



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: February 2024

Our ref: 20.2219

Your ref: 20/01441/FUL

Proposal: Erection of two dwellings with associated boundary treatments and parking including the formation of vehicular access onto Gate Street

Location: Land At Gate Street, Rochdale, OL11 1NZ

CONSTRUCTION MANAGEMENT **PLAN**

This Construction Management Plan has been produced by JCA for the construction of proposed residential development of 2 new dwellings at Land At Gate Street, Rochdale, OL11 1NZ in conjunction with drawing No 20.2219.50

1.0 Introduction

This is a proposal for the site of the proposed development at Land At Gate Street, Rochdale, OL11 1NZ of two detached two / three storey dwellings.

2.0 Proposed hours in which vehicles will arrive and depart

Site hours will be between 8.00am to 6.00pm Monday to Friday and 9.30am to 14.30am on a Saturday. All vehicles will arrive and depart within these hours.

All material deliveries and general vehicle movements will be supervised by a Banksman. No work or deliveries will be completed on a public or bank holiday or Sunday.

3.0 Access arrangements for Vehicles

All access arrangements will be completed from Gate Street in the hours as detailed in section 2.0.

There is no vehicle access into the site, all delivery vehicles will approach the site and park outside the site on Gate Street.

Materials will be dropped off and moved within the construction compound and where required transported to a storage area by site operatives. All material deliveries and general vehicle movements will be supervised by a Banksman throughout the delivery process.

4.0 Specific Deliveries and Off loading

All deliveries are to take place off site, deliveries / materials to utilise Hiab Trucks.

5.0 Emission Control Measures:

Site Preparation:

Prior to commencement of any construction activities, the site will be prepared by implementing appropriate erosion control measures such as silt fences, erosion control blankets, and sediment basins to prevent soil erosion and minimize dust generation.

Watering and Wetting:

Regular watering of exposed surfaces and materials will be conducted to suppress dust generation. This will be particularly implemented during earthmoving, demolition, and excavation activities.

Dust Suppression Technologies:

Utilization of dust suppression technologies such as dust screens, misting systems, and dust control additives in construction materials will be employed to minimize airborne dust particles.

Enclosures and Coverings:

Where feasible, construction materials and stockpiles will be covered to prevent windblown dust. Enclosures will be utilized for activities generating significant dust, such as concrete cutting and grinding.

Vehicle and Equipment Maintenance:

Regular maintenance and inspection of construction vehicles and equipment will be conducted to ensure proper functioning of emission control devices such as particulate filters and exhaust scrubbers.

Work Scheduling:

Construction activities involving high dust generation will be scheduled during periods of low wind speeds and minimized during peak traffic hours to mitigate potential impacts on nearby communities.

6.0 Waste Recycling and Disposal Scheme:

Material Reuse and Recycling:

Salvageable materials from demolition activities will be identified and segregated for reuse or recycling. Concrete, bricks, metals, and timber will be processed and recycled where possible to minimize landfill waste.

On-site Sorting and Separation:

On-site sorting stations will be established to separate recyclable materials from general waste. Workers will be trained to segregate materials according to recycling guidelines.

Waste Collection and Transportation:

Regular waste collection and transportation services will be arranged to remove segregated waste from the site. Contractors will be required to use licensed waste carriers to ensure proper disposal.

7.0 Parking and Loading Arrangements

A strict delivery procedure will be implemented to ensure that the surrounding areas are not hindered.

All parking of site personnel will be on Philip Street to the North East of the site, away from residential properties, personnel will be encouraged to utilise public transport given the close proximity of train and tram stations.

All subcontractors; suppliers and deliveries will be required to give 24 hours notice of deliveries.

No parking will be permitted on Gate Street.

8.0 Site Amenities

The proposal site is to be provided with a portaloos to be used by site operatives. Please see drawing 22.2219.50 Proposed Construction Management Layout for details relating to on site portaloos location and sizing.

Storage for site operatives personal belongings is to be provided within a secure area of the storage area.

9.0 Plant and Material Storage

Site materials are to be stored externally away from access points. Materials are to be covered when not in use with greater consideration for granular minerals such as sand to ensure the materials remain wholly within the site boundaries.

Smaller plant and tools are to be stored within the storage area of the onsite porta cabin to ensure security. Management of the stored equipment will be undertaken by the project manager.

Please see drawing 20.2199.50 Proposed Construction Management Layout for details of storage areas during construction.

10.0 Site Hoarding

Site boundaries are to be provided with temporary secure Blok’N’Mesh fencing. Site notices and H&S warnings are to be positioned along the site hoarding in plain view of the public. Main contractor contact details are to be provided on the outside of the site hoardings to facilitate issues relating to complaints or site delivery access.