Proposed Development of 9no. Dwellings, Coltslow Farm, Stanley Moss Lane, Stockton Brook, Staffordshire, ST9 9LH

By Humphries Builders Ltd.

Construction Management Plan.

Dated 8th October 2019.

Prior to demolition the enabling works outlined in the ecology management plan will be instigated, namely: installation of bird and bat boxes, temporary herras fencing around badger sett and such other works that are required by the Natural England EPS License. Similarly root protection areas in accordance with the arbouricultural study will also be established prior to the demolition works.

The existing industrial sheds will be marketed with a view to their sale for re use elsewhere. Demolition materials will be separated and recycled where possible. Existing masonry will be crushed for use as hardcore on site. Disposal to landfill will be a last resort.

The demolition work will be completed during the autumn / winter months, out of the bird nesting season and before the likelihood of excessively dry weather when damp conditions will mitigate against excessive dust. A site water supply will be established before demolition starts so that materials can damped down if needs be and wheel washing facility will be established to minimise any mud and debris being deposited beyond the site boundary.

The developer will have a senior presence on site at all time to monitor any potential disturbance from either noise or dust and will be able to take the appropriate action should any arise.

On completion of the demolition the permanent post and rail fence with badger proof netting and temporary reptile barrier will be installed to the perimeter of the site as detailed in the Ecology Management Plan.

A site compound will then be established on the position of plots 8 and 9. All onsite storage of plant and materials, site welfare facilities, parking and a site office will be contained within this area. The new road access, site road base and drainage infrastructure will be installed before work on the houses is started. This will provide clean access on solid ground around the site as soon as possible, providing onsite turning facilities for large vehicles and allow all unloading of materials to take place within the site boundaries. Wheel wash equipment (jet wash, brush and scraper) will be maintained on site and used to prevent mud from being transferred on to the highway.

The houses will be built sequentially to the plot numbers, starting at plot 1 with plot 9 left until the end when the facilities area will be adjusted and scaled down to allow the development to be completed.

Site investigations have determined that piled foundations will not be needed, and the nature of the work is such that unusually excessive noise will not be created.