

CONSTRUCTION MANAGEMENT PLAN FOR

Condition 7 of Approval B/21/0547

Application for the approval of reserved matters for 5 dwellings
(Access, Appearance, Layout and Scale) following approval
B/19/0430 at Ivy House, Chain Bridge Road, Wyberton, Boston
PE21 7LE.

Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
LincsNG34 7EZ

April 2023

CONSTRUCTION MANAGEMENT PLAN

This Construction Management Plan has been produced by Clive Wicks Associates for the development on land adjacent Ivy House, Chain Bridge Rd, Wyberton.

1.0 Proposed Programme

Main Contract Works

- Commence: To be confirmed
- Completion: To be confirmed
- Duration: To be confirmed

2.0 Proposed hours in which vehicles will arrive and depart

Working hours which are week days 7.00am to 6.00pm and 8.00am to 1pm Saturdays barring emergency works. However there will be occasions when heavy/wide loads may need to be delivered and removed from site outside of these hours. Consideration will be given to local residents.

3.0 Access arrangements for Vehicles

Access to the site will be off Wyberton West Road.

4.0 Phasing of the Work

Phase 1

This is the site clearance and site set up as required. Access, parking, material storage etc as shown on the plan attached.

Further Phases

The private drive and remainder of the site will be built out to enable the site to be completed in one phase to avoid any possible disturbance from site activities.

5.0 Parking and Welfare Facilities

As shown on attached plans.

6.0 Control of Dirt, Dust and Noise

Mud and debris on the road is one of the main environmental nuisance and safety problems arising from construction sites. The Developer will make provision to minimise this problem.

In the early stages of the project when ground works are being carried out, vehicles that leave the construction site will be cleaned of debris using a water supply and jet wash.

The Developer will also make provision for cleaning of Wyberton West Road as required by an approved road sweeper.

Prior to demolition of existing buildings the Developer is to undertake a suitable asbestos survey. Demolition to take place in accordance with the findings of the survey by appropriately qualified Contractors.

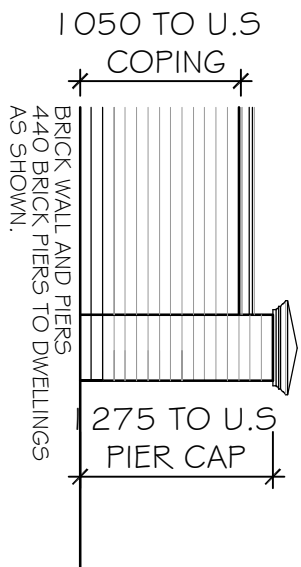
Materials to be suitably sheeted down as required to prevent dust migration to adjacent properties.

Consideration to be given to adjacent properties surrounding the site. Machinery to be turned off when not in use so that it is not constantly running.

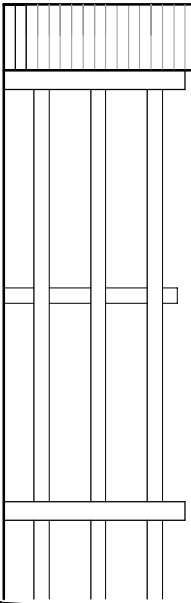
No bonfires or burning of waste materials to be permitted on site.

The use of any radios on site shall not be audible to adjacent residential premises.

Site contact details to be provided by suitable signage at the site entrance. Any potential site nuisance issues can then be resolved with the Developer.



1800 HIGH TIMBER C.B. FENCE



POST AND RAIL FENCE

BOUNDARY DETAILS

FINANCED PROPOSAL - COND 10 OUTLINE APPROVAL BU190430
READ WITH FLOOD RISK REPORT BY THE ARCHITECT (dated Oct 2019)

5.1 M 2

Provide Viva Pro Woodstone (or similar) double House Martin nests on new dwellings (where noted).
Placed in pairs approx 1.2 metres apart (giving 4 nesting features) dwelling length of 4 metres.
Nests to be installed above windows or doors. Incorporate dropping boards as an extra requirement.
Erected when dwellings are constructed.

5.2

Provide Viva Woodstone (or similar) starting post boxes on new dwellings (where noted).

5.3

Placed in pairs on northern and eastern elevations at eaves level.
Erected when dwellings are constructed.

5.4

Provide Viva Pro Woodstone (or similar) House Sparrow Terrace nest boxes within new dwellings (where noted).

5.5

Built in white dwellings are constructed.

5.6

Provide Kestrel Sites for Peckville Bats.

5.7

Provide night light, 1500mm or Woodstone bat boxes on northern or southern elevations (where noted) for use by Peckville Bats.

5.8

Boxes must not be subject to external lights.

5.9

Built in white dwellings are constructed.

5.10

Provide Kestrel Sites for Peckville Bats.

5.11

Provide night light, 1500mm or Woodstone bat boxes on northern or southern elevations (where noted) for use by Peckville Bats.

5.12

Boxes must not be subject to external lights.

5.13

Built in white dwellings are constructed.

5.14

Provide Kestrel Sites for Peckville Bats.

5.15

Provide night light, 1500mm or Woodstone bat boxes on northern or southern elevations (where noted) for use by Peckville Bats.

5.16

Boxes must not be subject to external lights.

5.17

Built in white dwellings are constructed.

5.18

Provide Kestrel Sites for Peckville Bats.

5.19

Provide night light, 1500mm or Woodstone bat boxes on northern or southern elevations (where noted) for use by Peckville Bats.

5.20

Boxes must not be subject to external lights.

5.21

Built in white dwellings are constructed.

5.22

Provide Kestrel Sites for Peckville Bats.

5.23

Provide night light, 1500mm or Woodstone bat boxes on northern or southern elevations (where noted) for use by Peckville Bats.

5.24

Boxes must not be subject to external lights.

5.25

Built in white dwellings are constructed.

5.26

Provide Kestrel Sites for Peckville Bats.

5.27

Provide night light, 1500mm or Woodstone bat boxes on northern or southern elevations (where noted) for use by Peckville Bats.

5.28

Boxes must not be subject to external lights.

5.29

Built in white dwellings are constructed.

5.30

Provide Kestrel Sites for Peckville Bats.

5.31

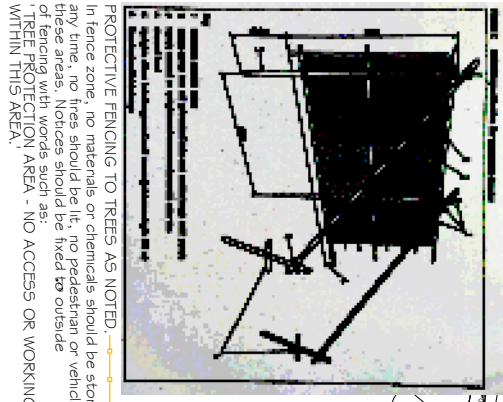
Provide night light, 1500mm or Woodstone bat boxes on northern or southern elevations (where noted) for use by Peckville Bats.

5.32

Boxes must not be subject to external lights.

5.33

Built in white dwellings are constructed.



PROTECTIVE FENCING TO TREES AS NOTED
In fence zone, no materials or chemicals should be stored at these areas. Notices should be fixed on outside of fencing with words such as 'No Access or Working Within This Area'.

NEW NATIVE HEDGE AS DESCRIBED
BOUNDARY FENCE TO HEDGE GETTING MATURE

PROTECTIVE FENCING

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SITE PLAN Scale 1:500

SURVEY INFORMATION PROVIDED BY OTHERS

LOCATION PLAN Scale 1:2500

Showing Survey 10 Data Copyright 2020. All Rights Reserved. Survey Number 10022222

MAIN FACING BRICKWORK:

- Plot 1 HAMLET ANTIQUE
- Plot 2 HERITAGE BLEND
- Plot 3 HATHAWAY BRINDLE
- Plot 4 CHELSEA SMOKED RED
- Plot 5 HAMLET ANTIQUE

CONTRASTING BRICKWORK AND BELOW D.P.C

ROOF TILES:

- Plot 1 CLAY PANTILES
- Plot 2 NATURAL SLATE
- Plot 3 CLAY PANTILES
- Plot 4 NATURAL SLATE
- Plot 5 CLAY PANTILES

UPVC Windows, doors and cladding where shown.

LANDSCAPING - WORKS SPECIFICATION Read with Outline Approved Ecology Report

All plants and planting to conform with all the relevant British Standards and Codes of Practice.

All landscaped areas are to be suitably retained to a minimum depth of 300mm deep at 600mm

centrings in two directions and cleared of rubbish and builders debris.

Subject to necessary ground remediation requirements, a minimum depth of 300mm topsoil is required

for all landscaped areas. If insufficient soil is available on site then imported

topsoil shall be obtained from a certified source.

THE PLANTING:

Excavate pits (25 x 125 x 600mm deep, 100mm subsoil and sides of pit, spread roots evenly and backfill with good quality topsoil.

Shading: Small stakes specification: 1 metre in length with a minimum diameter of 75mm with a pointed base.

The One approved tree, attached within 250mm of top of stake.

SERIAL PLANTING:

Shrub areas shown are indicative and to individual feature homeowners requirements.

GENERAL:

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Rev.	Details	Date
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Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Drawings to be read with Engineers calculations / report where applicable.

Note: If drawing details existing structures, we have not inspected woodwork or other parts of the structure which are covered, unopened or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

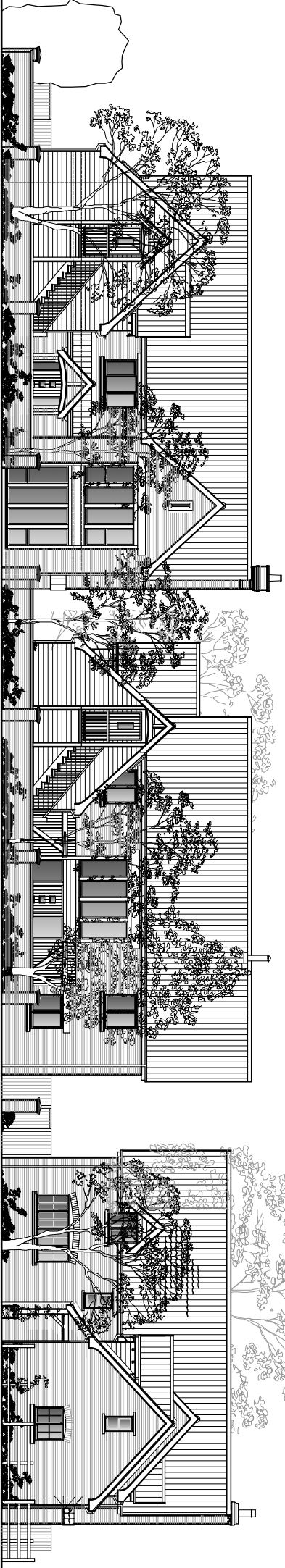
Project
Proposed Residential Development
Ivy House Farm, Chain Bridge Rd., Boston

Dwg.	SITE PLAN -CMP- PROPOSALS
Scale	1:500 @ A2
Dwg No.	20-2525 - 01 - CMP
Date	April'23
Rev.	-

architects • designers • planning consultants

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Lincolnshire • NG34 7EZ • Tel: 01529 414141
Fax: 01529 415757

STREET SCENE Plots 1 - 3 Scale 1-200



olive wicks associates