

Prepared on behalf of
Mr. T. Thompson

CONSTRUCTION MANAGEMENT PLAN
6 STEAM MILLS ROAD, CINDERFORD

October 2023

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CTP-20-1125-SP01 rev. B – Car, Swept Path Assessments

CTP-20-1125-SP02 rev. B – Fire Tender, Swept Path Assessments

1. Introduction

- 1.1. This Construction Management Plan has been prepared on behalf of Mr. Tom Thompson to satisfy Condition 16 of Outline Planning Permission Ref: P1927/21/FUL permitted on 16 February 2022.
- 1.2. The proposed development is for 5 new detached dwellings, consisting of three 3-bedroom units and two 4-bedroom units, with associated car and cycle parking. The existing house and garage will be demolished, the proposed access is to be relocated 10m to the south and a turning area provided for access by a fire appliance. A copy of the Proposed Site Layout (ref. 23003.101 rev. -) and a drawing showing the swept paths of a car (ref. CTP-20-1125- SP01 rev. B) and a fire appliance turning on the site (ref. CTP-20-1125-SP02 rev. B) are provided in Appendix 1.
- 1.3. The main aim of this document is to demonstrate that the developer and their contractors will operate in a manner to minimise the impact of the proposed construction works on the road directly adjacent to the site.

2. Site and Surroundings

- 2.1. Located in the grounds of 6 Steam Mills Road, Cinderford, GL14 3HY, the plot is an L-shape measuring approximately 80m long x 42m across the widest section, narrowing to 24m across the southern section, and covering an area of 0.26 hectare.



Figure 1- Site Location [Imagery: 23/04/21 Google Earth]

- 2.2. The site is surrounded on three sides by industrial units. The eastern boundary fronts onto the A4151 Steam Mills Road.
- 2.3. The development is well located for sustainable travel, it is within the settlement boundary for Cinderford town. Steam Mills Road has a generous footway and wide carriageway, several amenities are within a walking and cycling distance. There are also some bus stops within close proximity to the development.
- 2.4. The development can be serviced from an off-street location with typical service and refuse vehicles able to enter and exit the development in a forward gear.
- 2.5. Steam Mills Road is a single carriageway road with two lanes. A street lit footway is provided on one side of the carriageway, same side as the site.

3. Site Management

- 3.1. Construction traffic movements to and from the site will be limited to between 7am - 6pm Monday – Friday and 7am – 1pm Saturday, with heavy vehicle movements avoided during the typical highway peak hour periods (08:00 – 09:00 and 17:00 – 18:00). It is not expected that works on the site itself will need to be undertaken outside these hours. Where possible all vehicles will access the site from A4151 Steam Mills Road and contractors will be given specific instructions not to park/wait/unload on the road.
- 3.2. However, should works be required to be completed outside of these hours they will be addressed on an individual basis and if required notification to Forest of Dean District Council will be made to seek permission before commencing. Example activities that could be required outside working hours detailed above & delivery hours noted below: -
 - Delivery of large items of plant i.e. – cranes, boom lift.
 - Servicing/ repairs of large items of plant.
 - Delivery of large material elements i.e. - steel and concrete beams.
 - Emergency site attendance i.e. - security issues, service issues
- 3.3. Larger construction vehicles will be able to turn within the site where provision can be made during construction. Drawing CTP-20-1125- SP01 rev. B at Appendix 1 shows a large rigid type of vehicle (fire appliance) accessing the site and turning to exit in a forward gear. Where possible affected areas will be coned off and a banksman will also be used.
- 3.4. Larger deliveries will be managed / timetabled for a delivery slot, by prior arrangements and instructed to contact the Site Manager before arrival to avoid the peak hour periods, this will be detailed in all material and subcontract orders. It will also be made clear to contractors that all deliveries will require the aid of a banksman.
- 3.5. At the exit of the site a method of cleaning mud and debris from vehicle wheels and chassis will be provided, this will be operated and maintained by the appointed

contractor. If required, this will be supplemented with visits from a road sweeper to ensure deposits are cleaned from Steam Mills Road. Any small deposits will be dealt with by the contractor's site operatives.

- 3.6. The boundary of the site works will be encompassed by site fencing and all materials will be stored on-site. No materials or skips will be stored outside of the site boundary. Parking will be made available on site for contractors to limit any unauthorised parking on Steam Mills Road. A marked-up extract of the site layout plan is provided below showing an area for site operative parking, an area for storage of materials together with a turning and unloading area for construction vehicles which can be managed by the contractor. A copy of the Construction Management Plan (ref. 23003.107 rev. -) is provided in Appendix 1.
- 3.7. Construction operatives will be advised that parking on site is limited and will be advised of alternative parking if needed.

4. Summary

- 4.1. This Construction Management Plan sets out the commitment of the client to mitigate the impact of construction traffic generated by the proposed development on the adjacent premises and local highway network.
- 4.2. It is considered that the measures detailed within this Construction Management Plan will help to manage construction traffic and produce a benefit to the day-to-day operation of the site.

Appendix 1

23003.101 rev. - Site Layout

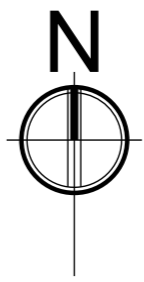
23003.107 rev. - Construction Management Plan drawing

CTP-20-1125-SP01 rev. B – Car, Swept Path Assessments

CTP-20-1125-SP02 rev. B – Fire Tender, Swept Path Assessments



SITE LAYOUT
1:500



KEY	
	1.8m HIGH CLOSEBOARD FENCE
	1.8m HIGH PANEL FENCE
	2.5m HIGH TIMBER FENCE
	0.9 to 1.05m HIGH EXISTING LOW SCREENWALL
	1050mm HIGH PIER
	1.0m WIDE CLOSEBOARD GATE
	PERSONNEL DOOR TO GARAGE
	PAVING SLABS
	INDICATIVE LANDSCAPING (Refer to detailed landscaping proposals)
	EXISTING TREES
	STANDARD PARKING SPACE
	VISITOR'S PARKING SPACE
	BIN STORAGE POINT
	BIN COLLECTION POINT
	TO BE REMOVED

Revisions
Project: STEAM MILLS ROAD
CINDERFORD

Client:
TOM THOMPSON

Drawing:
SITE LAYOUT

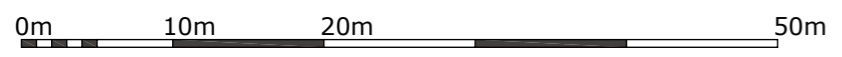
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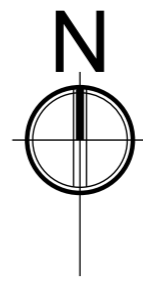
Drawing No: 23003.101 Rev: /




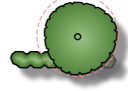



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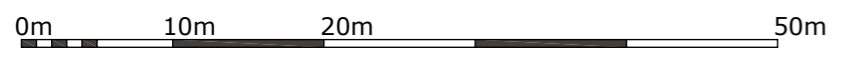
Drg Status: FOR COMMENT





- KEY**
-  TURNING AND UNLOADING AREA FOR CONSTRUCTION VEHICLES.
 -  SITE OPERATIVE PARKING
 -  COMPOUND LOCATION
 -  EXISTING LANDSCAPING
 -  VERTICAL BARRIERS TO PROTECT TREES THAT ARE BEING RETAINED
- NOTE: Tree protection fencing to be erected prior to work starting on site.

SITE LAYOUT
1:500



Revisions			
Project:	STEAM MILLS ROAD CINDERFORD		
Client:	TOM THOMPSON		
Drawing:	CONSTRUCTION MANAGEMENT PLAN		
Scale:	1:500@A3	Date:	22/09/23
		Drawn by:	KSL
Drawing No:	23003.107	Rev:	/



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Drg Status: **FOR COMMENT**

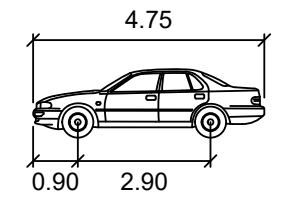


Notes:

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2. Topographical Survey undertaken by Monument Geomatics dated April 2021.
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4. Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.

Key

— Site Boundary



Car

	metres
Width	: 1.80
Track	: 1.80
Lock to Lock Time	: 6.0
Steering Angle	: 30.2

Rev	Date	Details	Drawn by	Checked by
B	16.11.21	Second Revision	SL	CB
A	29.10.21	First Revision	TG	MG



CLIENT:
Powells Rural Property Professionals Ltd

PROJECT:
Broadmoor Cottage,
Steam Mills Road,
Cinderford

TITLE:
Car -
Swept Path Assessments

STATUS:
INFORMATION

SCALE @ A3: 1:250	DATE: 07.10.21	DRAWN: TG	CHECKED: MG	APPROVED: MG
JOB NO: CTP-20-1125	DRAWING NO: SP01	REVISION: B		





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Key

— Site Boundary

Fire Rescue Unit

meters

Width	: 2.50	Lock to Lock Time	: 6.0
Track	: 2.50	Steering Angle	: 34.3

Rev	Date	Details	Drawn by	Checked by
B	16.11.21	Second Revision	SL	CB
A	29.10.21	First Revision	TG	JM



CLIENT:
Powells Rural Property Professionals Ltd

PROJECT:
Broadmoor Cottage,
Steam Mills Road,
Cinderford

TITLE:
Fire Tender -
Swept Path Assessments

STATUS:
INFORMATION

SCALE @ A3: 1:250	DATE: 07.10.21	DRAWN: TG	CHECKED: MG	APPROVED: MG
JOB NO: CTP-20-1125	DRAWING NO: SP02	REVISION: B		



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