



Job Number:	17.1170
Project:	Hilton House – Ground Floor
Client:	HHNQ Ltd
Date:	May 2021

This Construction Management Plan has been prepared in response to a Memorandum from Andrew Connell to Angela Leckie dated 29 April 2021, where the following condition was suggested:

Should the planning application be approved it is recommended that a Construction Management Plan be conditioned which shall include, where appropriate the following details:

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The above points are responded to in turn below and are proportionate to the nature of the scheme which involves the fit-out / refurbishment of a bar / restaurant:

- The routing of construction traffic;

Contractor vehicles will travel on the adopted highways in the vicinity of the site and obey local highway controls. Port Street is one-way in a west-east direction. There are sufficient on street parking bays on Port Street and Hilton Street adjacent the building for use by contractors (see figure 1). The site access is located on Port Street on the north side of Hilton House (see figure 2). Contractors are anticipated to use 3.5 tonne vans or smaller.



Figure 1 – Routing of construction traffic. Blue identifies on street pay and display parking.



Figure 2 – Image of entrance to separate commercial unit on Port Street.

- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;

Vehicular activity will comprise 3.5 tonne vans and smaller which will use the highway network, a swept-path assessment is therefore not required. The fit-out refurbishment period will be 4-6 weeks. It is anticipated that there will be a maximum of three vans at the site daily. Waste generated during the works will be stored internally and emptied via vans. There will not be a requirement for skips on the highway.

- Details of the location and arrangements for contractor parking;

Contractors will be able to park within pay and display bays on surrounding roads including Port Street and Hilton Street (as identified by figure 1). In addition there are a number of surface car parks in close proximity to the site including on Tariff Street.

- The identification of the vehicular access points into the site;

There is no vehicular access point to the site.

- Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period.

As there is no vehicular access to the site there is no requirement for cleaning of contractors vehicles. The nature of the development which is for a fit-out / refurbishment means that there will not be the creation of dust or mud that would have any impact on the public highway.

- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

An emergency telephone contact number for the contractor will be displayed in a prominent position within the glazed Port Street entrance of the building.

- For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The development is for a minor fit-out / refurbishment and a dilapidation survey is not required. The small size of vehicles will also avoid damage to the highways.