

CONSTRUCTION MANAGEMENT PLAN
DOC. REF: 15/10/863 – CMP/4

SITE ADDRESS

Swift Homes Ltd.
Phase 4 (8 dwellings), The Mount,
Whitehaven,
Cumbria CA28 6JJ

DESCRIPTION OF WORKS

Residential development comprising 8 detached bungalows including associated infrastructure and landscaping.

TITLE

Freehold.

SITE PLAN

Refer to the Site (landscape) Plan, drawing no. M2647.07.

- Site security / public protection.

Temporary steel Heras fencing and/ or post and wire fencing will be erected to define the site boundaries during the construction period.

- Traffic management and warning signage types/ location to define the approved construction access were agreed with CCC Highway Authority as part of the phase 3 development. They comprise construction site access signage and countdown signs either side of the construction access location and will remain in place during the phase 4 development.
- Traffic management.
- Access to and from the phase 4 construction site will be via the approved construction access from the public highway and via the estate road network in phase 3. The previously approved construction access has adequate visibility in both directions. No public rights of way are affected.

All deliveries will be off-loaded on site so as not to obstruct the public highway.

Deliveries of materials will be planned and will not occur outside the site working hours stated below.

Developers have no jurisdiction and cannot take any responsibility for what happens on a public highway in respect of sheeting of delivery vehicles. This applies whether the materials are being delivered to or are leaving the site. This is solely the responsibility of the delivery companies and is controlled by their own waste management procedures. Thereafter anything that is relative to the public highway is under the jurisdiction of the Police and/ or Highway Authority.

- Noise, vibration, dust and dirt.

The contractor shall ensure that all vehicles, plant and machinery used during the works are fitted with effective exhaust silencers and that all parts of such vehicles, plant and machinery are maintained in good repair in accordance with the manufacturers instruction and are so operated as to minimise noise emissions.

The contractor will ensure that any equipment is turned off when not in use and there is no unnecessary revving of engines when in machinery is in use.

The contractor will monitor noise levels in accordance with the guidance presented in BS 7445: Description and measurement of environmental noise. The control of noise shall be undertaken in accordance with the guidance contained in BS 5228 -1; 2009 Code of practice for noise and vibration control on construction and open sites –Noise.

The contractor will ensure that the measurement and assessment of ground borne vibration will be undertaken in accordance with the guidance contained in BS 7385; Evaluation and measurement for noise in buildings and BS 5228 2 ; code of practice for noise and vibration control on construction sites and open sites – Vibration.

Public highways are to be kept clear and cleaned as required. Cleaning will be undertaken as required my mechanical road sweeper/ cleaner.

Noise and dust levels are to be monitored on a regular basis.

A wetting down procedure will be undertaken during periods of dusty operations and/ or in periods of extreme dry weather.

- Construction compound.

The construction compound was formed as part of the phase 3 development and comprises containers, site welfare facilities and site parking/ turning and is located in the area occupied by plots 28 and 30. The compound will remain in this location for the duration of all site works.

There are no visual amenity issues arising from the construction compound position.

Initially, the internal road access to phase 3 and 4 will be stopped off with temporary Heras fencing to prevent any unauthorised access into phase 3 during construction. The temporary Heras fencing will be re-positioned accordingly as properties are sold and occupied to facilitates access from the estate road network.

It is anticipated that security lighting will be not be required due to the fact the site is in a built-up area. Only limited and localised lighting will be required for working during winter months.

- SW run-off.

Surface water run-off will be managed during construction in accordance with the approved details set out in the Drainage Strategy document.

- Protected species.

There are no known protected species on site.

If any protected species are encountered during site works, then work will cease immediately, and the controlling body will be notified. Any actions required will be undertaken in accordance with the relevant guidelines.

- Community liaison and complaints.

The applicant will maintain regular liaison with and be the point of contact for any queries from neighbours. Every effort will be made to keep affected neighbours informed as deemed appropriate.

A complaints procedure will be established and maintained with a written record kept on site at all times.

- Phasing of Construction works.

Phase 4 is relatively small comprising 8 dwellings. It is anticipated that, subject to market conditions, it will be constructed in a single phase of development.

- Site working hours.

Site working hours are to be 07.00 to 18.00 Monday to Friday and 08.00 to 14.00 on Saturdays.

The building trade does not work on Sundays and Bank Holidays.