

CONSTRUCTION MANAGEMENT STATEMENT

Application Ref: PL/2025/05200

Site: Glebelands Bungalow, Mildenhall, Marlborough, SN8 2LR

On-Site Manager: Ben Hastings

Client: Sarah and Huw Thomas

1. Introduction

This Construction Management Statement has been prepared to discharge Condition 4 attached to planning permission ref. PL/2025/05200.

4. *No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:*

1. *the parking of vehicles of site operatives and visitors;*
2. *Number and size of delivery vehicles/ construction vehicles;*
3. *loading and unloading of plant and materials;*
4. *storage of plant and materials used in constructing the development;*
5. *measures to control the emission of dust and dirt during construction;*
6. *a scheme for recycling/disposing of waste resulting from demolition and construction works;*

and has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

2. Site Management & Welfare

Ben Hastings is the site Manager. He will be present on site most days throughout the build and will oversee construction activities to ensure compliance with this Construction Management/Method Statement.

All contractors and site operatives will be made aware of the Construction Management/Method Statement and required to adhere to its provisions.

3. Welfare Facilities

Contractors will use the existing downstairs ensuite toilet facilities which will only be removed prior to the fitting of the new suite on completion of the build. Fridge / tea making facilities etc. will be stored within the bungalow or stable as appropriate.

4. Hours of Operation

Construction work will be limited to between 8:00 AM and 6:00 PM, Monday to Friday, and 8:00 AM to 1:00 PM on Saturdays.

5. Parking of Site Operatives and Visitors

All site operatives & Contractors will park on existing areas of hard landscaping within the application site boundary. No routine parking will take place on the public highway or shared access road.

All personnel will be instructed accordingly, and parking will be managed to ensure no obstruction to neighbouring properties or access routes.

Where necessary additional cars can be parked on the field area immediately north of the bungalow if required on a temporary basis to keep vehicles off the public highway.

6. Number and Size of Delivery / Construction Vehicles

Materials will be delivered to site regularly in small quantities to keep vehicle delivery sizes small and on-site storage to a minimum.

Deliveries will be made primarily by small to medium-sized vehicles. Flatbed trucks up to 17.5 tonnes will be able to reverse up the driveway to the property. Deliveries will be timed to avoid peak traffic to minimise disruption to the shared access and public highway.

Any transit or traverse of plant in proximity to the boundary or neighbouring properties will be conducted under the supervision of a banksman to avoid buildings and ensure that boundary fencing / hedges are not damaged or displaced.

7. Loading and Unloading of Plant and Materials

Loading and unloading will be carried out within the site boundary where possible.

Where this is not possible, operations will be undertaken in a controlled manner, supervised as necessary, and managed to ensure safe access is maintained at all times. Vehicles will not be left unattended during these operations.

Care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights to avoid damage to trees.

8. Storage of Plant and Materials

All plant, equipment, and materials will be stored within the site boundary at all times.

Storage areas have been designated to avoid obstruction of access routes and to prevent any encroachment onto the public highway or neighbouring land.

There will be no storage or preparation of materials or parking of vehicles etc, at any time within the garden areas of Glebelands Bungalow to preserve the existing lawn and established garden areas.

Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane on the existing areas of hard standing and away from soft landscaped areas.

9. Measures to Control Dust and Dirt

Dust and dirt will be controlled through good site management practices, including damping down during dry conditions where necessary and covering exposed stockpiles.

Due to the length of the driveway and existing areas of hard landscaping (which are to be retained) excessive areas of mud or debris are unlikely to be deposited on the shared drive or public highway. However, if this were to occur any mud or debris will be removed promptly and a basic wheel-washing method will be implemented to prevent mud being tracked onto the highway.

10. Waste Recycling and Disposal

Building waste including lightweight packaging / foam etc. will be stored and disposed of responsibly and will not be permitted to be windblown off site.

All construction waste will be stored on site at the front of the dwelling and removed regularly by licensed waste carriers.

Materials will be segregated where feasible to maximise recycling opportunities.

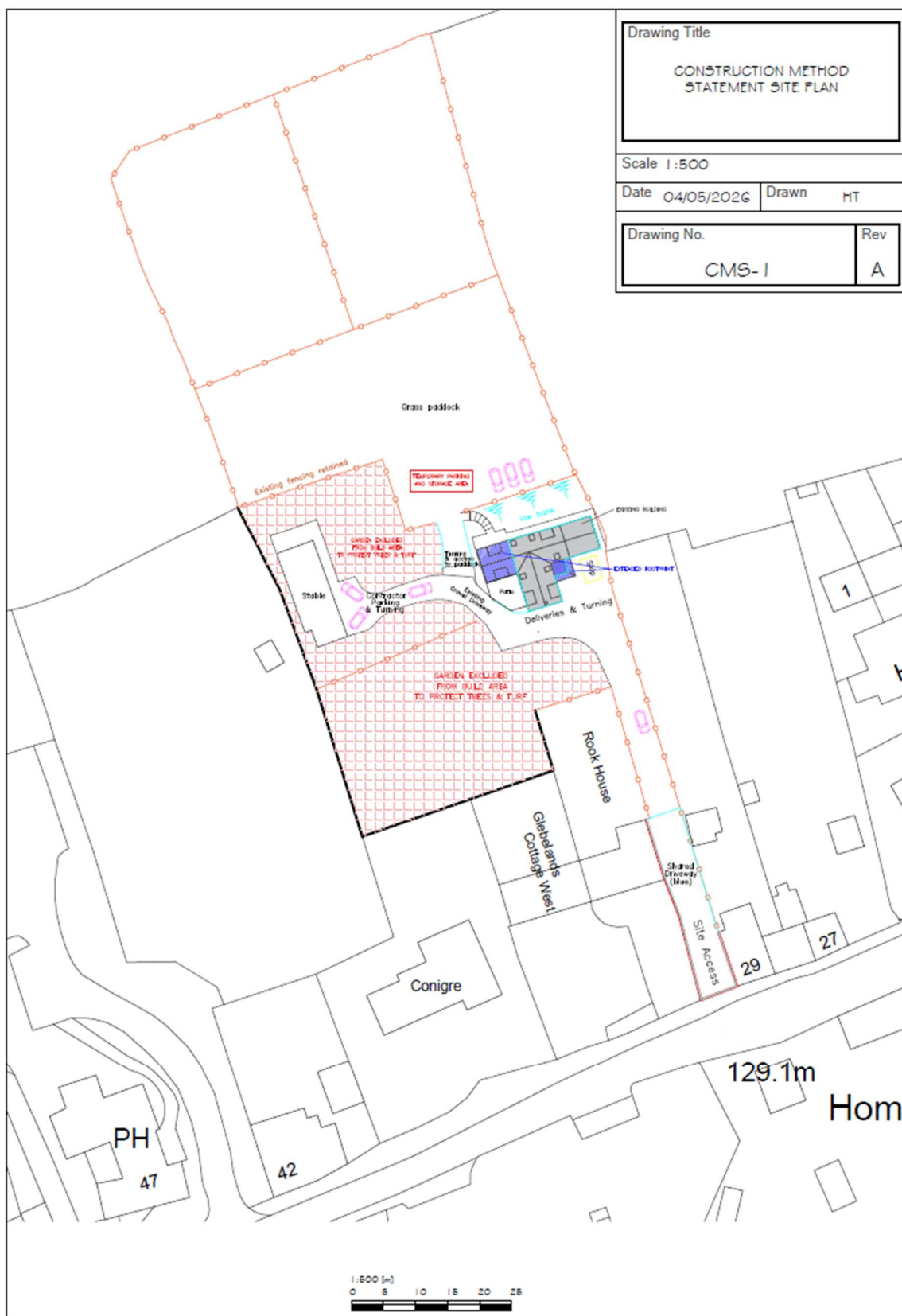
No burning of waste will take place on site.

11. Site Completion and Handover

Upon completion of the works, BLS Builders will undertake a comprehensive cleanup of the site. All waste materials, skips, and debris will be removed from the site and disposed of at authorized waste facilities in accordance with the Construction Management/Method Statement.

Once the build is complete, the property owners will ensure that areas affected by construction traffic or storage are remediated to their original condition.

SITE PLAN



(Not to scale - For scale drawing see separate pdf)