

CONSTRUCTION MANAGEMENT PLAN

FORMER BAGULEYS NURSERIES SITE, MIDGELAND ROAD, BLACKPOOL, LANCASHIRE FY4 5HE

ERECTION OF ONE DWELLING

4 APRIL 2024

(a) No demolition is proposed as there are no buildings on the site. The proposed CMP is set out below:

(i) Measures to prevent detrimental impact on air quality including confirmation that no materials would be burned on site and dust mitigation measures to be followed during the demolition/construction period:

Dust & Dirt control measures:

Dust and dirt suppression techniques will be used to minimise the problem by way of extraction techniques or wetting to suppress as necessary.

The use of mechanical disc cutter shall be kept to a minimum and these shall include water reservoirs for local suppression.

No burning shall take place on site.

(ii) Measures to control noise emanating from the site during the demolition/construction period:

Noise:

Reputable contractors will be engaged to undertake the works. All construction workers will be required to and will abide by the "Considerate Constructors" code of practice. Excessive use of machinery will be avoided where possible and the restricted hours of operation shall be adhered to at all times. The site manager will ensure no swearing or shouting to each other, as may cause offence to anyone, including neighbours and members of the public. Radios (if used) will be kept to an acceptable volume so as not to cause disturbance to any neighbouring residents or members of the public.

Noise and vibration monitoring would be carried out as required by Blackpool Council, Environmental Services.

(iii) Hours and days of demolition/construction work for the development. Please note that typically acceptable working hours are 0800-1800 Mondays to Fridays and 0800-1200 on Saturdays with no working on Sundays or Public Holidays:

No demolition works are involved.

Proposed hours and days of construction work, deliveries, removal of waste from the development site shall be restricted between the hours of 0800-1800 hours Mondays

to Fridays and 0800-1200 hours on Saturdays with no working/deliveries on Sundays or Public Holidays

(iv) Details of contractors' compounds and other storage arrangements, to include position, means of screening, storage heights, details of enclosures, and appearance of any structures or cabins:

The position of the site compound is shown in Dwg No DM/COMPOUND1

External Lighting: No external lighting is proposed.

The site compound will be enclosed by 2.4 metre high herras fencing.

The height of any stored materials shall not exceed 2 m in height and will accord with health and safety requirements.

One single storey welfare cabin will be sited within the site compound providing canteen and WC facilities. The cabin dimensions shall be 3 m wide x 7.2 metres long x 2.25 metres in height. The cabin shall resemble the following in appearance

Proposed Welfare Cabin:



Typical Appearance



(v) Provision for all site operative, visitor and construction loading, off-loading, parking and turning within the site during the demolition/construction period including all requirements for occupation of areas of highway:

The position of the site compound is shown in Dwg No DM/COMPOUND1. Any stored materials other than those being used on the individual plots will be unloaded into and stored in the site compound. The majority of materials will however be delivered direct to the individual plots during the course of construction. Construction vehicles will be stored in the site compound when not in use. Site operatives and construction workers' vehicles will be parked within the application site upon the base course road that is already in situ on the site. Turning space will be available upon the base course road and within the compound. There is ample space for manoeuvring and turning within this area to enable all vehicles to leave the site in forward gear. Deliveries will access the site direct from Birchwood Gardens. A suitably qualified martial will manage the traffic flow as/when necessary. Turning within the site boundaries is possible. Delivery vehicles will be able to both enter and leave the site in a forward gear. There will be no need for vehicles to reverse out on to the highway. Deliveries will necessarily be restricted to:
08:00 - 18:00 Monday to Friday
08:00 - 13:00 Saturday
No deliveries shall take place on Sundays or Bank Holidays.

(vi) Arrangements for the provision of wheel washing facilities comprising a 10m x 3.5m wheel wash with two 6m long ramps to be operated during the demolition/construction period to minimise the deposit of mud and debris on the adjacent highways:

Wheel washing facilities comprising a 10m x 3.5m wheel wash with two 6m long ramps shall be operated during the demolition/construction period to minimise the deposit of mud and debris on the adjacent highways. A site will be appointed to ensure that the wheels of all leaving the site are free of mud/debris and wheels washed where necessary before leaving the site in order to avoid depositing any debris on the highway. Site mud will be kept to an absolute minimum. Water run-off onto the highway is not anticipated to be a problem as the manner of construction will not generate high water levels.

(vii) Provision of a board at the entrance to the site:

A notice board shall be displayed at the entrance to the site, and will be retained throughout the construction period, displaying the following information: 24hr contact details for site management; contact details for the contractor's street sweeping subcontractor with specific authorisation for the Council as Local Highway Authority to call out that contractor as and when required.

Health & Safety: Appropriate legislative signage shall be prominently displayed

(viii) Measures to prevent contamination of surface and sub-surface water bodies during the demolition/construction period, and prevent the runoff of surface water to the highway in storm conditions during construction:

The site will be developed in accordance with the submitted decontamination strategy. The site drainage shall be installed in accordance with the submitted drainage strategy. Compliance with these strategies will prevent contamination and ensure containment and appropriate discharge of surface water.

Recycling/disposal of waste:

Accurate ordering of materials will reduce waste in any event. Any waste materials arising from the undertaking of these approved works shall be appropriately sorted and categorised before being disposed of in a controlled manner in skips on site. Materials will be recycled where possible. There will be no disposal of liquids/potential contaminants that could contaminate land. The site manager is responsible for environmental disposal by way of licenced waste disposal agents (Licensed by the Environment Agency) and all paperwork will be made available for inspection as required.

Any concrete waste (or other waste) will be disposed of by authorised/licenced waste disposal agents.

(ix) Routing of construction traffic:

All construction traffic shall enter the site via Birchwood Gardens and no construction/delivery vehicles shall be routed along or enter the site via Stockydale Road.

(x) A condition survey of the adopted public highway up to the first junction with the strategic road network along the proposed construction traffic route, or other area as may first be agreed in writing with the Local Highway Authority, along with a construction stage timeline proposal for the provision further condition surveys (either post-completion or to include surveys at appropriate intervals depending upon the duration of the construction period):

Prior to the commencement of development the site owner/developer shall agree the scope of the condition survey with the Local Highways Authority. The condition survey shall then be undertaken and submitted by the site owner/developer to the Local Highways Authority together with a construction stage timeline proposal for the provision of further condition surveys as required.

- (B) The construction of the development will proceed in full accordance with the approved Construction Management Plan.
- (C) Each condition survey submitted/required pursuant to part (A)(x) will be accompanied by a scheme and timing schedule of any works as may be appropriate to rectify any dilapidation caused to the adopted public highway as a result of demolition and construction works related to the development hereby approved, to be agreed in writing by the Local Planning Authority. These works shall be carried out in full in accordance with this agreed scheme and schedule.

Dwg No DM/COMPOUND1

Proposed Compound area



Compound perimeter enclosed by herras fencing 2.4 metres in height

Vehicular parking/turning areas

