

CONSTRUCTION MANAGEMENT PLAN

PROJECT ADDRESS: 9 ANSLEIGH AVENUE, CRUMPSALL, MANCHESTER, M8 5SU

PLANNING APPLICATION REFERENCE: 130768/FO/2021

CLIENT/DEVELOPER: ALESEN DIRECT SOLUTIONS LIMITED

Date: 7th March 2022

Revision A

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1.0 Introduction

This document outlines the Construction Management plan for the construction of the proposed residential development being 9 Ansleigh Avenue, Crumpsall, Manchester, M8 5SU (planning reference number: 130768/FO/2021).

This construction management plan outlines the overall construction planning of the project, and addresses the impacts associated with the development on neighbouring properties and the surrounding environment.

The content of this document includes a brief description of the planned project, including the stages of development and provides information relating to proposed start and end dates, hours of work and timescales, the management of any heavy machinery and vehicles, potential parking and traffic disruptions, noise and vibration, fuel and dust emissions, pollution and wastage and storage.

2.0 Project Description and scope of works

The project involves the erection of a new detached dwelling house with detached garage and associated landscaping and boundary treatment, as per the existing and approved plans.

The site will be fully fenced off whilst building works are being undertaken and the gates will be securely locked when there is no one present on site.

Alesen Direct Solutions Limited will be contracted to undertake the main development of the project, and some works may be subcontracted to carry out specific tasks during the course of the development.

The project comprises the following key tasks:

- Fencing the site and installing the secure site entry gate with relative construction safety signs
- Preparing the area on site for the loading and unloading of materials
- Foundation. This is the beginning of the construction process
- Superstructure
- First Fix
- Second Fix
- Decoration
- Finals
- External Works
- Handover

The development is due to commence on 14th March 2022 and will continue for a period of 10 months, subject to no interruptions or obstructions affecting the building works that may arise.

Builders will be on site during the standard working hours of Monday to Friday 08.00am – 18.00pm and Saturday 09.00am – 14.00pm.

3.0 Parking and traffic management

The development works will occasionally require the use of large construction vehicles on site, such as trucks, mini diggers and vans. It may also be necessary for those working on the site to park their own vehicles within reasonable proximity to the site and to the road giving access to the site, (being Ansleigh Avenue). Care will be taken to ensure that access to and from the site is appropriately managed and neighbouring property owners will always have access to their properties. There will be no parking directly in front of other properties other than in front of the site, and all those who will require access to the site will be made aware they are not to obstruct the road nor are they to park in front of any neighbouring properties.

Construction vehicle movements will be restricted to the hours of 08.00am to 18.00pm on weekdays and 09.00am to 14.00pm on Saturdays.

4.0 Deliveries and transport of materials and equipment to site

Deliveries including the transport of materials, plant and equipment to the site will only take place during the hours of 08.00am to 18.00pm on weekdays and 09.00am to 14.00pm on Saturdays.

5.0 Noise, dust, and vibration management

Noise, dust and vibration will be kept under control and will be restricted to the hours of 08.00am to 18.00pm on weekdays and 09.00am to 14.00pm on Saturdays, a road sweeper will be instructed to clean the road. Any activity that creates dust will be suppressed with water.

6.0 Wastage

There shall be no burning of waste at any time on the site. The appointed contractors shall have an appropriate means of waste disposal in place for the duration of the development works. Any waste material will be stored on the site securely to prevent unnecessary dispersal of the materials around the site and the neighbouring properties.

7.0 Storage of materials used for development

The existing secure double garage on the site will be used to store all flammable materials and electrical equipment used on site, as well as any valuable materials. Where necessary, an extra storage container will be brought on site and placed in an appropriate area on site. No valuable equipment or materials will be left unsecured or in a visible area.

Signed by _____