

CONSTRUCTION MANAGEMENT STATEMENT (CMS)

Site:

Southam Riding School, Southam Road, Southam, Cheltenham, Gloucestershire, GL52 3NQ.

Proposed Development:

Demolition of existing buildings, removal of the existing menage and erection of 1 detached dwelling with associated operational works.

1. The approved development

- 1.1 P E Duncliffe Limited submitted a full planning application to Tewkesbury Borough Council on the 29th September 2023 seeking planning permission for the following description of development:

"Demolition of existing buildings, removal of the existing menage and erection of 1 detached dwelling with associated operational works".

- 1.2 The planning application was validated on the 13th October 2023 under reference number 23/00879/FUL and was subsequently granted planning permission on the 23rd February 2024. A copy of the formal decision notice is attached under Appendix 1.

- 1.3 The planning permission is the subject of 14 planning conditions, 3 of which (conditions 4, 5 and 6) require further details to be submitted prior to commencement of development. This CMS provides the details in response to condition 4 which states:

"Prior to commencement of the development hereby permitted, details of a construction management statement shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The statement shall include but not be restricted to:

- ***Any temporary access to the site;***
- ***Locations for loading/unloading and storage of plant, waste and construction materials off highway;***
- ***Method of preventing mud and dust being carried onto the highway;***
- ***Arrangements for turning vehicles; and***
- ***Arrangements to receive abnormal loads or unusually large vehicles"***

- 1.4 The reason for the imposition of condition 4 is *"In the interests of highway safety"*.

2. Details pursuant to Condition 4

2.1 Site Owner:

P E Duncliffe Limited.

2.2 Emergency Contact telephone number:

07791 611170

2.3 Location:

Southam Riding School, Southam Road, Southam, Cheltenham, Gloucestershire, GL52 3NQ.

2.4 Description of the Works

Demolition of existing buildings, removal of concrete hardstanding areas, removal of menage and erection of 1 detached dwelling with associated operational works including landscaping.

2.5 Hours of Operation

The hours of operation for the construction of the approved development will generally be between the hours of 7:30am – 6pm Monday to Friday. Some weekend work may be undertaken between the hours of 7:30am – 6pm.

2.6 Principal Hazards

The approved development does not present any unusual or technically challenging operations. Conventional construction skills and techniques will be deployed.

2.7 General Considerations

The CMS has been prepared to address the environmental and highway requirements relevant to condition 4 of the planning permission with particular reference to minimising the effect of the construction works on the surrounding environment, including adjoining land owners and users of the public highway (Southam Road).

2.8 Access to the Site

All vehicular access/egress to/from the site shall be from the existing access track serving the Site (off Southam Road). At no time during the construction phase will the existing access track be allowed to be blocked by vehicles attending the site or otherwise impede the use of the access track by other lawful users. At no stage during the construction work shall deliveries be permitted to unload/load any vehicles other than within the Site working area.

The construction of the permitted development will not involve any abnormal loads and no unusually large vehicles are anticipated to attend the Site.

2.9 Temporary Accommodation

Temporary site accommodation will be required for the duration of the construction period. This will consist of:

- a site office/canteen
- a tool shed
- other storage provision
- w.c. facilities

The temporary site accommodation is shown on the plan attached under Appendix 2.

2.10 Site Security

Heras security fencing will be erected around the perimeter of the site working area along with gates at the access/egress point as shown on the plan attached under Appendix 2. All security fencing /gates shall remain in tact for the duration of the construction works.

2.11 Signage

Appropriate signage will be used to advise and inform operatives and the general public of any hazards, access routes and construction works. The main site access gate and the site office will prominently display the site health and safety sign and will advise all operatives and visitors of the general site safety rules that are applicable to the site. Other signage may be displayed advising operatives/visitors of site dangers, overhead/underground services, personal protective requirements and noise mitigation. All relevant information relating to health and safety requirements along with the site rules will be displayed on a notice board within the site office.

2.12 Parking Facilities

Parking for site operatives and visitors will be provided in the area shown on the plan attached under Appendix 2 and such area shall be maintained for the duration of the site works. This area shall be hardsurfaced in recycled hardcore and shall be kept free from mud and other deleterious material at all times.

2.13 Material Drop-Off/Storage Area

Any bulky or large materials will be delivered to the site on rigid vehicles and any such deliveries will be on a pre-arranged basis. The primary materials storage will be in the area designated on the plan attached under Appendix 2. This will enable all vehicle deliveries and drop offs to be conducted in a forward gear. No delivery or other vehicles shall be allowed at any stage to reverse onto Southam Road.

Smaller items of materials, plant and machinery may be stored closer to the works and these shall be kept in a tidy condition.

Should it be necessary to store any fuels (such as diesel), chemicals or oils these shall be kept in secure lockable containers. Appropriate spill kits will be available on site in the event of any accidental spillage.

2.14 Machinery/Plant Storage

Any machinery/plant operating on the site shall be stored in the area shown on the plan attached under Appendix 2.

2.15 Waste Disposal

All contractors working on the site will deposit any waste materials in a dedicated skip/s appropriate for the waste stream in question (for example clean hardcore, plasterboard, gypsum materials, plastics etc). All skips shall be removed to registered waste management handling facilities with the appropriate waste transfer notes being issued.

2.16 Storage of demolition arisings

Any materials arising from the demolition of buildings and other hardsurfaced areas (such as the concrete hard-standings and the menage area) shall be stored in the area shown on the plan attached under Appendix 2 pending their disposal off site.

2.17 Prevention of mud and dust being carried onto the public highway

Contractors will be instructed to clean their work area on a daily basis and all waste arisings shall be placed into the appropriate waste skips. A Site wide general clean will be undertaken at least once each week or as deemed necessary.

All areas identified on the plan attached under Appendix 2 for the parking of operatives and visitors cars/vans and the material drop off and storage area will be hard surfaced areas (recycled hardcore) and will be maintained free of mud and/or deleterious material.

During times of prolonged dry weather conditions, hosing down of any excessive dust on the Site shall be undertaken.

2.18 Communications

All operatives involved with the construction of the permitted works will have appropriate induction in relation to this CMS, a copy of which will be displayed in the site office for the duration of the construction works.

In the event of any complaints being made by third parties, the Site Manager will investigate the nature of any complaints and ensure that measures are put in place to address any concerns that have been raised.

