

Construction management plan

For: CHE/23/00536/FUL

Detached house with detached garage and associated landscaping work at 25 Porter Street, Staveley, Chesterfield, Derbyshire, S43 3UY, for Mr & Mrs David & Hilary Mateer

Condition 7 No development shall take place until a Construction management plan or construction method statement has been submitted too and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for the storage of plant and materials, site accommodation, loading, unloading of goods' vehicles, parking of site operatives' and visitors' vehicles, routes for construction traffic, hours of operation, method of prevention of debris being carried onto highway and any proposed temporary traffic management.

Anticipated duration of development

12-14 Months

Summary and programme of main works

1. Removal of hedges/ trees/ vegetation in the locations highlighted.
2. Construction of the new driveway from Porter Street will be created (as per planning permission: CHE/23/00034/FUL)
3. Preparation of temporary parking and storage ground works - with gravel base to minimise amount of soil being tracked onto the main highway.
4. Works to sewer diversion and demolition of the existing garage building.
5. Construction of the garage / workshop building for storage and site office. OR alternate provision of storage of materials and storage (within the collective site of 25 Porter Street existing house and side garden).
6. Excavation works for footings of the house.
7. Timber frame supply and erection including the roof structure.
8. Window and door supply and installation.
9. Services connections
10. Exterior finishing work
11. Interior fit out.

Separation of construction access/ residential access:

As part of the first phase of works (and prior to the construction of the new house), the new driveway from Porter Street will be created (as per planning permission: CHE/23/00034/FUL) , this will enable safe and separate access and parking provision for the residents (and visitors) of 25 Porter Street, and leave the Church Street access for construction access/ deliveries to the side garden (New house). This approach should provide safe and separate access and minimise the amount of vehicles/ manoeuvring required from either side of the new and existing properties.

The storage of plant and materials & site accommodation:

The first phase of works to the site plot (new house) is the construction of the garage and workshop building to the North East Corner of the site. Once constructed this will serve as a covered storage area for materials and plant equipment. The workshop space - will form the site office/ lunch space, and the welfare facilities (WC/ Handwashing facilities) can be accommodated in the existing outbuilding to the North East of the site.

Prior to the construction of the garage, building materials will be stored in the north east corner of the site (to the front of the out building - maintaining access into the outbuilding for the WC facilities). The site office can be temporarily accommodated in the Conservatory of 25 Porter Street.

Loading & unloading of goods' vehicles

Unloading of materials on/ off site will happen within the site area and will not happen at the roadside.

Parking of site operatives' and visitors' vehicles

Site visitors and operatives who are not delivering materials or tools will be asked to park in the free council carpark on Porter Street. This is generally underused and has many available parking spaces. This will minimise the amount of traffic and parking along Church Street from workers. For operatives that are delivering tools/ materials there will be a small provisional zone at the North of the site for parking and turning on the site to accommodate 3 cars/ vans. It will be organised by the site manager that on days when larger vehicles are delivering items that no car/ van parking will be provided on site during the delivery period so that deliveries can be made from larger lorries etc.

Routes for construction traffic

Materials will be delivered to the site from the North, making use of Church Street, and the driveway adjacent to the Regal Bingo Hall. Church Street is a two way street and can accommodate the infrequent larger lorries that will deliver to site elements such as the pre-fabricated timber frame. Whilst the driveway adjacent to the Regal Bingo Hall is not wide enough to accommodate two way traffic, there is a clear line of visibility between the road and the site. For larger deliveries the management of this will need to be controlled by the site manager.

Hours of Operation

As per condition 18 of the planning permission, hours of operations will be: *Construction work shall only be carried out between the hours of 8:00 am to 6:00 pm Monday to Friday and 9:00 am to 5:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials.*

Method of prevention of debris being carried onto highway

The parking/ manoeuvring and storage area at the North of the site will be gravelled to ensure that vehicles in this zone are significantly less likely to carry site debris onto the highway.