
CONSTRUCTION METHOD PLAN (CMP)

Barons Cross Camp, Leominster

NOVEMBER, 2020



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1. INTRODUCTION


1.1 This Construction Management Plan (CMP) has been prepared pursuant to the discharge of Conditions 13 of outline planning permission reference 120887 (the OPP). The CMP provides details on the requirements for the management of the construction phase of the project.

1.2 Condition 13 of the OPP reads;

13. No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the following details:
- a. Wheel cleaning apparatus which shall be operated and maintained during construction of the development hereby approved.
 - b. Parking for site operatives and visitors which shall be retained and kept available during construction of the development.
 - c. A noise management plan including a scheme for the monitoring of construction noise.
 - d. Details of working hours and hours for deliveries.
 - e. A scheme for the control of dust arising from building and site works
 - f. A scheme for the management of all waste arising from the site
 - g. A travel plan for employees
 - h. Confirmation that means of vehicular access for all construction traffic, site operatives and visitors shall be via Cholstrey Road (B4529) only.

1.3 This CMP is structured so as to follow the requirements condition. It is structured as follows:

 Chapter 2 sets out the site context;

 Chapter 3 provides the CMS;










- Wheel washing facilities, requirement (a);
- Parking (b);
- Noise (c);
- Working hours (d);
- Dust (e);
- Waste (f);
- Travel plan (g); and,
- Access (h).

 Chapter 4 concludes the CMS.

2. SITE LOCATION AND CONTEXT

2.1 The development is located on Cholstrey Road on the former Barons Cross Camp site, Leominster. The site is accessed off the B4360 at an existing access opposite Buckfield Road. As part of the development proposal, the first phase of development will see upgrading works consisting of the implementation of a roundabout within the existing highway provide access to the site.

2.2 The following location conditions have been considered for this plan:

-  Current residential areas;
-  Rights of Way;
-  Local Schools;
-  Ground Conditions;
-  Site Gradients;
-  Existing Services;
-  Existing Structures;
-  Existing Road Conditions; and,
-  Existing Ecological and Environmental make up.

3. CONSTRUCTION MANAGEMENT PLAN

3.1 This CEMP has been prepared in accordance with the five requirements set out in Condition 13 of the OPP. It should be noted that the developer is registered with the “Considerate Constructors” scheme and development will be carried out so as to comply with their standards. An audit process is attached to that scheme to ensure compliance.

Wheel Washing

3.2 The plant and wheel washing facilities on this site will consist of a handheld jet powered washer, that will jet wash the wheels of all vehicles when leaving the site. The wheel washing facilities will be located on the entrance to build areas. As build progresses the location of build entrances will move in line with




production. Locating wheel washing on these entrances will ensure that debris is not tracked through completed areas of the development.

Parking arrangements




- 3.3 The location of a 30m x 20m compound is shown on the Construction Phasing Plan appended to this report. This is the initial build compound, which may be subject to subsequent application to amend the location as the build progresses. The compound will include designated areas for loading/unloading and storage of plant and materials. Parking for contractor vehicles and facilities for site staff will also be provided.

Noise management

- 3.4 The contractor and their sub-contractors should at all times apply the principle of Best Practicable Mean as defined in Section 72 of the Control of Pollution Act 1974 and carry out all work in such a manner as to reduce any disturbance from noise and vibration to a minimum.
- 3.5 All plant brought on to site should comply with the relevant EC/UK noise limits applicable to that equipment or should be no noisier than would be expected based on noise levels quoted in BS 5228-1:2009. Plant should be properly maintained and operated in accordance with manufacturers' recommendations.
- 3.6 Electrically powered plant should be preferred, where practicable, to mechanically powered alternatives. All mechanically powered plant should also be fitted with suitable silencers, as appropriate.
- 3.7 Items of plant on-site operating intermittently should be shut down in the intervening waiting period.
- 3.8 Where feasible, all stationary plant should be located so that the noise effect at all occupied commercial and residential properties is minimised and, if practicable, every item of static plant when in operation should be sound attenuated using methods based on the guidance and advice given in BS 5228.

- 3.9 Use of pneumatic breaking should be limited or, better still, alternative techniques should be investigated and utilised; and crunchers should be used in preference to pneumatic breakers; and where breakers are used, they should be of a suitable size for the job.
- 3.10 Prior to commencement of each phase stage of works, all residents likely to be affected by noise shall be contacted and advised of the type and duration of works.
- 3.11 A person or persons shall be nominated to receive any complaints from residents for the duration of the work and this person shall either be on site at all times or available by telephone and this telephone number made known to the residents and to a relevant officer at Hereford Council.
- 3.12 In order to further limit the impact of any noise during the construction of the site no machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times:
-  Monday to Friday 0800 to 1800 hours;
 -  Saturday 0800 to 1300 hours; and,
 -  Not at any time on Sundays, Bank or Public holidays.

Hours of working and deliveries

- 3.13 In light of directions provided by Government, two hours of operation are proposed under this CMP; during social distancing requirement related to the coronavirus pandemic and normal hours of operation. Guidance on this matter is set out in the written ministerial statement issued on the 13 May 2020.
- 3.14 Until such time that mandatory social distancing requirements in light of the coronavirus are lifted, the following hours of operation are proposed;
-  Monday to Saturday – 06:00 to 21:00; and,
 -  Sunday – 06:00 to 12:00.
- 3.15 Normal hours of operation (post relaxation of social distancing measures) are proposed:
-  Monday to Friday – 06:00 to 18:00;

- 🏠 Saturday – 07:00 to 13:00.

- 🏠 Sunday and statutory Bank Holiday – no work shall be audible at the site boundary.

- 3.16 Whenever possible, deliveries should be programmed to arrive during daytime hours only and care should be taken when unloading vehicles to minimise noise. Following the occupation of dwellings within the development, deliveries will be restricted to 8am – 5pm weekdays and 8am – 1pm on Saturdays. Deliveries should be routed so as to minimise disturbance to local residents and delivery vehicles should be prohibited from waiting within or near the site with their engines running.

Control of dust

Avoiding dust generation

- 3.17 The local authority has the power under the Clean Air Act 1993, to limit the dust, emissions and odours generated by a site. Failure to comply with these limits can result in abatement notices being served if complaints are made.

- 🏠 Complaints can be avoided by adopting good working practices:

- 🏠 Identify sensitive receptors and inform the authorities of any likely nuisance that may occur;

- 🏠 Instigate control measures to mitigate any negative impacts; and

- 🏠 Develop a daily monitoring regime to record dust conditions while noting weather conditions, construction activities, their location and duration on site.

- 3.18 General provisions to follow;

- 🏠 Construct and tarmac the site roads at site commencement;

- 🏠 Minimise the length and width of haul roads to reduce surface area;

- 🏠 Pave heavily used areas and sweep regularly;

- 🏠 Limit vehicle speeds – slower speeds generate less dust;

- 🏠 Minimise vehicle movements – larger vehicles where possible;

- 🏠 Damp down.

3.19 Plant and Vehicles;

- 🏠 Ensure vehicle wheels are cleaned before leaving site;
- 🏠 Exhaust fumes should be directed upwards;
- 🏠 Tipper lorries should be fitted with retroactive sheet covers to contain dust;
- 🏠 Plant and vehicles should be maintained in good working order; and,
- 🏠 Drivers must observe site speed limits to minimise dust generation.

3.20 Material Handling and Storage:

- 🏠 Locate stockpiles out of the wind (or provide wind breaks) to minimise dust generation from open storage;
- 🏠 We will keep stockpiles to a minimum height and use gentle slopes;
- 🏠 Compact and bind stockpile surfaces if necessary;
- 🏠 Minimise the storage time for materials on site;
- 🏠 Store dusty materials away from site boundaries, main site access roads and down wind of sensitive receptors;
- 🏠 Ensure waste skips are enclosed or covered; and,
- 🏠 Damp down earthworks during dry weather.




3.21 Cutting/Grinding/Grouting/Packing;

- 🏠 Minimise cutting and grinding on site where possible;
- 🏠 Use equipment with dust extraction and wet cut where possible;
- 🏠 Spray water during cutting of paving slabs;
- 🏠 Use block splitters.





Dust suppression measures

- 3.22 Haul roads, existing and new highways; Haulage, plant and deliveries will be accessed off Church Road and onto the new estate road. In dry spells the road will be dampened with water to suppress the dust. We will ensure a road vacuum brush is used to keep the existing road clean and suppress the amount of dust effecting surrounding areas if required. These works will be done with a forklift attachment, and a specific vehicle for Road Sweeping. There will also be a speed limit of 5mph.
- 3.23 The position of stockpiles for dust and aggregates must be located after careful consideration of the position of existing houses and member of the public.
- 3.24 Dust suppressors will also be a requirement on all mechanical cutters, and plant that generate dust.

Water damping

- 3.25 The fine spraying of water is the most effective way of suppressing dust. This will be carried out with a water bowser and hose. Spraying will be repeated regularly during warm and sunny conditions. However, spraying will not be allowed to create excessive mud, which could cause run-off into drainage systems or water courses.
- 3.26 We will consider:
-  Areas of unpaved work subject to traffic or wind
 -  Sand, spoil and aggregate stockpiles
 -  During the loading and unloading of dust generating materials.

Waste management

- 3.27 Waste will be segregated with the following:
-  Dry lining contractor will be responsible for plasterboard waste. 8 yard skips to be supplied solely for plasterboard.
 -  Site managers and forklift operator will be responsible for timber and packaging waste. Separate mini skips labelled material for waste and 8 yard skip to be supplied.
 -  Debris waste will be segregated through rubble waste skips.
 -  Waste area will be controlled with heras fencing highlighting segregation

and clear signage.

- 3.28 The site manager will be responsible for managing the removal and replacement of skips as required.

Travel plan for employees

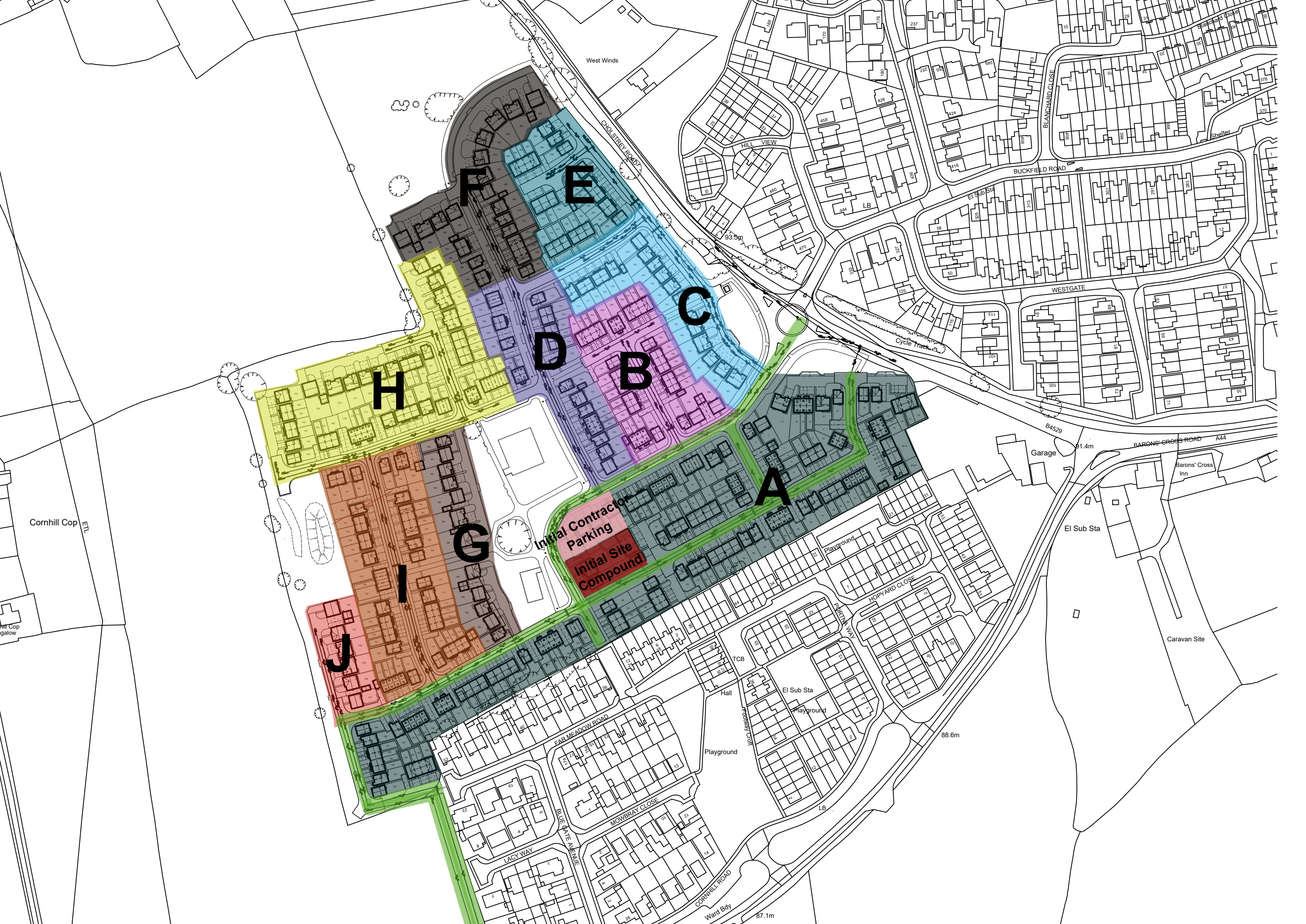
- 3.29 Parking will be provided on site and trades will be encouraged to share worker trips to the site. In addition, a board will be provided in communal areas of the compound that will be used to identify and encourage opportunities for lift sharing.
- 3.30 On site facilities are provided that will negate the need for operative leave the site during the course of the day.
- 3.31 A pedestrian access for trades will be provided so as to ensure that pedestrian access is also provided for.

Vehicular access

- 3.32 Access to the site for all construction traffic, site operatives and visitors shall be via Cholstrey Road (B4529) only.

4. CONCLUSION

- 4.1 This CMP has been prepared by pursuant to the discharge of Condition 13 of the OPP for the development of the former Barons Cross Camp, Leominster. It provides for wheel washing facilities, parking, noise, working hours, dust, waste and access.
- 4.2 Development will be carried out in accordance with the parameters of this CMP.



West Winds

CHOL STREET ROAD

HILL VIEW

BLANCHARD CLOSE

BUCKFIELD ROAD

WESTGATE

BARONS' CROSS ROAD

A44

Cornhill Cop

ETL

Hill Cop

galow

Garage

81.4m

EI Sub Sta

Barons' Cross Inn

Caravan Site

Initial Contractor
Parking
Initial Site
Compound

Playground

HOPYARD CLOSE

BARON WAY

TCB

Hall

EI Sub Sta

Playground

Playground

EAR MEADOW ROAD

MOYBRAY CLOSE

LACY WAY

BLUE BAY AVENUE

CORNHILL ROAD

Ward Bdy

87.1m

88.6m