Poulsom Architectural Design and Planning Services

Construction Management Plan for The Former Labour Club,3 Lowbourne,Melksham,SN12 7DZ

i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location

The site is located in Melksham's town centre, at the rear of a privately-owned carpark.

Applewood Designs Ltd is committed to the preservation of the environment and are mindful of the impact their operations can have on surrounding properties and the natural environment.

This Construction Management Plan (CMP) has been prepared to satisfy Condition 3 of planning consent (PL/2023/05617) which required the following information:

i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
ii. A description of management responsibilities;
iii. A description of the construction programme;
iv. Site working hours and a named person for residents to contact;
v. Detailed Site logistics arrangements;
vi. vi. Details regarding parking, deliveries, and storage;
vii. Details regarding dust and noise mitigation;
viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.

The information to satisfy Condition three is detailed in the subsequent paragraphs.

ii. A description of management responsibilities

The Site Manger will be Mark Hallett, who has undergone all of the relevant Health and Safety training. It is the role of the Site Manager to reinforce the requirements detailed within this CMP, as part of the site induction for all construction workers on site. The site induction will detail the responsibilities that apply to all personnel working on the site.

iii. A description of the construction programme

The site benefits from having already being cleared and therefore the build phase can commence much sooner.

The client anticipates the stages to be as follows:

- January 2024 – March 2024: **groundworks** to consist of laying services, drainage works, construction of substructure for all nine plots.

- March 2024- July 2024: **superstructure** works which encompass the construction of the masonry walls, internal walls, windows and doors, and the roof structure. For the majority of this period, the site will be scaffolded.

- July 2024 – November 2024: plot **fit out**. This will take the plots from shells to completed homes.

- September 2024 – November 2024: **externals**. To reduce potential impact on residents and local businesses, it is anticipated that the externals, to include landscaping and finished car parking will be undertaken concurrent to the plot fit out. Although this is necessarily weather dependent.

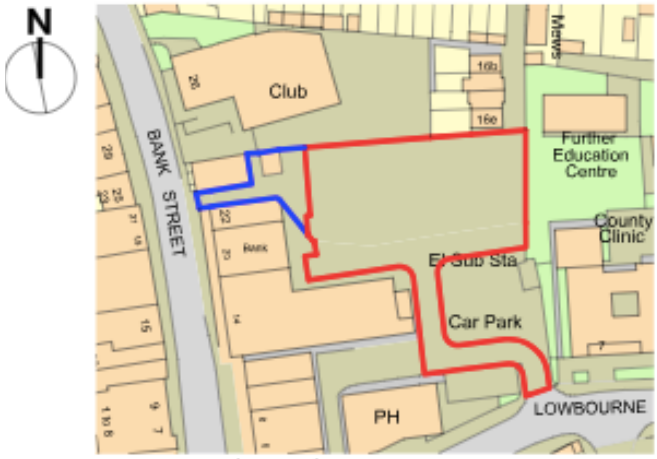
- November 2024 – February 2025: **practical completion** of works. This is when all properties will be completed and warranties issued. All contractors will have pulled off site by this point.

iv. Site working hours and a named person for residents to contact;
Permitted working hours will be 08:00-17:30 Monday to Friday and 08:00 to 13:00 on Saturdays. There will be no contractors working on a Sunday or during public holidays. Any works outside of these periods will not be permitted unless prior consent has been obtained from the Environmental Health Team at Wiltshire Council. The proposed working hours also meet the parameters of condition 9 attached to the consent.

If any residents need to contact the Company during the build phase, they are to contact Mark Hallett, who will be overseeing the construction of the properties.

v. Detailed Site logistics arrangements
where possible, deliveries will be arranged to avoid peak morning (8am-9am) and evening traffic (4pm-5:30pm). The parking arrangements for construction workers is detailed vi. To ease town centre congestion, deliveries will be advised to use the A350 for as much of the route as possible, and not 'cut through' the town centre unnecessarily.
Enforcement and monitoring of the CMP is the responsibility of the Site Manager and the implementation will be monitored throughout the construction period.

vi. Details regarding parking, deliveries, and storage
The applicant benefits from ownership of an adjoining piece of land to the west. (map one).



Map one: storage area for materials outlined in blue

This will be used for the storage of materials when they are delivered to site. Once on site, a telehandler will be used to distribute the materials to the relevant parts of the site via the north (rear). There is adequate space for the telehandler to remain on site and protect public safety. The gardens will be completed as a final task which will provide maximum access to the properties for the lifetime of the construction phase.

In terms of construction worker parking, the front apron, where the parking will be for the nine properties, will be available for tradesmen to offload any tools

vii. Details regarding dust and noise mitigation;

Site operations will always seek to minimise the production of dust in the first instance to protect the health of site operatives, neighbours and members of the public. Where necessary, equipment will be fitted with dust surpressing measures. To protect amenity in terms of noise, no work will be conducted outside the approved working hours, as detailed in Condition 10 of the Decision Notice (planning reference: PL/2023/05617).

viii. Details of the hours of works and other measures to mitigate the impact of construction on theamenity of the area and safety of the highway network;

Banksmen will be used to direct deliveries safely onto the site to ensure that property is not damaged and that delivery vehicles enter the highway network in a forward gear.

All suppliers can make deliveries with a Moffet (a lorry with a small forklift attached to facilitate delivery to sites). Offloading will not occur on the public Highway, unless pre-consent from Wiltshire Highways is obtained.

The agreed working hours are 08:00-17:30 Monday to Friday and 08:00 to 13:00 on Saturdays, no deliveries or work will be conducted outside of this timeframe.

ix. Communication procedures with the LPA and local community regarding key constructionissues – newsletters, fliers etc.

Complaints will be logged by Applewood Designs Ltd and actioned accordingly. Where possible, neighbouring properties will be notified of deliveries and any element of the construction phase which may reduce parking available to tenants in properties on Bank Street. There will be a designated site office, should neighbours have any queries or concerns.