Construction Management Plan – High Street, Kingsley

Planning application - Land adj The Bungalow, High Street Kingsley.

1. Hours of work.
   Hours of work shall not exceed the following: Construction shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
2. Access for deliveries.
   We have already had several 20 tonne articulated lorries accessing the site to drop a container on site and also take out 140 tonnes of earth that has been removed from the site. These have all accessed the site easily and without incident. Additionally, we can widen the access around another metre which will help to make access even easier. There would be no need to accept any deliveries on the road, they can all be made directly on site and we are also willing to avoid peak times, only accepting deliveries between 9:30am and 4:30pm.
3. Danger to pedestrians.
   All deliveries will only be accepted when there is a supervisor on site. In which case, the supervisor will act as a banksman to ensure that the pavements are clear and to control the traffic when vehicles are entering and leaving the site.
4. Narrow access.
   We have already outlined plans to make the access road up to 1 metre wider if necessary. The access for larger vehicles has been planned for in point 2. There are already several standard sized vehicles entering and leaving the site several times a day belonging to local residents, there would be no additional risks with any other vehicles using this in the same way. To the right-hand side of the access and on the road opposite is double yellow lines, with single yellow lines to the left stating that no waiting should take place between 8am and 6pm, which are outside of the agreed hours of operation for this site, if visibility is poor it is due to people breaking the law and should not affect this application.
5. Highway safety would be compromised without a turning circle.
   Currently on the deed of easement, there is no turning circle. The residents to which this deed of easement applies would either have to reverse on to the main road or use their own land to turn the vehicle. If anything, this application will give them more space. We have attached copies of the 2 deeds of easement applying to number 40 and number 44 High Street and also the title plan showing no turning circle at present.
6. Compromised access rights.
   We will ensure that the rights of the residents to which the deed of easement applies will not be affected. We are aware that we have a legal right to uphold the contract that is in place, any deviation from this would create a civil matter between us and the residents.
7. Negative Impact on nearby historical buildings.
   We have not changed the design from the last planning application which was granted. If it was granted previously and has not since been amended, then we do not foresee this being an issue.
8. Footpath 8
   As shown in the plans, the building is not close enough to the footpath for this to be compromised, the plans also state that public right of way is to be retained as well as buffer planting installed to mask the house from view when on the footpath.
9. Buildings either side of access road.
   We have not been made aware of any issue with these buildings so far and as stated above we have already received sizeable deliveries, so we do not foresee this becoming an issue. If anything was to happen the site and any tradesmen working are fully insured and this would once again be a civil matter.
10. Drainage concerns.
    There is currently no drainage on site. The addition of this property would be a benefit to the site as we would be installing land drains as per building regulations. I see this more as a matter for the building inspector.
11. Proposed development outside of property boundaries.
    We have attached a title plan to show that all proposed works are inside the property boundary. Boundary walls and fences are clearly identified on site.

12. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.
13. A sign shall be erected at the site entrance, prior to any construction, stating a commencement date and important contact details to give a point of contact for any issues or complaints.
14. Site Rules
    - Site speed limit – 10mph**.**
    - All delivery vehicles must follow site signage
    - All visitors and material delivery drivers must report to site office.
    - Please follow on-site signs for access and exit

15.Pollution Control

Dirt/Dust

- All vehicles entering and exiting the site must remain on the designated areas to avoid the movement and transfer of site debris/mud.
- Any mud transferred to the public highway/footpath will be taken on as our responsibility and be cleaned.
- During dry spells the site will be dampened down with water to control dust pollution.
- Dust suppression water bottles will be used on any appropriate tools/machinery.

Noise Pollution

- All work involving plant or power tools to take place strictly during site operational hours.

Vibration

- Local residents are to be notified prior to any works which may cause abnormal amounts of vibration.

Light

- All lights used on site are to be directed into the site to avoid any light spill to surrounding area
- Any external lighting out of operational hours to be used for safety and security reasons only

Site Waste

- Site waste is to be diverted from landfill and recycled where possible.

Storage

- We have placed a container on site ready to store any appropriate plant and materials

All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.