

**CONSTRUCTION MANAGEMENT PLAN  
FOR THE DEVELOPMENT OF**  
Land off Common Side Road, Old Leake, Boston  
Lincolnshire  
PE22 9PR

B/19/0438 | Outline permission for 5 two storey dwellings with all matters (Access, Appearance, Landscaping, Layout and Scale) reserved.



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## **Contents**

- Introduction/ Construction Method Statement .
- Description of Works/ Construction Overview
- Build Program and Sequence/ Plant and Equipment
- Unloading Strategy/ Materials and Resource Use/Hours of Work
- Housekeeping/ Dust Management/ Noise and Vibration/Site Hoarding/ Emergency Contact Details and Complaints Procedure
- Traffic Management and Parking/ Access and Unloading
- Site Accommodation/Storage of Materials and Plant

## **Introduction**

This statement is produced as a supporting document for Condition 7 of the Approval of Reserved Matters for Outline Planning Consent reference, B/19/0438 and describes the construction methods and phasing of the proposed development.

## **Construction Method Statement**

This Construction Management Statement details the control methods to support the proposed construction of 5 two storey dwellings.

## **Existing Site & Use.**

The site is a disused kitchen and cabinet manufacturers operated by W J Gresham & Son and accommodates a single storey brick and metal clad building, other out buildings and grassed / overgrown tree area to the north east of the site.

## **Site/Vegetation Clearance**

Site clearance shall be undertaken with care so not to cause disruption to existing levels where unnecessary.

Any trees or shrubs due to be removed will be felled into the site and away from the surrounding properties to ensure there is no damage.

Any ground contamination is to be remediated fully in accordance with the ground investigation report prepared by Ground Investigation Associates.

## **Ground and Water Pollution**

It is an offence to cause or knowingly permit any solid, noxious or polluting material to enter controlled waters unless consent by the EA has been issued. The measures outlined below seek to protect from ground and water pollution:

Where dewatering of excavations is required, this will be carried out in accordance with the EA position statement Temporary Water Discharges from Excavations.

- When pumping anything other than clean uncontaminated rainwater, a settlement tank is to be used to remove suspended solids and if required, hydrocarbons.
- Fuel / oil and chemical storage along with all refuelling will take place at least 10m away from water courses or surface / foul drainage.
- Concrete washout will be undertaken into a lined skip or pit and will not take place within 10m of a watercourse or surface / foul drainage.

## **Storage and handling of fuels, oils and chemicals**

- The storage of fuels and oils is to be strictly in compliance with the Control of Pollution (Oil Storage) (England) Regulations. This applies to all fuel stored on site including that of subcontractors.
- All fuel storage and chemical stores must remain locked when not in use.
- All containers/vessels must be of an approved type and clearly marked/ labelled.
- Appropriate bunds will be used and appropriate spill kits will be stored with fuels, oils and chemicals on the site.

## **Description of Works**

The development comprises of the demolition of existing buildings and outbuildings, removal of shrubs, trees and overgrown vegetation and construction of three 2 storey detached dwellings (plots 1-3) and single pair of semi-detached houses (plots 4 &5) with access drives onto both Common Side Road and Caleb Hill Road .

## **Construction Overview**

Hoarding will be erected where necessary to ensure the site is secure from public access.

Foundations/excavations shall be carried out to Building Regulations compliance, fully in accordance with structural engineers design and details and operating health & safety precautions at all times.

Once the buildings are watertight, internal fit-out will commence with dry-lining / plaster, joinery, plumbing, mechanical & electrical services and decoration internally.

Once the scaffolding has been dropped, external works to form paths, drives, ramps and garden terraces will be undertaken, to include the installation of utility connections (gas, water, electricity and telecommunications).

Landscaping and removal of all site hoarding and reinstatement will be the final operation.

## **Build Program & Sequence**

The construction work will be undertaken as follows:

- Construction Start – Works will commence on the approval of LPA conditions

- Site cleared to the east part of the site.
- Plots 4 & 5 will be constructed to completion first.
- Existing buildings and outbuildings to be demolished.
- Remainder of site cleared and stripped.
- Construction of Plot 1 to completion.
- Construction of Plot 2 to completion
- Construction of Plot 3 to completion.
- Construction Completion – TBC

## **Plant and Equipment**

All plant and materials will be unloaded within the site.

### **Plant**

Consideration has been given to the types of plant and equipment that are likely to be used on-site during the construction works. The plant and equipment to be used during the site clearance and construction process will be fit for purpose, regularly checked and only used by experienced or qualified personnel.

### **Unloading Strategy**

Lifting equipment will be used for the following operations: -

- Placing of structural steel elements
- Transfer of materials
- Installation of large elements (roof trusses) .

For each of the above activities, a lifting strategy will be devised and lifting plans will be prepared for approval prior to any major mechanical lifting operation. These plans will indicate the position and movements of the lifting equipment, unloading areas and access and egress routes.

### **Materials and Resource Use**

Wherever possible waste construction materials will be recycled in line with environmental best practice. A Waste Management Plan will be put in place to ensure that all material that leaves the site is capable of recycling wherever possible.

### **Hours of Work**

Working hours for demolition, site clearance and construction will be the following:

07:30 to 17:30 on Monday-Friday and 08:00 to 12:00 hours on Saturdays with no construction works or deliveries to take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

## **Housekeeping**

During construction all possible care will be taken to ensure there is little to no negative impact on the surrounding properties.

## **Dust Management**

All necessary steps will be undertaken to keep dust levels to a minimum with site staff instructed to maintain a clean and tidy site at all times. Should dust levels get to an unacceptable level a damping down system will be employed.

## **Noise and Vibration**

It is not anticipated that the proposed works will generate excessive noise or vibration in their operation.

All plant and equipment used on site for excavation and general construction works will be low noise and vibration output types.

It is not anticipated that generators will be required on site.

Predicted normal construction noise will only take place during the agreed working times as set out previously (Hours of Work) and due to the construction method this would be minimal.

## **Site Hoarding**

Harris fencing / hoarding will be erected where necessary prior to site occupation with lockable entrance gates which will display a sign containing out of hours contact telephone number(s).

## **Emergency Contact Details and Complaints Procedure**

The Main contractor will deal with any complaints and enquiries.

The Main contractors name and contact number will be displayed at the site entrance.

## **Traffic Management and Parking**

Site visitors and those site personnel requiring onsite parking will be able to park within the site.

## **Access and Unloading**

The existing access route to the site shall be used by the construction vehicles. All loading and unloading of materials and equipment will occur within the site boundary to prevent damage and congestion.

Deliveries to the site to be restricted to the times stated above.

Consideration will be given to local conditions, ie school start and finish times etc to that there is no conflict with pedestrian and vehicular movements with neighbouring properties.

Where feasible: -

- Consolidation of deliveries if possible to minimize vehicle movements,
- A system of 'just in time' deliveries to ensure excess materials are not stored on site.

Delivery vehicles will be unloaded by hand or vehicle grab and materials lifted to the required position or stored in the allocated storage areas within the site.

Public access is to be prohibited at all times.

### **Storage of Materials**

For the majority of the construction process, materials will be stored at the premises of the builder John Skinner.

Materials will be stored in the existing building during the construction of plots 4 & 5.

### **Site Accommodation**

Permanent site accommodation is not required.

The existing building is to provide welfare facilities during the construction of plots 4 & 5.

Temporary WC facility will be provided on site for the use of all operatives during the construction of plots 1 – 3.