

CONSTRUCTION MANAGEMENT PLAN *for*

RESIDENTIAL DEVELOPMENT AT NORTH PARK (PHASE 2),
RHEDA, FRIZINGTON, CUMBRIA *on behalf of*

KCS AGRICULTURE LTD



Date: 17/05/2024

Issue: 0.02

PLANNING BACKGROUND

1. Planning reference number and description

- 1.1. Outline Planning Permission was granted (Copeland Borough Council ref: 4/18/2426/001) on 23rd January 2019, specifically for: Residential Development with full details of access and all other matters reserved.
- 1.2. Reserved Matters Approval for Phase 1 of the development was granted by Copeland Borough Council (ref: 4/19/2261/0P1) on 19th March 2020, specifically for: Reserved Matters seeking approval of appearance, landscaping, layout and scale.
- 1.3. Reserved Matters Approval for Phase 2 of the development was granted by Cumberland Council, as successor to Copeland Borough Council (ref: 4/21/2519/0R1) on 12th June 2023, specifically for: Reserved Matters seeking approval of appearance, landscaping, layout and scale.
- 1.4. This document relates to Phase 2 of the development only.

2. Planning Conditions

- 2.1. The Outline Planning Permission contains the following planning conditions requiring/related to a Construction Management Plan:

Condition 5

No dwellings shall be occupied until the approved estate roads including footways and cycleways to serve such dwellings have been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought in to full operational use.

Condition 6

There shall be no vehicular access to, or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Condition 8

Prior to the commencement of development a scheme of vehicle management associated with the construction of the development including details of parking for staff and visitors to the site, turning areas and areas for loading and unloading of vehicles shall be submitted to and approved in writing. The development of the first property shall not be commenced until the scheme has been implemented in full. The site area shall be retained for the duration of the construction period.

Condition 11

No development shall take place until full details of hard and soft landscaping works, including root protection and mitigation methods for any trees and hedgerows which are to be retained, have been submitted to and approved in writing by the local planning authority. These works shall be carried out in accordance with a programme as agreed with the local authority.

Condition 12

Prior to the commencement of any landscaping works, a landscape management plan, including measures for the treatment and disposal of non-native invasive species, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Condition 13

No development shall take place until a construction method statement and management plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement must include details relating to:-

- formation of the construction compound;*
- the means of access and egress for demolition and construction traffic;*
- the loading and unloading of plant and materials;*
- the means of keeping the public highway free from obstruction and dirt;*
- the storage of plant and materials used in construction, including measures to prevent silt and other containments entering surface water drains and a scheme for recycling/disposing of waste resulting from construction works;*
- construction traffic routing.*

Condition 14

No construction work associated with the development hereby approved shall be carried out outside of the hours of 07.30 hours-18.00 hours Monday-Saturday, nor at any time on Sundays and bank holidays, unless otherwise agreed in writing by the local planning authority.

- 2.2. In addition to those planning conditions noted in 2.1 above, the following planning conditions of the Outline Planning Permission require relevant information to be submitted and approved by the Local Planning Authority prior to commencement of development:

- 2.2.1. Condition 4: carriageways, footways, footpaths and cycleways
- 2.2.2. Condition 10: highway surface water drainage system
- 2.2.3. Condition 16: surface water drainage scheme
- 2.2.4. Condition 19: Ecology survey and an Ecological Management Plan
- 2.2.5. Condition 20: a phase 2 ground investigation assessment
- 2.2.6. Condition 21: a programme of archaeological works

It should be noted that DEVELOPMENT MUST NOT COMMENCE PRIOR TO FORMAL DISCHARGE OF ALL PRE-COMMENCEMENT PLANNING CONDITIONS.

- 2.3. Additionally, prior to occupation of dwellings, the following planning conditions require to be formally discharged:

Outline Planning Permission (ref: 4/18/2426/001):

- 2.3.1. Condition 7: road signage
- 2.3.2. Condition 9: ramps for wheelchairs and pushchairs
- 2.3.3. Condition 18: a Sustainable Drainage Management and Maintenance Plan

Reserved Matters Approval (ref: 4/19/2261/0R1):

- 2.3.4. Condition 3 vehicular access and turning areas
- 2.3.5. Condition 16: external lighting of dwellings

It should be noted that OCCUPATION OF DWELLINGS MUST NOT TAKE PLACE PRIOR TO COMPLIANCE WITH ALL PRE-OCCUPATION PLANNING CONDITIONS.

- 2.4. This Construction Management Plan ("CMP") seeks to fulfil the requirements of those planning conditions noted in 2.1 above and sits alongside a separate Construction and Environmental Management Plan ("CEMP"), prepared by Ecus Ltd, that covers ecological measures also to be followed/implemented during the construction phase of this project.
- 2.5. Construction must be carried out in accordance with the latest versions of this CMP and the associated CEMP at all times.
- 2.6. A copy of this CMP is to be kept on site at all times together with records of monitoring, complaints and resulting actions taken (if any).
- 2.7. All contractors' personnel will be formally inducted onto site and this CMP will form part of that induction process. Records of all inducted personnel shall be kept on site for the duration of the project.

PROJECT DETAILS

3. Site Address

- 3.1. The address of the site (as shown on the Plan included at Appendix A) is:

Site at Phase 2, North Park, Rheda, Frizington, Cumbria.

- 3.2. The development name, specific street addresses and respective postcodes will be confirmed in the future.

4. Project description and overview

- 4.1. The project involves:
 - 4.1.1. Residential development in accordance with details approved by the Planning Approval.
 - 4.1.2. Construction may be undertaken in a single phase, or multiple phases as shown on the attached Site Management Plan (Appendix B).
 - 4.1.3. Infrastructure to be installed includes a minor road network and a foul/surface water/SuDS network. The foul water network connects to existing infrastructure in Phase 1 of the North Park development while the surface water network discharges to existing drainage features. Existing overhead and underground utility infrastructure will be relocated (as agreed with the relevant utility owner/operator).

New utility networks (electricity, water, telecoms and, potentially, gas) will be provided and public open space(s) will be laid out.

4.1.4. These serve a development of 22No new dwellings (with garages) that have private front and rear gardens.

4.1.5. Off-site works are anticipated to be limited to drainage and utility connections. There are no proposed s278 works.

5. Working Hours and Good Neighbour practices

5.1. In accordance with condition 14 of the Outline Planning Permission, unless otherwise agreed in writing by the Planning Authority, working hours for the site shall be limited to:

- 07:30 to 18:00 on Monday to Saturdays
- No working on Sundays or Bank Holidays

5.2. For the avoidance of doubt, no loading and/or unloading of plant and materials shall take place outside of working hours.

5.3. Vehicles and mechanical plant shall not operate or be switched on and left to idle (eg for the purposes of defrosting or warming up) outside of working hours.

6. Contractor/Visitor Access and Parking (please refer to the Site Management Plan in Appendix B)

6.1. Wherever possible, contractors shall reduce the volume of contractor vehicles on site by taking steps to encourage shared and efficient use of essential work vehicles and discouraging frivolous use of unnecessary work vehicles or private transport.

6.2. Access to the development site shall be limited to the route shown on the Site Management Plan. Please note that, for construction of the sewer/drainage connections, construction activity will also take place in the Drainage Construction Zone as indicated on the Site Management Plan.

6.3. Contractors shall only park in the designated parking area shown on the Site Management Plan.

6.4. Visitors associated with construction of the project will park within designated parking areas and then report immediately to the Site Office where their attendance on site shall be recorded by the site management team.

6.5. Visitors interested in viewing and/or purchasing a dwelling on the completed scheme will be directed to the site show home area which will include designated Visitor parking bays.

6.6. In accordance with Reserved Matters Approval condition 5, owners/occupiers of dwellings on completed parts of the scheme will have safe access routes from the public highway utilising newly constructed roads within the scheme that are to be designed and built to adoptable standards and brought into use, in appropriate phases, prior to occupation. Completed dwellings must have appropriate parking provision.

7. Plant and Materials – loading, unloading and storage

- 7.1. All loading and unloading of plant or materials must take place within the site boundary or, if appropriate, within the Drainage Construction Zone, and not in the public highway. Delivery vehicles shall drive onto site (or, if appropriate, the Drainage Construction Zone) via the designated Construction Access as shown on the Site Management Plan and must not park or stop on the public highway.
- 7.2. Loading and unloading of plant will take place in designated areas only, as shown on the Site Management Plan.
- 7.3. Loading and unloading of materials will take place either within the designated materials handling/storage area or, within the loose material storage area or, where appropriate, directly to the relevant dwelling/plot. If appropriate, materials may also be delivered directly to the Drainage Construction Zone.
- 7.4. Loading and unloading of materials will utilise mechanical lifting equipment (such as all-terrain forklift trucks, tipping vehicles, wheeled excavators and cranes) in addition to manual methods. Such mechanical lifting equipment, whilst efficient, can also be noisy and contractors should have due regard to this when selecting the most appropriate method of loading/unloading (i.e. loading should take place swiftly and with as little noise and disturbance to neighbours as possible).

8. Site Security

- 8.1. The perimeter of the site shall be secured by a 'Heras' type temporary fencing system that is appropriately secure and stable for site and weather conditions. This temporary fence shall be checked prior to the end of each workday and shall be retained in full operation for as long as reasonably necessary, taking into account sale, occupation and access to completed dwellings. When it is reasonable to do so, temporary perimeter site fencing shall be replaced with permanent plot boundary fencing, so long as said permanent fencing provides adequate security from unauthorised intruders.
- 8.2. When required, the perimeter of the Drainage Construction Zone shall also be secured using a 'Heras' type temporary fencing system. It shall be managed and maintained to the same standards as the site perimeter fence referred to above.
- 8.3. As specific dwellings on the scheme are sold and occupied, it will be necessary to remove the temporary perimeter security fence to sold plots and simultaneously erect temporary 'heras-type' security fencing between completed and 'under-construction' areas of the scheme. The Site Manager shall manage this in accordance with current industry practice.
- 8.4. The contractor may erect solid hoarding around its plant and material storage areas as shown on the Site Management Plan. Such areas may also incorporate security lighting and security alarm systems (including CCTV systems).

9. Measures to control the emissions of dust and dirt (including wheel wash facilities)

- 9.1. For clarity, the following dust and dirt control measures also cover other emissions to Air, such as fumes and smoke.

- 9.2. All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- 9.3. Engines of plant, machinery and vehicles shall be turned off at all times when not in use.
- 9.4. Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- 9.5. Drop heights from plant and machinery will be minimised and water suppression sprays will be used where necessary.
- 9.6. All vehicles carrying dusty materials shall be securely covered.
- 9.7. Dust and dirt will be minimised through Elimination – Substitution – Isolation – Control measures. This will be done by shutting plant down when not in use to eliminate the problem. It may be necessary to substitute plant or methods to improve outcomes. If excessive dust remains a problem, then the problem should be isolated by moving plant to another area of site away from neighbours. If the plant cannot be moved anywhere else, then it is appropriate to control matters by erecting screens or enclosures.
- 9.8. Prior to starting any works which would create excessive dust and/or dirt, site management will notify neighbours of the expected nature and duration of those activities.
- 9.9. Basic precautions to minimise dust generated on site include using covered waste skips, water suppression, segregation and exclusion using impermeable barriers. Excessive dirt (such as mud) can be reduced by carrying out dirt generating activities in appropriate weather conditions.
- 9.10. Temporary haul roads will usually be of hardcore/crushed material construction and will be sprayed regularly when appropriate to minimise dust. If they have a bound surface, it will be swept on a regular basis as determined by the Site Manager, based on site conditions. This approach will assist in keeping vehicles relatively clean and significantly reduce the likelihood of dust/dirt on roads in the immediate vicinity of the site.
- 9.11. Cleaning of permanent surfaced roads will be carried out on a minimum weekly basis by a contracted road sweeper, with frequency increased as determined by the Site Manager based on site conditions. Swept areas will extend beyond site to include site entrances and existing highway(s) in the immediate vicinity of the site affected by site traffic. Additional sweeping may be required depending on specific site operations (eg import/export of excavated materials) and prevailing weather conditions.
- 9.12. Wheel washing facilities (i.e. a pressure washer) will be available at the site compound and a designated wash area is shown on the Site Management Plan).
- 9.13. Site management will monitor dust/dirt production at regular intervals during the day and record their findings, with records to be kept on file in the site office. These records must be made available to the Local Planning Authority upon request.
- 9.14. All vehicles will enter/exit site via the designated access point as shown on the Site Management Plan.

- 9.15. Loose materials will be stored on site and will be closely monitored to reduce the potential for airborne dust. Imported fill materials will be placed directly into final position when reasonably possible. In prolonged periods of dry weather, reasonable measures will be taken to suppress dust by water spraying.
- 9.16. Where small tools are used, appropriate dust suppression will be utilised in accordance with best practice and relevant H&S protocols. Cutting and Grinding on site should be kept to a minimum but where necessary, it should be carried using equipment fitted with silencers and water suppression devices.
- 9.17. In the event of a complaint about dust/dirt however received, the Site Manager is responsible for following the complaint through to resolution and initiating any necessary corrective action. Appropriate and reasonable remedial action will be taken to address complaints and the Site Manager will check and verify that the corrective action has been successful and to what degree. The complainants shall be notified of corrective measures and a record kept on site. The file shall be available for inspection by the Planning Authority on request.

10. Waste Management

- 10.1. There shall be NO waste burnt on site.
- 10.2. At all times, there shall be an appropriate means of waste disposal in place. This will usually be one or more covered skips located as shown on the Site Management Plan. Where possible, designated skips for recyclable waste shall be available.
- 10.3. Appropriate waste transfer and/or disposal documentation shall be made available for the Planning Authority on request.
- 10.4. All waste materials on site shall be adequately secured to prevent unnecessary and unsightly dispersal of materials around the site, public areas (streets, SuDS areas and open spaces) and into the wider environment.
- 10.5. Waste materials shall not be stored on site for unnecessary or unreasonably prolonged periods and should be removed from site as soon as reasonably practicable.

11. Traffic and transport routes to/from site

- 11.1. The site is directly accessed from the spine road within Phase 1 (Phase 1 was marketed as 'Beckstones' by developer, Genesis Homes) which abuts the southern site boundary. See Site Management Plan for further details.
- 11.2. It is proposed to implement a temporary 'site' speed limit of 20mph for vehicles travelling through Beckstones. Drivers should also drive appropriately for site conditions and be vigilant of children and other pedestrians who may be present. It is noted that roads within Beckstones do not (presently) have a final wearing course and that ironwork is raised. This assists in calming traffic speeds through temporary horizontal and vertical deflection.

12. Measures to protect existing trees (including root protection measures)

- 12.1. All parts of the tree, including the root system, the trunk and branches and surrounding soil could be damaged by development and construction activities, including:

- 12.1.1. Excavation, including cut and fill
- 12.1.2. Soil compaction from construction vehicle movements or material storage
- 12.1.3. Mechanical trenching for footings or services
- 12.1.4. Sealing of surfaces with impermeable materials

If any of these activities occur near a tree on a development site, this could result in Tree Damaging Activity. To avoid this, it is imperative to ensure that trees are protected during development.

- 12.2. Fundamental feeding roots can be killed as a result of ground compaction, when heavy machinery, earth, or building materials are stored too close to the base of a tree. Roots also suffer from toxic substances such as oils, cement or chemicals which are absorbed into the ground. Trenching and excavation activity can also result in the severing of roots altogether.
- 12.3. All trees and groups of trees to be retained must be physically protected from damage during development and construction work. This is achieved by enclosing the area covered by the crown spread, creating an area known as a 'Tree Protection Zone'.
- 12.4. Tree Protection Zones shall be established to all trees in the vicinity of the site (i.e. to those existing trees beyond the western site boundary, to retained trees immediately beyond the northern site boundary and to the block of trees within the eastern site boundary (to the rear of plot 4). See Site Management Plan for further details.
- 12.5. All fences and protective measures must be implemented prior to any construction work commencing. This includes demolition, soil stripping or storage of building materials on site. The 'Tree Protection Zone' and protection measure should be considered sacrosanct with no unauthorised access permitted into these areas during development.
- 12.6. Protection fencing shall comply with BS 5837:2012, see details overleaf:

Default specification for protective barrier

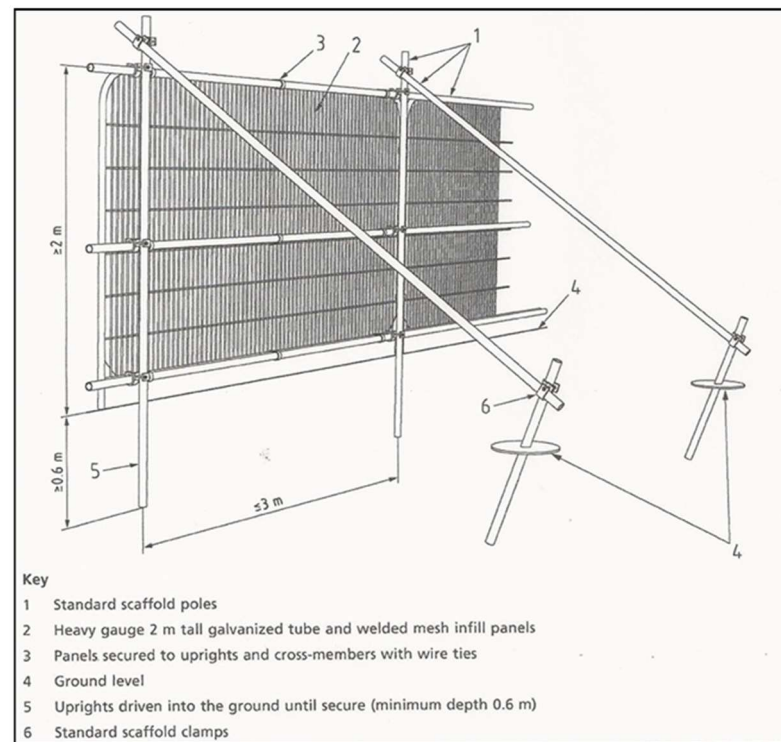
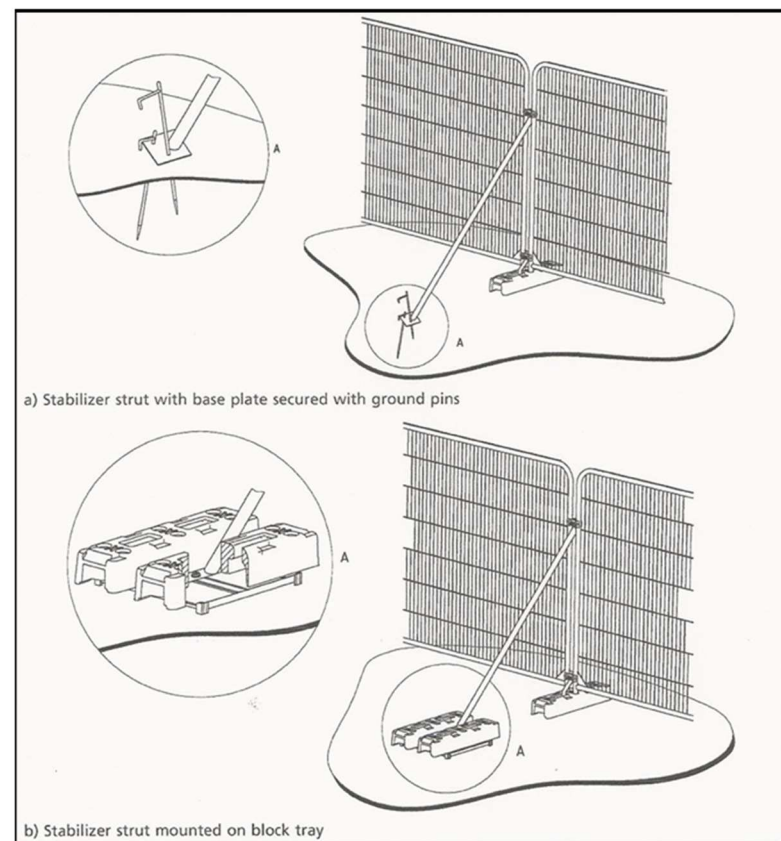


Figure 1: Tree Protective Fencing diagram from BS 5837: 2012

Figure 3 Examples of above-ground stabilizing systems (from BS 5837: 2012)



13. Existing Ground Conditions

- 13.1. Please refer to separate Phase 2 (Intrusive) Ground Investigation documents for further details.

14. Existing Archaeological Conditions

- 14.1. Please refer to separate Archaeological Investigation documents for further details.

15. Existing Ecological Conditions

- 15.1. Please refer to separate Construction Environmental Management Plan (“CEMP”) for further details.

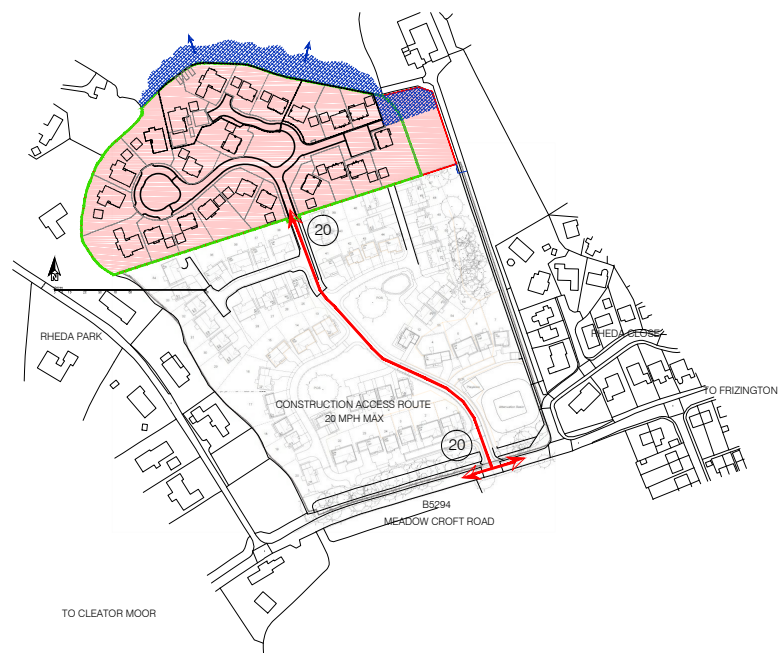
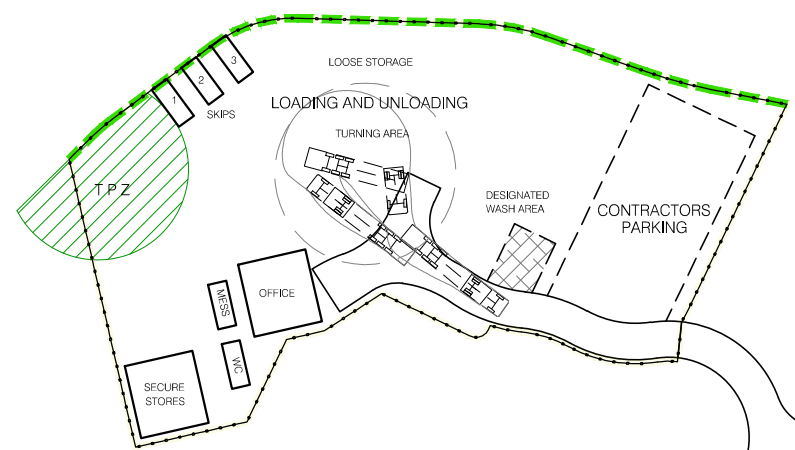
APPENDICES

APPENDIX A – SITE LOCATION PLAN

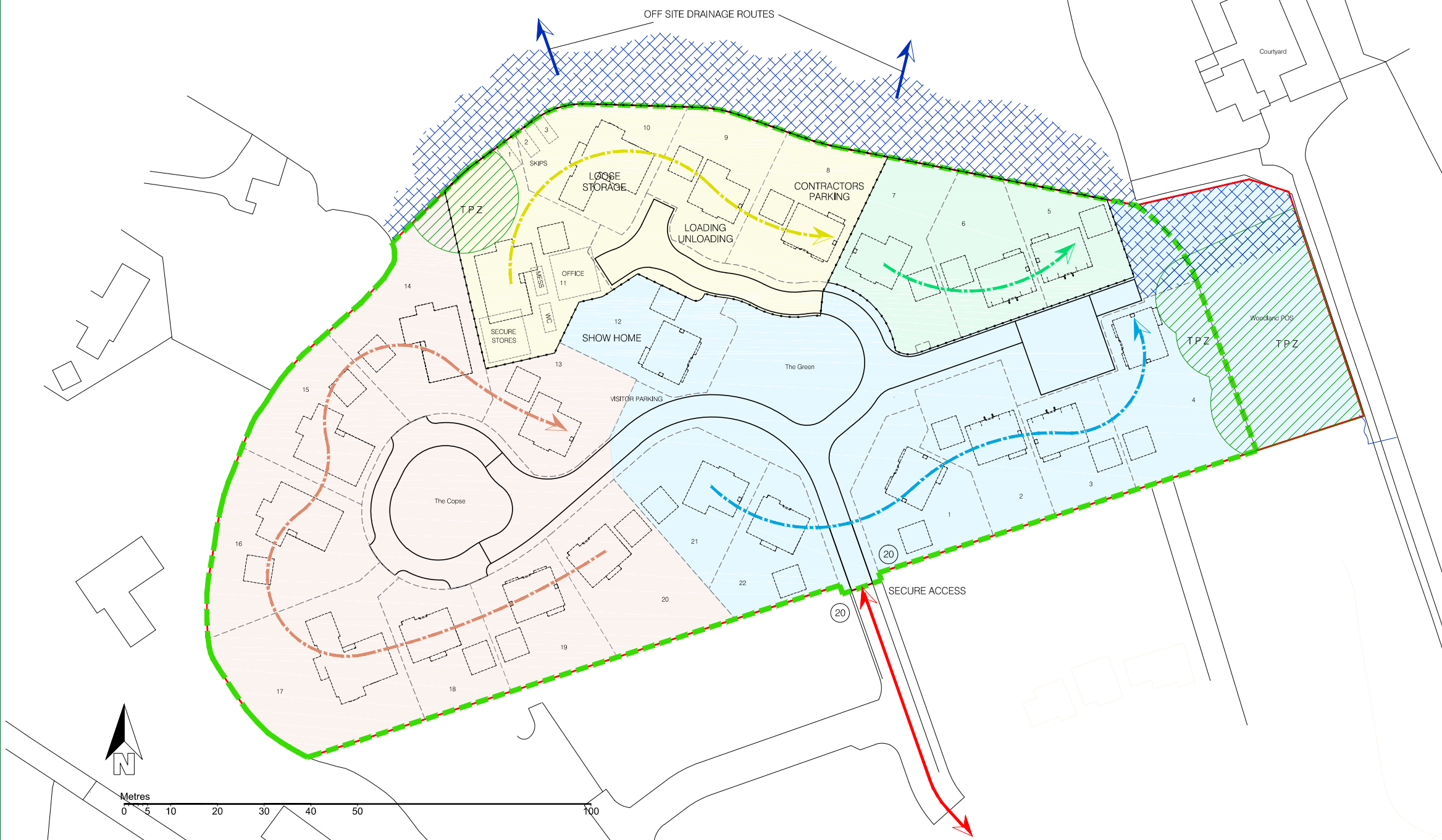


APPENDIX B – SITE MANAGEMENT PLAN

- KEY
- Tree Protection Zone
 - Drainage Construction Zone
 - Construction Access Route
 - Temporary Site Boundary
 - Phase 1
 - Build Route
 - Phase 2
 - Build Route
 - Phase 3
 - Build Route
 - Phase 4
 - Build Route
 - Speed Limit Sign Locations



location plan 1:1250 @ A1 / 1:2500 @ A3
SITE AREA: 20902m2 / 5.164 Acres.



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Eden Environment Ltd
www.edenenviroment.com

**WORKS / COMPOUND
PLAN
NORTH PARK RHEDA
PHASE 2 (RE)
KCS Agriculture Limited**

CONCEPT SUPPORT Ltd
PROJECT DEVELOPMENT

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File: IS CS ED Rheda Park
Date: 26/02/24
Dwg No: RH WK 01
Scale: 1:500@A1 or 1:1000@A3

Rev:
A. Amendment to Works / Compound Plan 16-05-2024

Stage: **PLANNING DWG**

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