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Your ref:

**Residential Development of 10 Dwellings Site: Former Clarkes Printers, Wham Street, Heywood, OL10 4QU.**

## **CONSTRUCTION MANAGEMENT PLAN**

This Demolition and Construction Management Plan has been produced by JCA for the construction of 10 new two-storey dwellings following demolition of the existing dilapidated buildings at the former Clarkes Printers site, Wham Street, Heywood.

## **1. Introduction and Purpose**

This Demolition and Construction Management Plan has been prepared in support of an application to discharge Condition 4 of planning permission 23/00876/FUL, granted by Rochdale Borough Council on 23 August 2024 for the construction of 10 new two-storey residential dwellings following demolition of the existing dilapidated buildings at the former Clarkes Printers site, Wham Street, Heywood, OL10 4QU.

Condition 4 requires the Local Planning Authority to approve the arrangements before any development takes place. This plan therefore applies to site preparation, demolition, groundworks and all subsequent construction. The Principal Contractor and all subcontractors shall comply with it throughout the works.

The purpose of the plan is to protect neighbouring residents, pedestrians and highway users by controlling working hours, parking, deliveries, storage, hoarding, wheel cleaning, dust, dirt, noise and general site nuisance.

## **2. Site Context and Constraints**

The site occupies the former Clarkes Printers premises between Wham Street and Duke Street in Heywood. Existing dilapidated buildings are to be demolished and replaced by 10 dwellings in accordance with the approved drawings. The surrounding area contains established residential properties and public footways immediately adjoining the site. Space within the site must therefore be used efficiently and all demolition and construction activity must remain within the secured boundary.

The Principal Contractor shall verify underground and overhead services, site levels and adjoining structures before work begins. Any separate requirements arising from the contamination, drainage, ecology or coal-mining conditions and informatives attached to the planning permission remain applicable and are not superseded by this plan.

## **3. Condition 4 Compliance Measures**

### **3.1 Working Hours**

Site preparation, demolition, construction, loading, unloading and routine deliveries shall take place only during the following hours:

- Monday to Friday: 08:00 to 18:00.
- Saturday: 08:00 to 13:00.
- Sundays and Bank or Public Holidays: no working, deliveries or collections.

No plant shall be started, moved or tested outside these hours. Operatives may enter the site shortly before the start time only for quiet preparation. Exceptional work outside these hours shall occur only where unavoidable for safety or emergency reasons, or where separately agreed in writing with the Local Planning Authority. Nearby residents shall be notified in advance where practicable.

### **3.2 Parking of Site Operatives and Visitors**

- A designated parking area shall be formed on existing hardstanding within the secured site and retained for operatives and essential visitors.
- Operatives shall be instructed at induction not to park on Wham Street, Duke Street, footways, access points or nearby residential streets.
- Vehicle sharing shall be encouraged and the number of private vehicles brought to site kept to the minimum reasonably practicable.
- The Site Manager shall monitor parking daily. No vehicle shall obstruct pedestrian routes, neighbouring accesses, visibility splays, emergency access or refuse collections.
- If the available on-site area becomes restricted as work progresses, the Principal Contractor shall arrange an appropriate off-site parking facility before allowing overspill onto surrounding streets.

### **3.3 Loading and Unloading of Plant and Materials**

- All loading and unloading shall take place within the site boundary in a clearly designated area; the public highway and footway shall not be used for routine unloading.
- Deliveries shall be booked in advance and coordinated by the Site Manager to prevent vehicles queuing or waiting on Wham Street or Duke Street.
- Where reasonably practicable, vehicles shall enter and leave in forward gear. A trained banksman shall supervise reversing and any vehicle movement close to the entrance or public footway.
- Engines shall be switched off while vehicles are stationary and unloading shall be completed promptly.
- Large or abnormal deliveries shall be planned in advance, taking account of vehicle dimensions, highway restrictions and the need to maintain uninterrupted access for residents and emergency services.
- Deliveries shall be avoided during the busiest commuter and school movement periods, particularly 08:00-09:00 and 14:45-15:45.

### **3.4 Storage of Plant and Materials**

- Plant and materials shall be stored only within the secured site in the compound or designated storage zones shown and maintained by the Site Manager.
- Storage shall not obstruct access, turning space, fire points, drainage routes, the public footway or visibility at the site entrance.
- Materials shall be delivered on a just-in-time basis wherever practicable to reduce stockpiling.
- Loose aggregates, soils and dusty materials shall be covered, sheeted or dampened. Stockpiles shall be kept as low as reasonably practicable and away from adjoining residential boundaries.
- Fuel, oils and chemicals shall be kept in locked, suitably bunded containers on an impermeable base. Spill kits shall be readily available and operatives trained in their use.
- Plant shall be immobilised and secured when unattended. No idling, maintenance or refuelling shall take place close to residential boundaries or highway drains.

### **3.5 Security Hoarding**

- Before demolition begins, the working area shall be enclosed by secure hoarding or fencing of suitable height and construction. Solid hoarding shall be used along the principal street frontage where practicable; robust close-mesh temporary fencing with debris netting may be used elsewhere where appropriate.
- Vehicle and pedestrian gates shall open inward, be kept closed when not in active use and be locked outside working hours.
- The enclosure shall prevent unauthorised access and contain windblown debris. It shall not obstruct the public footway, sightlines, street lighting, signs or statutory undertakers equipment.
- The site name, Principal Contractor contact details and a 24-hour emergency contact number shall be displayed at the entrance.
- The Site Manager shall inspect the hoarding at least weekly and after severe weather. Damage, graffiti or insecure sections shall be rectified promptly and, where safety is affected, immediately.

### **3.6 Wheel Washing and Highway Cleanliness**

- A wheel-cleaning station shall be provided inside the site close to the exit before earthworks or other mud-generating operations begin.
- The facility shall comprise a pressure washer or equivalent effective system, a hardstanding wash-down area and containment or silt-control measures. Wash water shall not discharge onto the highway or into surface-water drains.
- Every vehicle carrying mud or debris shall have its wheels, tyres and lower body cleaned before leaving the site.
- The access and adjacent lengths of Wham Street and Duke Street shall be inspected throughout each working day. Mud or debris deposited on the highway shall be removed immediately using suitable sweeping equipment.
- The wheel-wash and silt-control arrangements shall be maintained in working order for as long as there is a risk of material being tracked from the site.

### **3.7 Control of Dust and Dirt**

- Demolition shall proceed in a controlled sequence and structures shall be damped using fine water spray when dust could arise. Water shall be applied at source without creating uncontrolled runoff.
- Cutting, drilling, grinding and sawing shall use local extraction or water suppression. Off-site cutting and prefabrication shall be used where reasonably practicable.
- Drop heights shall be minimised. Demolition arisings shall not be thrown from height unless an enclosed chute or equivalent controlled arrangement is used.
- Dusty stockpiles and loaded vehicles shall be securely sheeted. Site vehicle speeds shall not exceed 5 mph.
- Hardstanding and access routes shall be kept clean and damped during dry or windy weather. Mechanical sweeping shall be used where necessary.
- No waste or materials shall be burned on site. Enclosed skips shall be used for light or windblown waste.
- Dust-producing activities shall be reduced, relocated or suspended during strong winds where suppression is not effective.
- The Site Manager shall undertake and record daily visual inspections at the site boundary. Complaints shall be logged, investigated promptly and corrective action recorded.

#### **4. Demolition Method and Controls**

Before demolition, the Principal Contractor shall prepare task-specific risk assessments and method statements, disconnect or isolate services, verify the asbestos survey and removal requirements, establish exclusion zones and confirm the stability of adjoining and retained structures. Demolition shall be undertaken by competent contractors using appropriately sized plant.

- Soft-strip materials and remove hazardous or controlled waste before structural demolition.
- Demolish progressively in a planned sequence, generally from the top down, so that no element is left unstable or vulnerable to wind loading.
- Use water misting, debris netting and controlled lowering of materials to limit dust and escape of debris.
- Keep demolition plant within the secured site and outside exclusion zones established for adjoining properties and public areas.
- Separate reusable and recyclable materials at source. Remove waste frequently using licensed carriers and retain waste transfer documentation.
- Stop work immediately if unexpected contamination, asbestos-containing material, unstable construction or an unknown service is encountered; make the area safe and obtain competent advice before resuming.

#### **5. Construction Traffic and Public Safety**

The Site Manager shall maintain a delivery booking system and vehicle log. Suppliers shall receive written access instructions before travelling to site and shall be told that waiting on the public highway is prohibited. A banksman shall control the gate during deliveries and protect pedestrians when vehicles cross the footway. Temporary warning signs shall be displayed only when required and removed when the operation is complete. The public footways on Wham Street and Duke Street shall remain open and unobstructed unless a separate lawful closure or traffic-management approval has been obtained.

#### **6. Noise and Vibration**

- Use modern, well-maintained plant fitted with effective silencers and acoustic covers.
- Switch off plant when not in use; avoid unnecessary revving, radios, shouting and impact noise.
- Locate static plant, generators and cutting stations as far from dwellings as reasonably practicable and orient them away from sensitive façades.
- Use lower-impact demolition and construction techniques where practicable and avoid simultaneous use of several noisy items close to the same boundary.
- Notify immediately adjoining residents in advance of unusually noisy or vibration-generating operations and keep their duration to the minimum practicable.

#### **7. Waste, Pollution and Site Housekeeping**

- Provide clearly labelled skips and segregate timber, metals, masonry, plasterboard and general waste where practicable.
- Use only registered waste carriers and authorised disposal or recovery facilities. Retain waste transfer and hazardous waste records.
- Keep the site tidy; secure lightweight materials daily and remove accumulated waste at suitable intervals.
- Provide spill response materials. Any spill shall be contained, recovered and reported to the Site Manager; polluted material shall be disposed of appropriately.
- Protect gullies and temporary drainage from silt. Concrete washout, fuel, oils, chemicals and silty water shall not enter the highway drainage system.

## **8. Communication, Complaints and Emergencies**

Before work begins, the Principal Contractor shall provide nearby occupiers with the anticipated start date, normal working hours and the Site Manager contact details. Advance notice shall be given of significant operations likely to cause short-term disturbance. A complaints register shall record the date, complainant details where provided, issue, investigation, action and close-out. Complaints shall be acknowledged promptly and reasonable corrective measures implemented without delay.

Emergency contact information, fire points and first-aid arrangements shall be displayed at the site office. Access for the emergency services shall be maintained at all times. Pollution incidents or other events with potential off-site effects shall be contained and reported to the relevant authority where required.

## **9. Responsibility, Monitoring and Review**

The Principal Contractor shall appoint a Site Manager with day-to-day responsibility for implementation of this plan. A copy shall be retained on site and its requirements included in all inductions and relevant subcontract orders. The Site Manager shall complete regular inspections covering working hours, parking, delivery control, hoarding, highway cleanliness, wheel washing, dust, noise, storage and waste.

Any non-compliance shall be corrected promptly and recorded. If the construction sequence or site layout changes materially, the controls shall be reviewed and updated. No revision that would reduce the protection secured by Condition 4 shall be implemented without prior written agreement from the Local Planning Authority where such agreement is required.

## **10. Conclusion**

The measures in this plan directly address each requirement of Condition 4 of planning permission 23/00876/FUL. Subject to approval by Rochdale Borough Council, they shall be implemented before the relevant demolition or construction activity begins and adhered to throughout the development in order to limit noise, nuisance and disturbance to neighbouring occupiers and protect highway safety.