

Symphony Ashes

Planning Compliance Plan



<u>Revision</u>	<u>Date</u>	<u>Author</u>	<u>Notes</u>
01	15/04/21	RW	Issued for comments

Introduction

The purpose of the planning compliance plan is to confirm the procedures, infrastructure and construction methodology to be utilised by the project team prior to & during the construction phase of the project. This document is required to ensure that the works are compliant to the planning conditions placed upon the project under the terms of the planning consent.

1.1 Site Location

Pen Hill Estate, Park Spring Road, Barnsley. S72 7EZ.

Location Plan



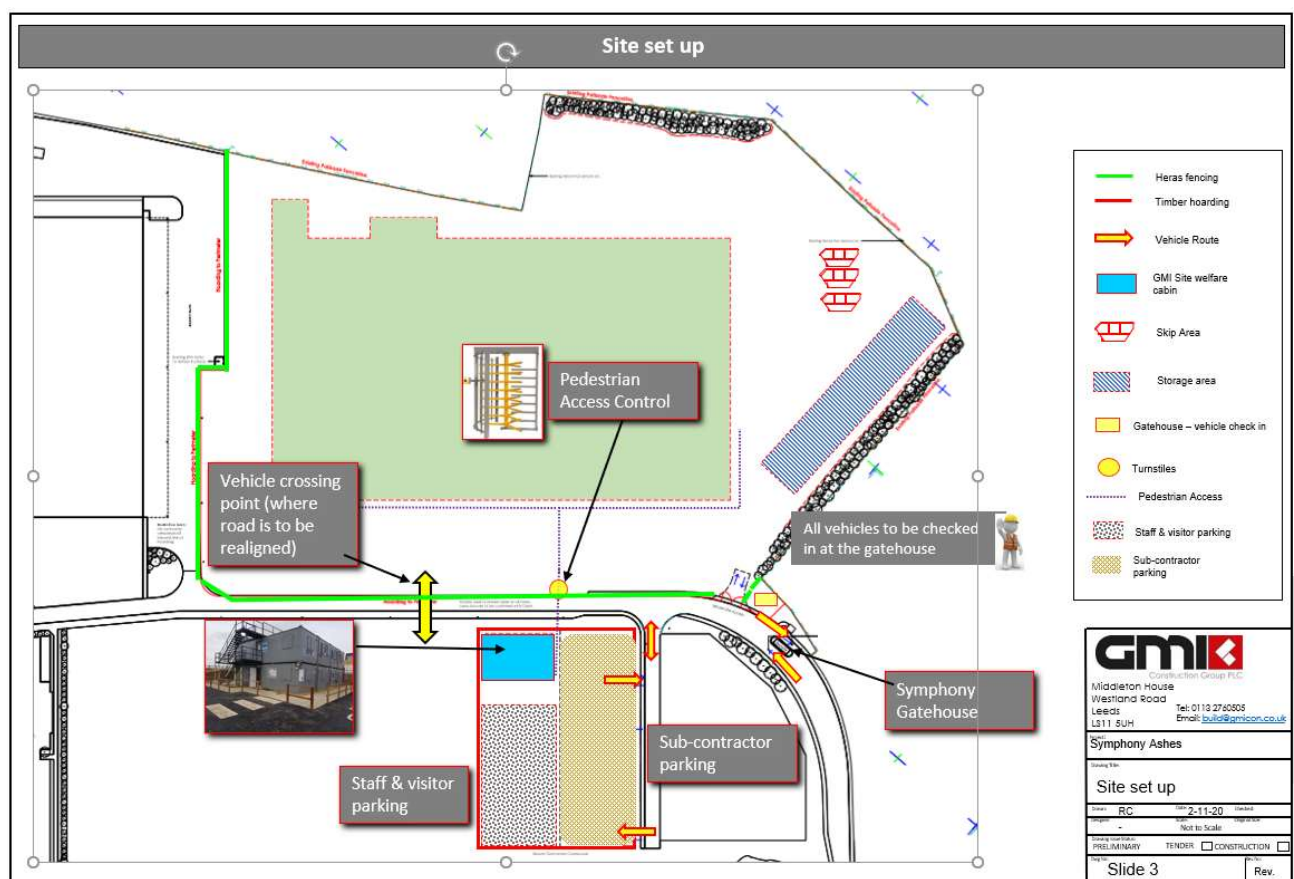
Planning condition 13.

No development shall take place, including any works of demolition, until a Construction Method Statement 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 statement shall provide for:

i. The parking of vehicles of site operatives and visitors

Sufficient parking will be provided on site for staff, the construction workforce and visitors. No parking is allowed on the estate road or on the public highway.

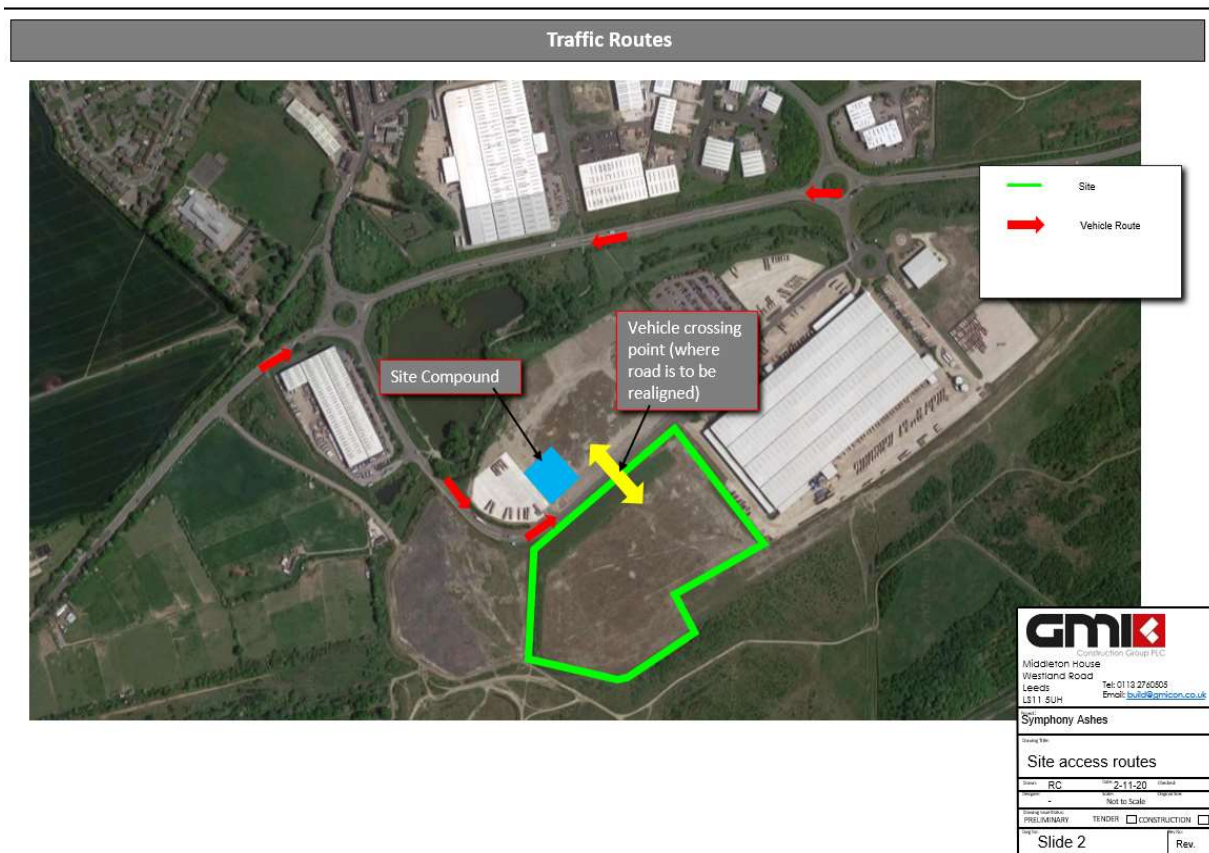
A tarmacadam parking area will be provided for staff and visitors adjacent to the site offices with a stoned-up area provide for contractor parking with the same compound. The compound area will be secured by Heras fence panels mounted on timber posts. Security will be provided via a remotely monitored security camera system this will at times be supplemented by security guards on site at sensitive points of the building programme. See plan below.



ii. *Means of access for construction traffic.*

All construction related traffic and deliveries for the project will attend the project via Ferrymoor Way leading from the roundabout on Engine Lane this is to be the only access onto the project no vehicles are permitted to access the works via the access of the Park Springs roundabout.

Deliveries will be received onto the main plot and placed into designated storage areas at shown on the site set-up plan. Traffic route to site as shown below.



iii. *Loading and unloading of plant and materials & iv. Storage of plant and materials used in constructing the development.*

All materials will be unloaded directly onto the building plot with the aim being to minimise the distance that the materials will need to travel to be incorporated into the final construction. An access route will be created onto site as one of the first construction activities.

All deliveries must be received during regular site hours. The delivery of large components such as the steel frame will be booked via the online booking system on the Bio-site induction & materials management platform to prevent congestion on site.

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			Management System
			Rev01. 15/04/21

The predominant method for off-loading materials being received into the project will be via fork-truck. The delivery vehicles will be banked into the designated area on site where the fork-truck will off-load the goods and place the materials into storage in the designated areas.

A small number of deliveries will be unloaded by Hiab wagon using specialist attachments or will be off-loaded directly from the body of the delivery vehicle by a crane. The crane will either lay the materials down within its working radius of place the material directly into their final position.

v. *Measures to prevent mud/debris being deposited on the public highway.*

Wheel cleaning facilities will be available within the plot adjacent to the site entrance. Wheel cleaning via a manned jet wash located in a wheel cleaning area. This area will be formed in clean stone placed in a excavation on a slight gradient to capture the run-off water on one side of the area. The water run-off will be allowed to stand to settle out suspended solids prior to the water being reused for dust suppression. These measures will be supplemented via the use of road brushes as required.

A key strategy of the build is to install areas of hard landscaping as soon as possible to mitigate the risk of a deterioration of the site following bad weather leading to an increased risk of for mud leaving site. Road brushes attendance will be set on regular frequency during prolonged periods of inclement weather.

vi. *Details of Construction vehicle types and volumes. Unless it can be clearly shown that the types and volumes of construction vehicles used would have only a minimal impact on the highway, no development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:*

- a. *A plan to a scale of 1:1250 showing the location of all defects identified*
- b. *A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.*

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority. Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety.

GMI have contacted BMBC in regard to a request that BMBC highway surveyors undertake the dilapidation survey, with the plan to have this completed and agreed prior to the 17th of May. If the survey cannot be suitable organised in time the procedures as identified below will be utilised, this process will also be used for all private estate roads and works areas.

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			Management System
			Rev01. 15/04/21

A preliminary survey of the works will be undertaken, prior to commencement a full dilapidation survey will be undertaken to provide a photographic record of the boundary conditions and will be electronically stored via our 4Projects system. The following items will be keenly inspected and monitored.

- Boundaries, fence lines, CCTV mast, out buildings
- Kerb lines & road conditions
- Pavements
- Lighting columns & Street furniture
- Gatehouses
- Trailer park
- The Grimethorpe dyke & The root protection zones.

6.0 Contact Details.

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