

Construction Management Plan

SITE

6 Falconer Avenue, Old Newton, Stowmarket, IP14 4JP

PROPOSAL FOR:

Erection of single storey lean-to rear extension and single storey front extension with new canopied porch. Erection of outbuilding for use as therapy room.

PROPOSAL BY:

Lewis Pemberton

LOCAL PLANNING AUTHORITY REFERENCE:

DC/23/03329

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1.0 Introduction

1.1 This Construction Management Plan (CMP) has been produced in relation to; Erection of single storey lean-to rear extension and single storey front extension with new canopied porch. Erection of outbuilding for use as therapy room, in respect of condition 6 attached to planning permission DC/23/03329.

1.2 The purpose of this CMP is to ensure that there are appropriate measures in place during the construction phases of the building works to mitigate against unacceptable impacts to residential amenity, highway network and the environment more generally.

1.3 This CMP aims to provide the following:

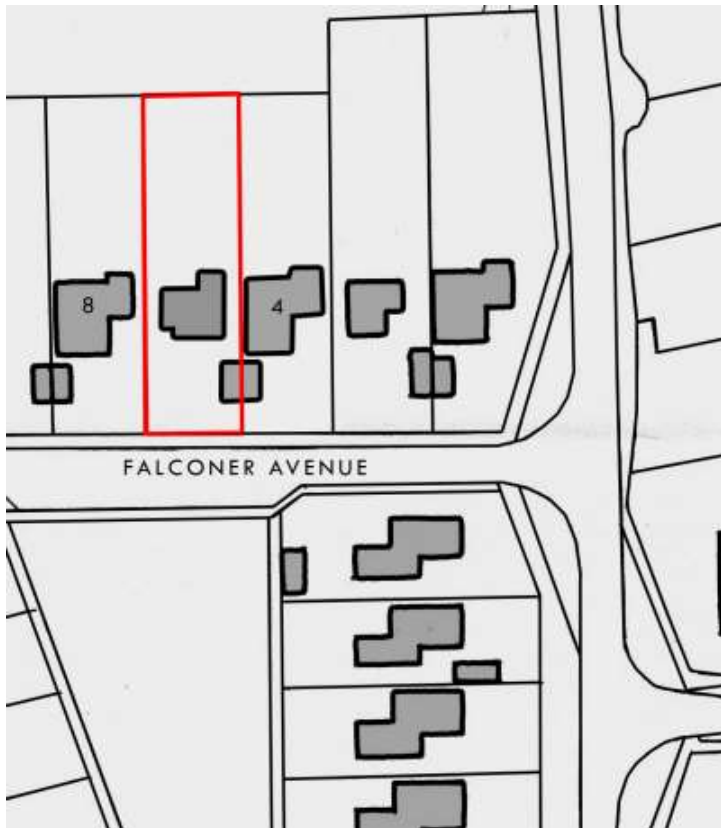
- Outline and detail mitigation measures and a timetable for their implementation to prevent adverse impacts on and around the property.
- Framework upon which third parties and consultees can be assured that the extensions shall be constructed in an appropriate and safe manner.
- Clear set of measures for all contractors and subcontractors to adhere to on site, whilst providing an audit and inspection mechanism.

2.0 Site and Surroundings

2.1 The site is an extension of the existing property 6 Falconer Avenue, located within the village of Old Newton. The property is situated in a close and is surrounded by residential development to the North, East and West.

2.2 The surrounding dwellings are of a mix of bungalows and detached properties. The site front and back is not overlooked with the view of grassland currently. East and West of the property sits two bungalows. Throughout the close it alternates between detached bungalow and houses.

2.3 The extract below shows the location of the site relative to its surroundings:



Site Location Plan

3.0 Site Specific Control Measures

3.1 Programme of Works

3.2 The construction period of the building works is expected to last a total of 12 months.

3.3 The building works is expected to be constructed in one whole phase.

3.4 The working hours for the building works (including any clearance, internal fit-out, deliveries, construction and demolition activity) shall be:

- 0730 – 1800: Monday to Friday
- 0800 – 1300: Saturday
- No working on Sundays and Public Holidays

- 3.5 All delivery drivers and contractors will be required to adhere to these hours and will be informed about the parking and delivery arrangements prior to any works starting on site.
- 3.6 All loading and unloading of plant and materials will be undertaken on or as close to the property as reasonable practicable.
- 3.7 In the event that working is required outside of these hours as an exception, the LPA will be contacted prior to working outside of the permitted hours to discuss and agree such works and any mitigation measures as may be required.
- 3.8 Key Contacts
- 3.9 Lewis Pemberton will be the point of contact for this development who will be responsible for overseeing the day to day operations of the site and will be a continuous point of contact throughout construction.
- 3.10 Site Security
- 3.11 The site shall be properly and appropriately secured as we will be living in the property.
- 3.12 Waste
- 3.13 All waste shall be removed from the site prior to completion.
- 3.14 There shall be no burning of any waste on site at any time.
- 3.15 Any waste materials stored on the site will be adequately secured to prevent unnecessary and unsightly dispersal of the materials around the property.

3.16 Routing

3.17 To minimise journeys and disruption from deliveries, all materials will be delivered in bulk and from a single supplier wherever possible.

3.18 Air Quality

3.19 When vehicles, machinery and plant are not in use they shall be switched off.

3.20 The use of diesel and petrol powered generators shall be avoided wherever practicable.

3.21 Dust suppression and dampening down shall be used where necessary.

3.22 Noise and Vibration

3.23 All vehicles, machinery and plant used on site shall be kept in good working order in accordance with manufacturer's specification.

3.24 When vehicles, machinery and plant are not in use they shall be switched off.

3.25 All plant and machinery capable of generating significant noise and vibration levels will be operated to a minimum, with specific consideration given to the duration of any continuous operations.

3.26 No amplified devices shall be audible at the site boundary.

3.27 Contamination

3.28 All waste materials shall be removed from the site at an appropriate time.

3.29 Site operations will be managed and monitored to prevent any possible contamination to nearby watercourses.

3.30 Training

3.31 All personnel actively working on site shall be appropriately trained and competent individuals.

4.0 Monitoring and Complaints

4.1 In the unlikely event that a complaint is received, it will be dealt with and addressed by Lewis Pemberton, who will in turn review the issue subject of the complaint to take appropriate measures to prevent a recurrence.

