



STAT Planning

Construction Management Statement

PLANNING APPLICATION REFERENCE DMPA/2022/1336

OUTLINE APPLICATION (MATTERS OF ACCESS AND SCALE TO BE CONSIDERED WITH MATTERS OF APPEARANCE, LANDSCAPING AND LAYOUT RESERVED FOR LATER CONSIDERATION) FOR THE ERECTION OF ONE DETACHED INFILL DWELLING WITH GARAGING AT 70 ASHBY ROAD EAST, BRETBY, BURTON ON TRENT, DE15 OPT

on behalf of

E & M Properties

June 2024



1. INTRODUCTION

1.1 This Construction Management Statement is submitted to discharge Condition 8 of Planning Permission DMPA/2022/1336 for the erection of a dwelling and a garage on land at 70 Ashby Road East.

1.2 The condition states:

8. No development shall start until a Highway Construction Management Statement / Plan has been submitted to and approved in writing by the Local Planning Authority. The statement / plan shall include details specifically relating to:

a) parking for vehicles of site personnel, operatives and visitors

b) site accommodation

c) storage of plant and materials

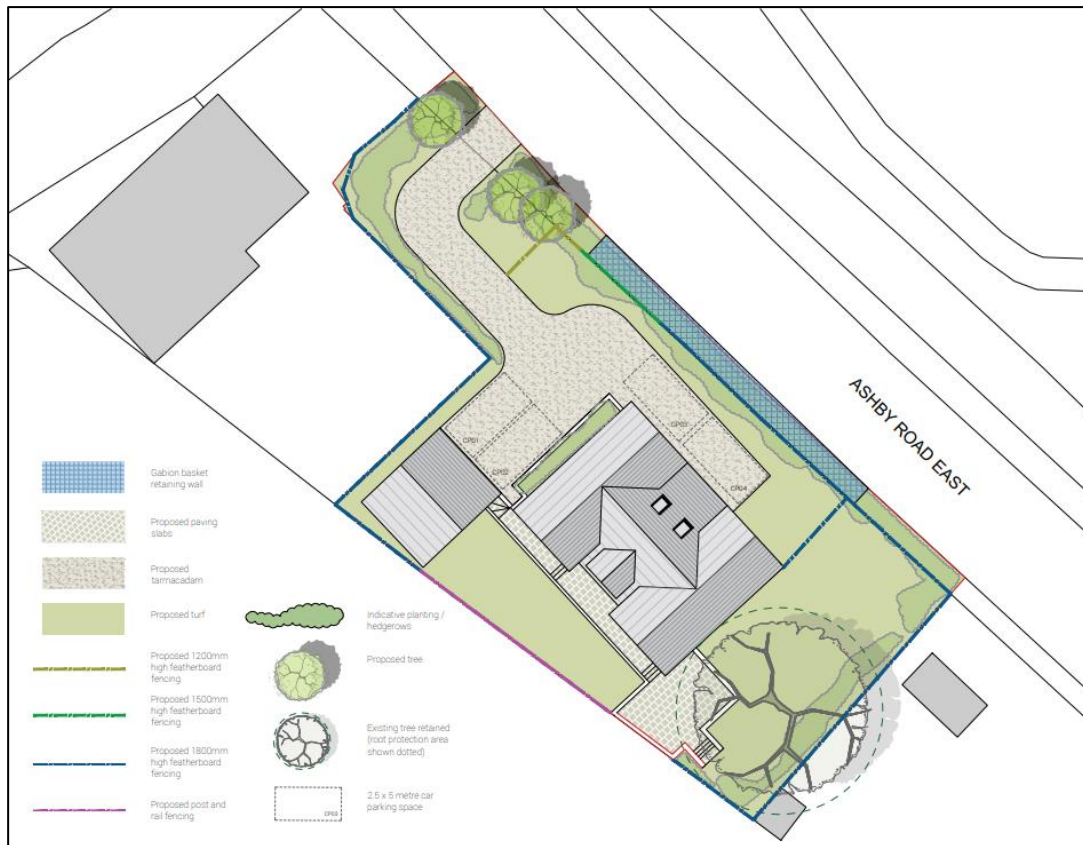
d) provision of roadside boundary hoarding behind any visibility zones

e) any proposed temporary traffic management. Only the approved details shall be implemented, which shall be maintained throughout the construction period.

Reason: To ensure safe and suitable access for all users, in the interests of highway safety, recognising that initial preparatory works could bring about unacceptable impacts / inconvenience for existing highway users / nearby residents.

2. Description of Work

2.1 The proposed development includes the construction of one dwelling and garage. The following phases of work will be undertaken, site preparation, ground works, construction of dwelling and garage and landscaping. The approved site layout plan is shown below:



- 2.2 The following site preparation work would be undertaken:
- Erect protection fencing around tree
 - Harris fence site entrance (remaining boundaries are secure).
 - Fence site boundary to highway with 1.8m feather board fencing
 - Strip and store top soil
 - Set out site parking, welfare, materials storage, machine storage, secured site container Drawing CMPO1 A.
- 2.3 All materials, equipment, plant and machinery for all parts of the development will be stored in site compound/material storage area shown on the when not in use. Materials will be stored and protected to prevent items being blown or washed away.
- 2.4 All fuel containers and any machinery/plant/equipment using fuel will be stored on drip trays and filled only in the machine filling area. Spill Kits would be on site



and used immediately for any spillages of fuel or other hazardous liquids. Once collected spill waste would be disposed of site at an authorised waste site.

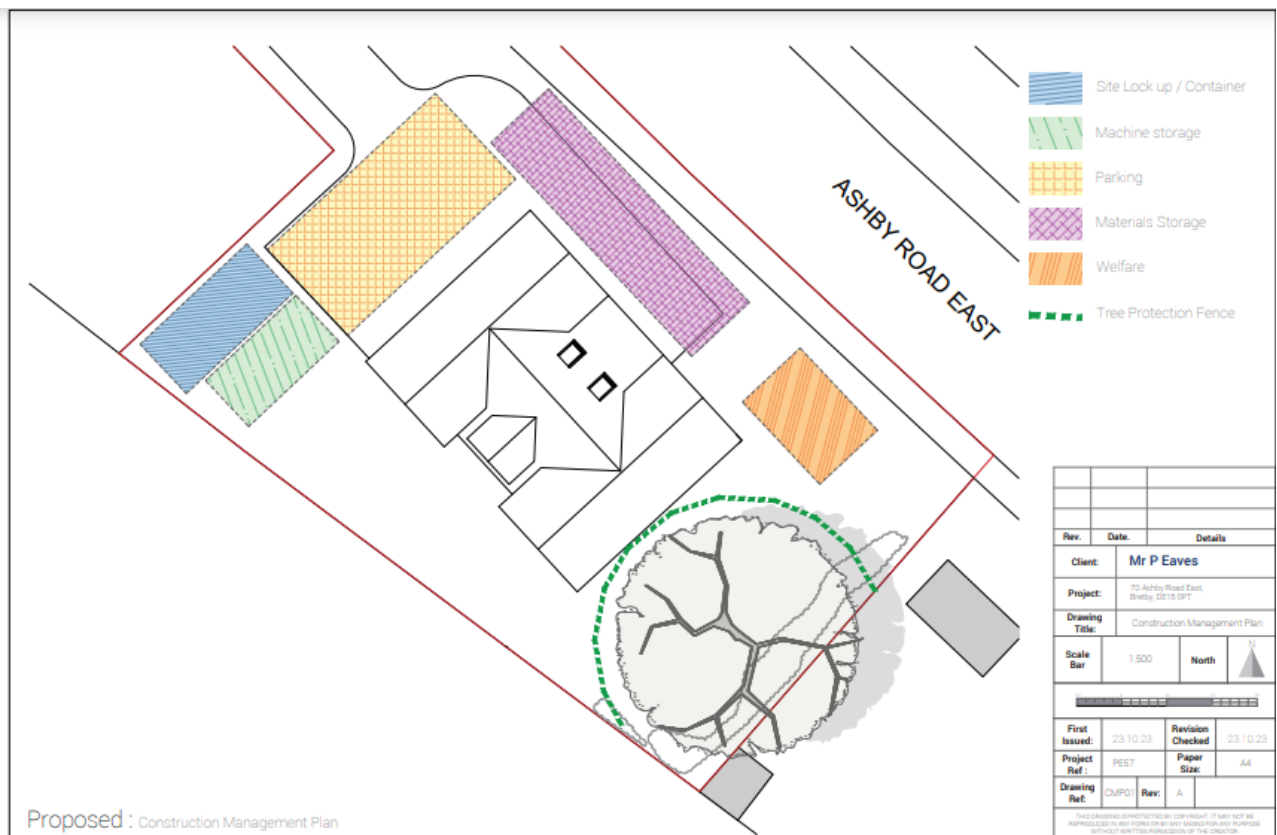
2.5 Working hours will be limited to:

- 08:00 – 16:30 Monday to Friday
- 08:00 – 14:00 Saturday
- No working on Sundays or Bank Holidays

2.6 Deliveries would only be received between 09:30 – 15:00 Monday to Friday and 09:30 – 14:00 Saturday.

2.7 Site operatives will include a Site Manager who is responsible for Health and Safety and contract workers. All site workers will receive a site induction covering health and safety, responsible construction and site specific matters.

2.8 The construction layout plan is shown below:





3. Access Arrangements

- 3.1 The site access shall be formed from within the site to avoid highway safety issues. The access will be constructed to the dimensions approved and a temporary hardcore entrance constructed.
- 3.2 Site machinery will be delivered to site and retained on site as shown on the construction layout plan until no longer required and removed. Deliveries will be taken from the access which is a hardstanding areas. No vehicles using the highway should be required to move beyond the hardstanding areas, however, where required wheel cleaning facilities are provided within the construction compound.
- 3.2 Vehicles will be inspected before leaving the site for any heavy deposits and where present removed manually. Where mud is present on the wheels they will be washed down using a pressure washer and will only leave the site once the above steps are completed to a satisfactory standard.
- 3.3 Where delivery vehicles are unable to access the site due to size, deliveries will be scheduled to avoid rush hour and the site manager will manage unloading to ensure minimal traffic disruption.

Health and Safety

- 4.1 The Site Manager will be responsible for Health and Safety. All site workers and visitors will report to the site office and be given a briefing covering the following:
- Senior management commitment to health and safety;
 - Outline of the project;
 - Management of the project;
 - First-aid arrangements;
 - Accident and incident reporting arrangements;



- Arrangements for briefing workers on an ongoing basis, e.g. toolbox talks;
- Arrangements for consulting the workforce on health and safety matters;
- Individual worker's responsibility for health and safety.

4.2 All site workers and visitors will be required to wear appropriate Personal Protective Equipment (PPE) including a hard hat, steel toe capped boots, high visibility vests and eye protection. Work will be undertaken in accordance with Management of Health & Safety at work regulations 1999 and CDM regulations 2015 which will be standard for any contractor.

4.3 Manual work on building faces that are above 2 metres in height will use scaffolding and protection to ensure worker safety of falls from height.

4.4 The site perimeter will be Harris fenced and will remain fenced until the construction on site has been completed. Warning signs will be erected along fence lines to ensure that workers and visitors are aware of ongoing