

CONSTRUCTION MANAGEMENT PLAN

New Dwelling to the rear of 2 Quarry House
Lugwardine, Herefordshire
June 2018

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1. INTRODUCTION

This document has been prepared by Owen Hicks Architecture in support of a Approval of Details Reserved by Condition application with regards to the construction of a new two storey dwelling to the rear of 2 quarry House, Lugwardine, planning application ref: 163077.

This document aims to explain how the construction impacts of the development will be managed, both in terms of site activity and the transport arrangements for vehicles servicing the site.

2. TIMEFRAME

It is proposed that construction works for the dwelling will commence in early 2019, with some minor enabling works carried out prior to this date following the approval of the pre-commencement planning conditions.

3. CONTACT

Below are the contact details of the principal contractor / site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

Name: Mr George Hanscomb

Address:

Email:

Tel:



4. SITE

Area: 0.02 hectares (approx)

Location: To the rear of no. 2 Quarry House, Lugwardine, Herefordshire, HR1 4AA

Constraints: Limited site area, located within close proximity to neighbouring boundaries an A road (A438).

Working Hours: 8.00am to 6pm on Monday to Friday

8.00am to 1.00pm on Saturdays

No working on Sundays or Public Holidays

5. TRANSPORT

The developer, Mr Hanscomb, has read and understood the CLOCS Standard guide and this is to be implemented throughout the development.

All contractors, delivery companies and visitors are to be made aware of the site restrictions, prior to undertaking journeys. Routes and timing of journeys will be carefully considered and risk assessed, to take into account the need to avoid where possible any major cycle routes and trip generators such as a schools etc. Consideration will also be given to weight restrictions, low bridges and cumulative impacts of the construction works on the public highway network. The size of vehicles to be used will also be suitable sized to suit the site constraints.

Given that the site is within close proximity to a school, construction vehicle movements are to be restricted to between 9.30am and 3pm on weekdays during term time. Deliveries are to be carefully considered to ensure that deliveries arrive at the correct part of the site at the correct time. The contractors yard located at Windslow Mill, Woolhope will be used to as off-site holding areas for materials and plant given the limited site area available storage. This will enable materials and plant to be taken to and from site as and when required.

Vehicles entering and leaving the site will be carefully managed and marshalled by site staff, to ensure safe passage of all traffic on the public highway, in particular pedestrians and cyclists, when vehicles are entering and leaving the site, particularly if reversing.

Vehicle loading and unloading will, whenever practicable, be carried out on site. When this is not possible, traffic marshals will ensure the safe passage of pedestrians, cyclists and motor traffic in the street.

6. ENVIRONMENT

The developer has been trained on BS 5228 - noise and vibration control on construction and open sites. The developer will closely monitor site activities and manage noise, vibration and dust levels to minimise any nuisance caused to neighbours and the surrounding environment.

The site is a green field site and no environmental site constraints have been identified. No buildings are required to be demolished to enable the construction works.