

Construction Management Plan

Address: Wildwood, Farley Lane, Alton
Proposal: Erection of upward extension

1. Introduction

This Construction Method Statement has been prepared to accompany an application for prior approval pertaining to the erection of an upward extension under the provisions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

Condition AA.2(3)(b) states that before beginning the development the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners and occupiers will be mitigated.

2. Scope

This document only considers the proposed works associated with the construction of the proposed upward extension, and addresses matters of noise, dust, vibration and traffic. Nothing in this document relates to a safe system of work or designers risk assessment under the Construction (Design & Management) Regulations 2015.

3. Site Description

The site is located on the southwestern side of Farley Lane and occupies a relatively isolated location, some distance from neighbouring built development. The nearest neighbouring residential properties lie 294 metres to the southeast (Croft House) and 427 metres to the north (Pink Lodge). The site benefits from an existing vehicular access onto Farley Lane.

4. Control of Noise

All noisy activities during the construction of the extension shall only be carried out between the following hours:

- 08:00 - 18:00 hours (Monday to Friday)
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays

A noisy activity is defined as any activity (for instance, but not restricted to, building construction operations and refurbishing of the building), which generates noise that is audible at the site boundary.

There are no immediate neighbours adjoining the application, the nearest residential occupiers being located approximately 300m away so noise disturbance is not expected to be a problem.

5. Control of Dust

Best practicable means shall be used to minimise dust and mud generation. The cutting of bricks, blocks and tiles shall only be undertaken with a wet saw or other suitable methods to minimise dust. Any dust created will be removed safely off site either by vacuuming or by wetting the dust and disposing of appropriately.

During dry periods dust suppression will be used on site to reduce possible nuisance dust. A number of methods will be used including hose pipes to damp down works areas, dust suppression equipment on disc cutters etc. It is also noted that there are no immediate residential properties who would likely be at risk of disturbance through dust as a result of this development.

6. Control of Vibration

The construction of the proposed upward extension will not necessitate significant works of construction such as pile driving rigs or any other sources of vibration. Delivery and contractor vehicles will not give rise to any material risk of vibration disturbance to neighbouring occupiers given their distance from the site.

7. Control of Traffic

The application site benefits from an existing vehicular access direct onto Farley Lane which is wide enough for delivery of construction materials. The site also benefits from a large area of domestic curtilage and vehicular access drive which will be used for the parking of contractor vehicles. No parking on the main carriageway is envisaged. There are furthermore no immediate neighbouring residential properties who would be adversely affected by the arrival / depart of construction related traffic.

Deliveries will be from rigid delivery vehicles only and will take place between the hours of 08:30hrs and 15:00hrs where possible. Before starting any unloading, all delivery drivers will be required to report to the Site Manager. These times also apply to Contractor deliveries of equipment and plant.