

# Midland Road, Royston: Construction Management Plan

## Condition 31: 2012/1337

### **Site Access**

The development access road will be constructed in the first instance and site traffic will access and egress at this point.

Surface water drainage for the development is shown on the suite of engineering drawings submitted to discharge the planning conditions. For this site, surface water will be taken to a water course to the north of the site, at Greenfield run off rates.

### **Hours of Working**

Hours of working for all operations on site will be as follows:

Mon – Fri: 08:00-1800

Sat: 08:00-1300

No work on Sundays or Bank Holidays

It is proposed delivery times will also reflect these working hours.

### **Construction and Sales Offices**

Drawing ROY-2013-CON01 shows the position of the construction office, which is within the site compound. The site compound is to be located on plots 24 to 27. A temporary compound, for site set up and initial phases of development, is to be located on plots 80-81. Parking for construction staff will be available within the compound following the initial site set up stage.

Vehicles will be able to turn within the site to exit the site in a forward direction. Suitably similar qualified banksmen will be provided at all times when vehicles are manoeuvring on and off site.

Sales will operate from the double garage for plots 57-58, with the show home being plot 57. Visitor parking will be available to the front of this garage.

### **Materials and Deliveries**

Materials will be stored within the site compound which will be secured via fencing and a locked gate.

Materials will be unloaded within the site compound, or specific locations within the development site as appropriate.

Construction vehicles have adequate space to turn within site, following site set up.

Deliveries and collections will be restricted to site working hours. Delivery instructions will be sent to all suppliers and contractors. Trained site staff will assist when delivery vehicles are accessing the site, or parking on the highway adjacent to the site. Banksmen will ensure the safe passage of pedestrians and vehicular traffic in the street when vehicles are being loaded or unloaded.

### **Site Access Road Construction**

A stone haul road will be laid from access point to compound. As soon as practicable during the construction of the development this will be made up to base course, as plots are released to the market, in line with the build out of the site (i.e. the roads will be built up for each particular phase of the development). The site is relatively flat so gradients are not considered to be an issue. Clearly the road will be constructed in line with agreed finished floor levels.

### **Temporary Warning Signage**

This is shown either side of the site access road to warn road users of potential construction traffic.

### **Wheel Washing Facilities**

Vehicle wheel wash facilities are provided in the form of a pressure washer on site.

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It is the responsibility of the Site Manager to ensure that unreasonable levels of mud/detritus originating from the site is not deposited on the public highway. The Site Manager will also ensure that the wheel cleaning facilities are utilised by all vehicles.

Highway gullies will be checked weekly for silt build up. If gullies become blocked then road sweepers with vacuum tankers with the ability to empty and clean road gullies will be used to remove deposits. Vehicles will be checked before leaving the site. These steps will ensure that material will not be transferred to the public highway.

Road Sweeping will be instructed on an ad hoc basis where weather conditions, or work on site has resulted in unclean road conditions.

## **Dust Reduction Measures**

Dust suppression measures will be implemented on all equipment where possible. This will prevent the generation of fugitive dust.

Paul Thornton  
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