Cordingleys
Chartered Surveyors & Estate Agents

HIGHER STAKEHILL FARM
STAKEHILL LANE
MIDDLETON
MANCHESTER
M24 2RT

CONSTRUCTION MANAGEMENT PLAN
CONCERNING CONDITION 3 OF PLANNING APPLICATION REF 16/01193/FUL

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1.0 INTRODUCTION

1.1 This Construction Management Plan has been prepared and is included as part of a Discharge of Condition application following planning permission granted for development at Higher Stakehill Farm Stakehill Lane Middleton Manchester M24 2RT. The Planning application reference is 16/01193/FUL.

1.2 The following plan should be read in conjunction with Drawing No 3232/100 – Construction Management Plan.

2.0 SITE SPECIFIC DETAILS

2.1 Site working hours to be Monday to Friday, 8.00 am to 6.00pm and Saturday mornings between 8.00 am and 2.00 pm.

2.2 The site will be fully fenced with a 2.4 metre high Heras security fence; fence panels will be secured within concrete blocks and gated access where required.

2.3 The HSE (Health and Safety Executive) will be notified of the development using the appropriate F10 form.

2.4 Visitors and site operatives will park within the site compounds where indicated on the supplied drawing. Delivery of materials will be through the single point of site access during working hours; all deliveries will be unloaded within the site where detailed on the supplied plan. Site pollution will be managed to prevent spills into the existing drainage system, dust suppression will be used and machinery will be noise managed to mitigate nuisance to neighbours.

2.5 Site waste will be disposed of using trade skip companies. All contractors will be encouraged to eliminate waste at source, ie plasterboard cut to suit, packaging removed or taken back with the delivery vehicle, pallets re-used etc.

2.6 Site signage will be prominent with contact details for site management positioned on the gated access.

3.0 CONTROL OF DUST, EMISSIONS AND NOISE AND NEIGHBOURHOOD IMPACT

3.1 All aggregate brought into site and spoil removed from site will be transported via vehicles which have a cover sheet; this will be put in place/removed on site.

3.2 Monitoring of noise, dust and general house-keeping on and around the site will be carried out on a daily basis by the Construction Manager.

3.3 Where possible, materials and the site will be damped down in attempts to reduce cloud dust within the site.

3.4 On-tool extraction systems will be fitted where possible in attempts to remove all material dust clouds.

3.5 No machinery will be started up prior to working hours and none will be left running to cool down after working hours.

4.0 WHEEL CLEANING

4.1 Due to the low key development and furthermore, the fact that the site is generally hard landscaped, it is considered that an industrial type wheel cleaning facility is not required. Therefore, the low number of vehicles which enter onto the site will be checked by a designated operative and wheels cleaned prior to leaving the site; the location of this check is shown on the supplied plan.