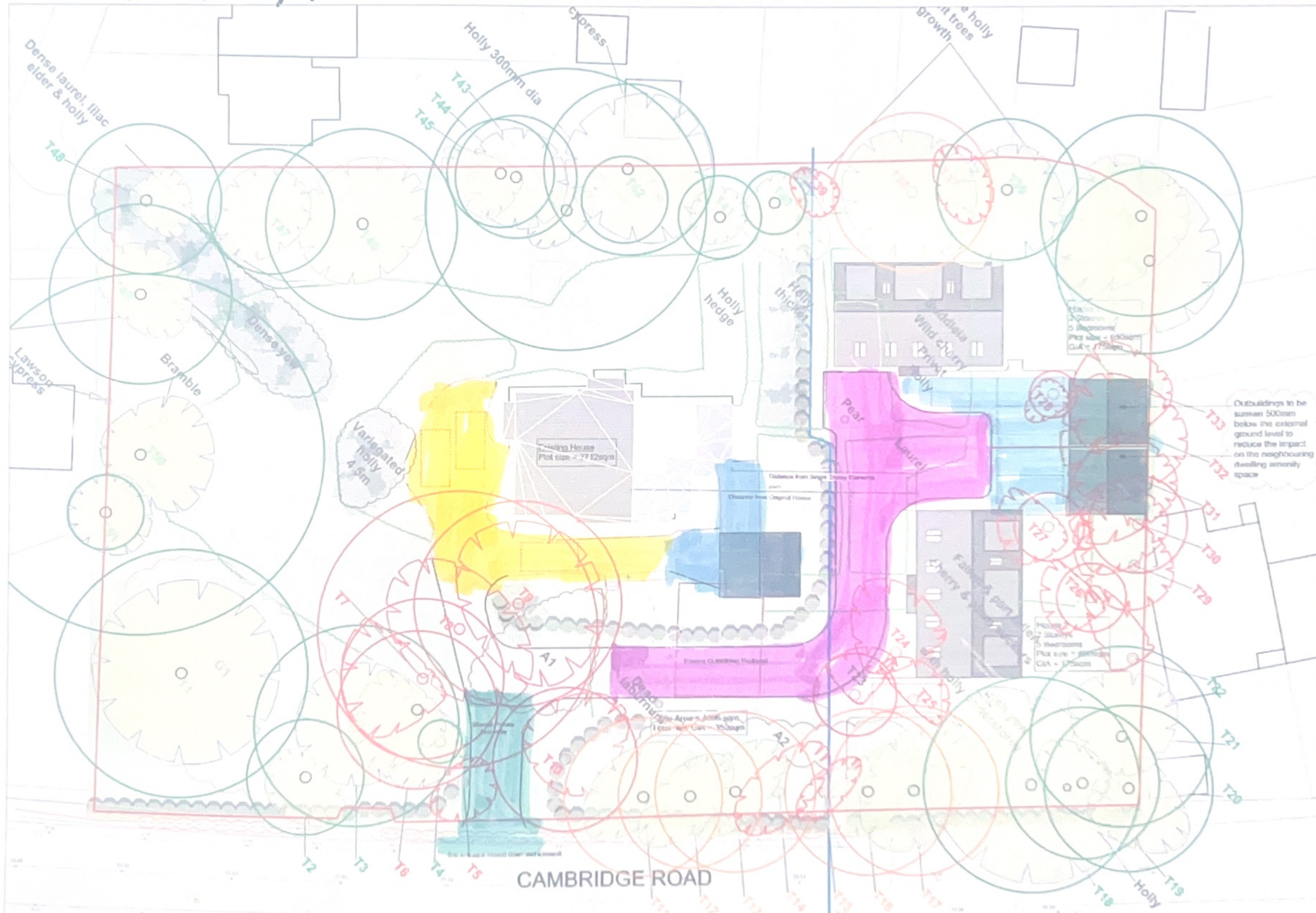
Light Pollution

All works are to be carried out under the agreed working hours therefore negating the need for lighting for construction activities. Lighting is only to be used for security on the compound located away from the adjoining properties and only in emergency circumstances. Based on the above, the risk/nuisance of light is considered negligible.

4.0 Site compound locations

Appendix A

ANNEX A



Assessment not to be used from the drawing. All dimensions to be checked and verified prior to commencement of work. Contractor to verify contents of all drawings affecting information on the drawing. The information in the drawing is copyright of Hickman & Smith Architects. All measurements are in meters.

Hickman & Smith Architects take no responsibility for the location of local authorities included on the drawing and advise a separate drawing to be completed by a specialist surveyor in order to establish exact boundaries.

ANNEX A is a preliminary design. The Engineer is responsible for the safety of the permanent of the building or structure. It is the responsibility of the contractor to ensure that the design is followed. The Engineer is not responsible for the safety of the building or structure. The Engineer is not responsible for the safety of the building or structure. The Engineer is not responsible for the safety of the building or structure.

Detailed structural design is not included in the architect's scope of work. All structural details refer to the final Engineer's design.

Detailed MEP design is not included in the architect's scope of work. All mechanical, electrical, heating and plumbing details refer to the final Engineer's design.

Contractor proposed to show individual trees with their ground observation. No CCTV survey has been performed. Contractor to confirm observations on site.

All products to be installed to manufacturer's recommendations.

Date	By	Rev	Description
11.08.17	AS	01	Finalize preliminary
20.09.17	AS	02	Finalize detailed
05.10.17	AS	03	Finalize all work
11.10.17	AS	04	Finalize all work
04.11.17	AS	05	Finalize all work
07.11.17	AS	06	Finalize all work

- Root Protection Areas for Retained Trees
- Root Protection Areas for Retained Trees with some Encasement possible as agreed with Arboriculturalist
- Root Protection Areas for Retained Trees per Arboriculturalist's Report
- Site Boundary

PLANNING
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Project	Client	Scale	Date
2/Overton Road		1:5000	1.2017

= ENTRANCE

= SITE PARKING

= VISITOR PARKING

= MATERIAL STORAGE + WELFARE

No significant building works to be undertaken on this side of the site

All new significant building works to be undertaken on this side of the site