

CONSTRUCTION MANAGEMENT PLAN

**Land Adj 116 Priests Lane,
Brentwood, CM15 8HN**

for: Mr D Hepburn

by: BDA Architecture

date: May 2024



Prepared by:

BDA Architecture

Studio on the Green,
Ballards Gore Golf Club,
Gore Road,
Rochford,
Essex,
SS4 2DA

RIBA 

Chartered Practice



Architects Registration Board

1.0 Introduction

Brentwood Borough Council granted planning approval for '*proposed new dwelling*' at Brown Beeches, 116 Priests Lane, Shenfield, Brentwood, CM15 8HN (reference 21/01503/FUL). This statement has been prepared to discharge the construction management plan condition of this approval, dated 28.01.2022.

Condition 5 is clarified below:

5. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period.

The Plan shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel and underbody washing facilities

2.0 Site + Context

Proposed Site Plan

The proposed site plan indicates the site layout and landscaping once works are complete.

Principal Contractor

The Principal Contractor will be in control of the site works and adhere to this statement, in conjunction with their own Construction Phase Plan and their own duties required under the CDM Regulations 2015.



PROPOSED SITE PLAN



3.0 Construction Management Plan

The following measures will be incorporated:

Parking of vehicles of site operatives and visitors

Parking for all operatives and visitors will be located in front of the proposed dwelling (shown in light red hatching for clarity). This will ensure that on-street parking of these vehicles will be on site only and not in the adjoining streets. This area will be adjacent to the on site office / welfare facility (shown in green hatching for clarity).

Security hoarding

Prior to commencement of the main construction work, security hoarding is proposed along the site frontage, set back from Priests Lane behind the existing trees. The shared access will allow the first vehicle in and out of the site to be able to park outside the hoarding and secure the site in a safe position.

Loading and unloading of plant and materials

There will be ample space for all delivery vehicles to off load plant and materials within the site (shown in light brown hatching for clarity). Where possible, vehicles will leave the site in a forward gear. In situations where this is not possible a site operative will be in attendance to assist in vehicles manoeuvring off of the site. All drivers will report to the site office prior to any unloading and loading taking place.



Storage of plant and materials used in construction

A storage area will be located on site (shown in blue hatching for clarity). This will be used to store small plant and key materials needed throughout the construction works.

Most materials will be procured and delivered within a few days of the being installed. All materials will be housed in a clean storage area.

There will be elements of plant that will be parked and secured within the confines of the site, but only for the duration of the works that they will be associated with.

Wheel and underbody washing facilities

Wheels and the underbody of vehicles exiting the site will be inspected and checked. Before leaving the site any heavy deposits will be removed using scrapers and the wheels of vehicles will be cleaned by a site operative as necessary using a high pressure jet wash.

Once the site operative is satisfied, the vehicle will be permitted to leave site. The site operative will ensure that water used during the wheel washing does not migrate out onto the highway.

The area for the washing of vehicles is located adjacent to the parking area and site hoarding. This will ensure loose materials and spoil will not be brought out onto the highway in the interests of highway safety and to protect the nearby preserved trees in the interests of visual amenity.