

DEMOLITION & CONSTRUCTION TRAFFIC MANAGEMENT PLAN
DOC. REF: 23/06/1051 - DCTMP

SITE ADDRESS

'Mellendene',
High House Road,
St. Bees,
Cumbria CA27 0BY

DESCRIPTION OF WORKS

Demolition of existing detached bungalow and erection of replacement dwelling including detached garage and alteration to existing access.

The demolition works relate to the total demolition of the existing bungalow along with the clearance of the site to facilitate the construction of the approved replacement dwelling.

Condition 5 of planning consent ref: 4/24/2096/0F1 requires a Demolition Method Statement to be submitted for consideration and approved prior to any demolition work commencing. The wording of condition 5 is generic and therefore some of the points covered do not apply to this project.

A separate Demolition Method Statement provided by the appointed contractor has been submitted as a separate document to be read in conjunction with this document.

TITLE

Freehold.

SITE PLAN

Refer to the Site Plan approved as part of the Full planning application, drawing. no. 23/06/1051 – 03c).

- Site security / public protection.

The site has existing established perimeter boundaries which are to be retained as part of the re-development. These comprise a mix of timber fencing, masonry walls and a frontage stone wall. The existing boundary treatments will be supplemented by steel Heras fencing which will provide adequate site security during the construction period.

The existing access point from the public highway is in the form of a dropped kerb crossing which will be retained but widened on the eastern side to improve access both during and after construction. The widening of the access formed part of the scheme approved in planning. Heras fencing will be utilised to form a gated access which will be

permanently open when the site is operational but closed / locked outside site working hours to provide security.

Traffic management.

Refer to comments above covering the site access arrangements.

The existing site is accessible for all vehicles direct from the public highway (High House Road) and comprises bound (tarmac) surfacing.

The public highway and existing access points serving neighbouring properties will not be obstructed.

Construction and demolition vehicle routing can be either from the west via St. Bees village or from the east via High House Road. Contractors will be required to undertake a site visit in advance to fully understand the location of the site in relation to the public highway network and neighbouring residential properties.

Delivery vehicles will be off-loaded within the site boundaries wherever possible. If any deliveries are to be off-loaded on the public highway, then the public highway will not be obstructed for any unnecessary length of time.

Deliveries of major site materials will be planned and scheduled to avoid busy traffic periods.

Deliveries will not occur outside the site working hours stated below.

The applicant will undertake a pre-condition survey of the public highway in the vicinity of the site. The pre-condition survey will include a series of dated photographs detailing the condition of the public highway before construction commences and will be a matter of record.

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 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.

The public highway will be kept clear and cleaned as required.

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.

It is anticipated that wheel washing facilities will not be required.

Any vehicles taking spoil to/ from the development site will be sheeted to prevent spillage or deposit of any materials on the public highway.

Construction compound.

Due to the nature/ scale of the development, the site itself will effectively be the construction compound. All materials will be stored within the curtilage of the site and not on the public highway.

As stated above, the existing boundary treatments when supplemented with Heras fencing, will provide adequate site security during construction.

Refer to comments above covering the site access arrangements.

Container/s and/or site cabin/s will also be placed within the curtilage of the site.

The site is in a built-up area with existing street lighting on the public highway and numerous neighbouring properties with external lighting. As such it is considered there is no requirement to have an additional security lighting on the construction site.

- Protected species.

The applicant is not aware of the presence of 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 be the point of contact for any queries from neighbours. Every effort will be made to keep neighbours informed as deemed appropriate.

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

- Phasing of Construction works.

The project involves the demolition of existing detached bungalow and erection of replacement dwelling including detached garage and alteration to existing access.

Phase 1 of the works will comprise the total demolition of the existing bungalow along, clearance of the site and widening of the existing access point. It is anticipated that this element of the works will take 2-3 weeks to complete.

Thereafter the construction of the new dwelling will begin. There is no time limit to complete a development in planning terms, but it is anticipated the project will take 12 months to complete.

- Site working hours.

Site working hours are proposed as 07.30 to 18.00 Monday to Friday and 08.00 to 13.30 on Saturdays.

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