Construction Management Plan

Site:

24 Draycott Road
Tean
Staffordshire
ST10 4JF

Project:

Proposed enlargement of the dwelling by the construction of an additional storey

Prepared by Nigel Forrester MCIOB

Introduction

This Construction Method Statement has been prepared to accompany an application for the prior approval of a proposed enlargement of a dwelling by the construction of an additional storey under Class AA of The Town and Country General Permitted Development Order.

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.

The information provided within this document addresses the principles of how the development will be managed from an environmental perspective during construction.

These principles will be expanded and detailed within the Construction Phase Health and Safety Plan and development environmental plans.

Site Description

The property is a detached property situated within a private, individual plot with its own separate access and amenity areas. The are no amenities or facilities that are shared with any adjoining properties.

General Considerations

All contractors will work within the requirements of relevant environmental and pollution control regulations to ensure compliance with all legal requirements.

It is accepted that construction of any nature within a residential environment will cause some disruption to those living and working in close proximity It is the clients and their contractor's responsibility to ensure that any disruption is kept to an absolute practical working minimum.

Construction Hours

Construction works and delivery of materials shall not be carried out outside the following times

07:30-18:00hrs Monday to Friday,
07:30-16:00hrs Saturdays
No working on Sundays or Bank Holidays.

Control of noise

All noise generating activities during the carrying out of the building works shall only be carried out between the construction hours stated above

Control of Dust and Dirt

The following measures are to be imposed upon all contractors undertaking works on the development.

- All loads entering and leaving the site are to be covered.
- Water based dust suppression measures and practices to be employed to prevent dust during all dust causing operations such as the cutting of concrete, bricks, blocks etc.
- During periods of dry weather, water based dust suppression measures to be employed on site to minimise the generation of dust
- No water discharge from site to highway.
- Stockpiles of loose materials are not to be retained on site for any longer than necessary.
- Burning of waste will not be permitted on the site.

Site Waste Management

In accordance with the Site Waste Management Regulations, a site waste management plan will be developed for the construction phase. The object of the waste management plan will be to:-

Control the removal of waste that has to be removed primarily through the use of recycling and where this cannot be achieved, disposed to a licensed tip.

In order to mitigate the amount of waste generated, all contractors will be required to Identify the waste types that are likely to be produced and aim to reduce the amount of waste as much as possible, through identifying routes to re-use or recycle materials.

Control of Vibration

The construction methods required to carry out the proposed extension do not necessitate methods of construction that cause significant levels of vibration such as pile driving etc. or other such recognised sources of vibration.

Control of Traffic

Access to the site is directly off Draycott Road.
The access is an existing vehicular access and is not shared by any other properties.
The existing access is wide enough for the delivery of construction materials.
The site includes a good-sized parking and amenity area at the front of the bungalow which will be used for the parking of contactor vehicles and the temporary storage of materials.
No parking on Draycott Road is necessary.
Deliveries will only take place between within the hours of construction detailed elsewhere in this document.
All deliveries and unloading will be carried out under the supervision of the Site Manager.