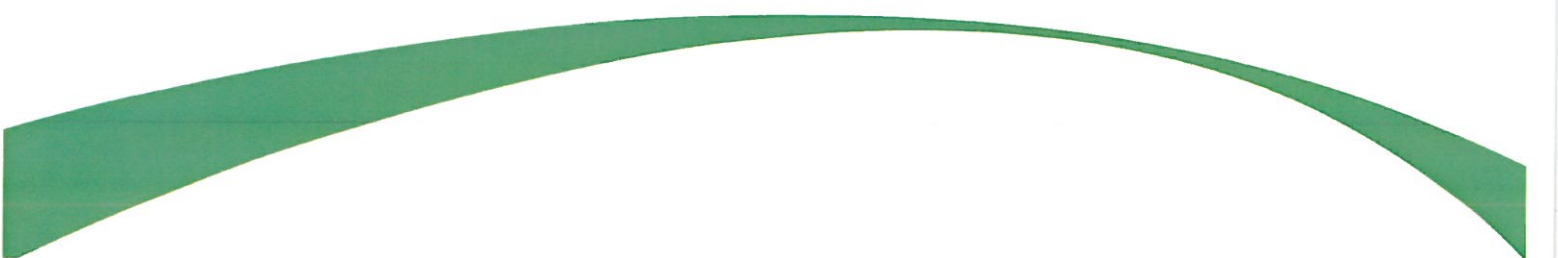




CONSTRUCTION MANAGEMENT PLAN

Land at former Tharsus Works,
Glen Street, Hebburn



CONSTRUCTION MANAGEMENT PLAN

Land at former Tharsus Works,
Glen Street, Hebburn



Gleeson Homes & Regeneration

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Introduction

This Construction Management Plan (CMP) has been produced by Gleeson Homes in relation to the planning application for development of the former Tharsus Works, Glen Street, Hebburn. This redevelopment of a brownfield site will result in the provision of around 31 new dwellings.

The purpose of this CMP is to ensure the impact of construction work on the local residents and the immediate highway network is kept to an absolute minimum. The CMP provides detail of all measures considered appropriate at this time, however the CMP is a live document that will evolve as necessary to address issues that may be identified through ongoing consultation with local residents as the project progresses.

The Construction Project/Site Manager will be responsible for implementing measures contained in the CMP and will be the point of contact on a daily basis for local residents. The Site Manager will ensure that all contractors working on site have public liability cover in place before starting work on site.

This document has been prepared with input from the project Architects, Engineers and Senior Construction Team to ensure that the CMP can comprehensively address all issues that may arise during the construction works. The CMP has also been checked by Gleeson's Health & Safety Manager, who will ensure continuous monitoring and compliance with all Health & Safety procedures.

General Housing Construction

During the housing construction, deliveries will be made from Glen Street to the material storage area. This storage area will be located predominantly within the Compound Area. The area will be clearly marked and all deliveries to the site during the construction process will therefore take place within the site boundaries and no materials or equipment will be stored outside the site boundaries.

Site Operating Hours

The site working hours will be from 8am – 6pm Monday to Friday and 9am – 1pm on Saturdays if necessary. Sunday working will not be necessary or allowed.

Deliveries

No deliveries will be permitted at weekends or during public holidays.

Deliveries will be taken between 9am and 5pm from articulated and rigid lorries operating a one way system from the main road through the compound to eliminate reversing operations. The surrounding street although tight and traffic calmed are sufficiently wide enough to cope with all delivery wagons. Wagons will be unloaded in the one way system on hard standing to reduce usage of the road.

Construction Compound Location

Please see the attached plan. The construction compound and material storage area will be sited on plots 6-7, with more if required.

Contractor's Car Park

Please see attached plan. The contractor car park will be sited on plots 8-9.

Construction Vehicle Route

Please see attached plan.

Construction vehicles will utilise a service road as access to the compound/material storage area and car park.

Health and Safety Plans

The plans will be formulated by the in house H&S professional employed directly to Gleeson Homes who will co-ordinate CDM activities and inspect on a monthly basis.

Nuisance Control

A range of measures will be implemented to ensure that the potential impact of the works on local residents and neighbours will be minimised. These measures are discussed in turn below.

Dust Control

Dust will be controlled by damping down using a bowser or road brush attachment to the forklift truck and if necessary a daily road sweep. Construction dust such as grinding dusts will be reduced locally by use of the damping down system.

Wheel Wash

Site vehicles will use hard surface areas only to minimise mud disruption onto existing highway. A wheel wash facility will also be provided to wash down site vehicle wheels prior to leaving site to reduce any further unwanted debris spreading onto the highway.

Noise Pollution

Noise assessments of the processes have been undertaken and we do not anticipate any noise pollution above recommended levels. Rotary cutting tools on site will produce noise but short bursts of usage will not exceed noise pollution limits.

Existing boundary treatments and trees that surround the site will also assist in acting as a noise barrier. The restriction in site operating hours will be carried out in accordance with South Tyneside Council guidance, thus preventing the carrying out of any noise disruption outside these hours or during weekends and public holidays.

Storage of Materials

Construction materials such as cement, oils and fuels have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base with a secured bund of adequate

storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps/hoses etc. would be checked regularly.

Provision would be made for storage of materials in designated areas including waste materials.

Site Security

All construction materials will be stored on site in a secure location. The Compound/Storage area will be enclosed in a fully painted plywood hoarding along its boundaries with high access gates formed at the entrance. The site will be locked outside of working hours to ensure that all materials and equipment are stored securely.

Other security measures such as Security Guards/Smart water etc. can be utilised where necessary.

The Site Manager will be responsible for site security and emergency procedures and contact information will be provided on site for out of hours incidents.

General Site Safety

The Site Manager and Health and Safety Manager will ensure that residents are aware of how the construction works are progressing and an update will also be provided to the Local Community, and this will provide an opportunity to raise any issues that may arise.

The Site Manager will keep in regular contact with local residents and affected parties.

Demolition

All existing buildings currently on the application site are to be demolished to make way for the residential development proposals. These demolition works will be carried out by a specialist demolition contractor.

Stone Crusher

Following discussion with the Local Authority through the planning application process we understand that the use of a stone crusher would be acceptable for use when demolishing existing buildings. The use of any stone crusher would be controlled via a planning condition limiting its use to weekdays only, between the hours of 10am – 4pm.

A plan showing the proposed location of the stone crusher is attached to this Construction Management Plan.

Summary

This Construction Management Plan relates to the proposed development of the former Tharsus Works, Glen Street, Hebburn. The purpose of the CMP is to ensure that the impact of construction works on the local residents and the immediate highway network is kept to a minimum.

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed with the Council. The person/s responsible for implementing the CMP shall work with the Council to review this CMP if problems arise in relation to the construction of the development and complaints from local residents. Any future revisions to this plan must be approved by the Council and complied with thereafter.

ALL MATERIALS, LANDSCAPE DETAILS AND BOUNDARY TREATMENTS ARE SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY.

Landscaping:

Trees:

All new trees to be 2.7 - 3.0m standard nursery stock. Girth of 8.0 - 10.0cm and clear stem height of 1.8 - 2.1m. Transplanted three times. Bare-root. Symmetrical, evenly branched crown.

1. Sorbus Aja (Whitebeam).
2. Acer Compestre (Field Maple).

Planting pits for standard trees to be 750 x 750 x 500mm and backfill with an equal mixture of topsoil & tree planting matching compost (50% / 50%).

Proposed trees within 3m distance from building or services or within 2.5m of neighbouring property are to have root barriers installed.

Water to be applied to all trees and transplants on a regular day or planting - Standard 36 lit per tree.

Stakes and ties - standard trees should be double staked and tied. Trees should be placed centrally in the pit with stakes placed either side (stake size 75 x 75 x 2100mm).

Stakes should be sawn off to approx. third of length of clear stem height of the tree. 2 No. reinforced tree ties 50mm width should be used to secure the tree 50mm below the top of the stakes.

House Type Schedule:

201	2 bedroom semi-det.	8
301	3 bedroom semi-det.	6
302	3 bedroom semi-det.	1
309	3 bedroom semi-det.	8
304	3 bedroom detached	4
307	3 bedroom detached	2
403	4 bedroom detached	2
TOTAL:		31

NOT ALL GARAGES SHOWN WILL NECESSARILY BE CONSTRUCTED

NOTES:
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AMENDMENTS

Issue	Date	Detail
		COMPOUND
		CAR PARK
		VEHICLE ROUTE

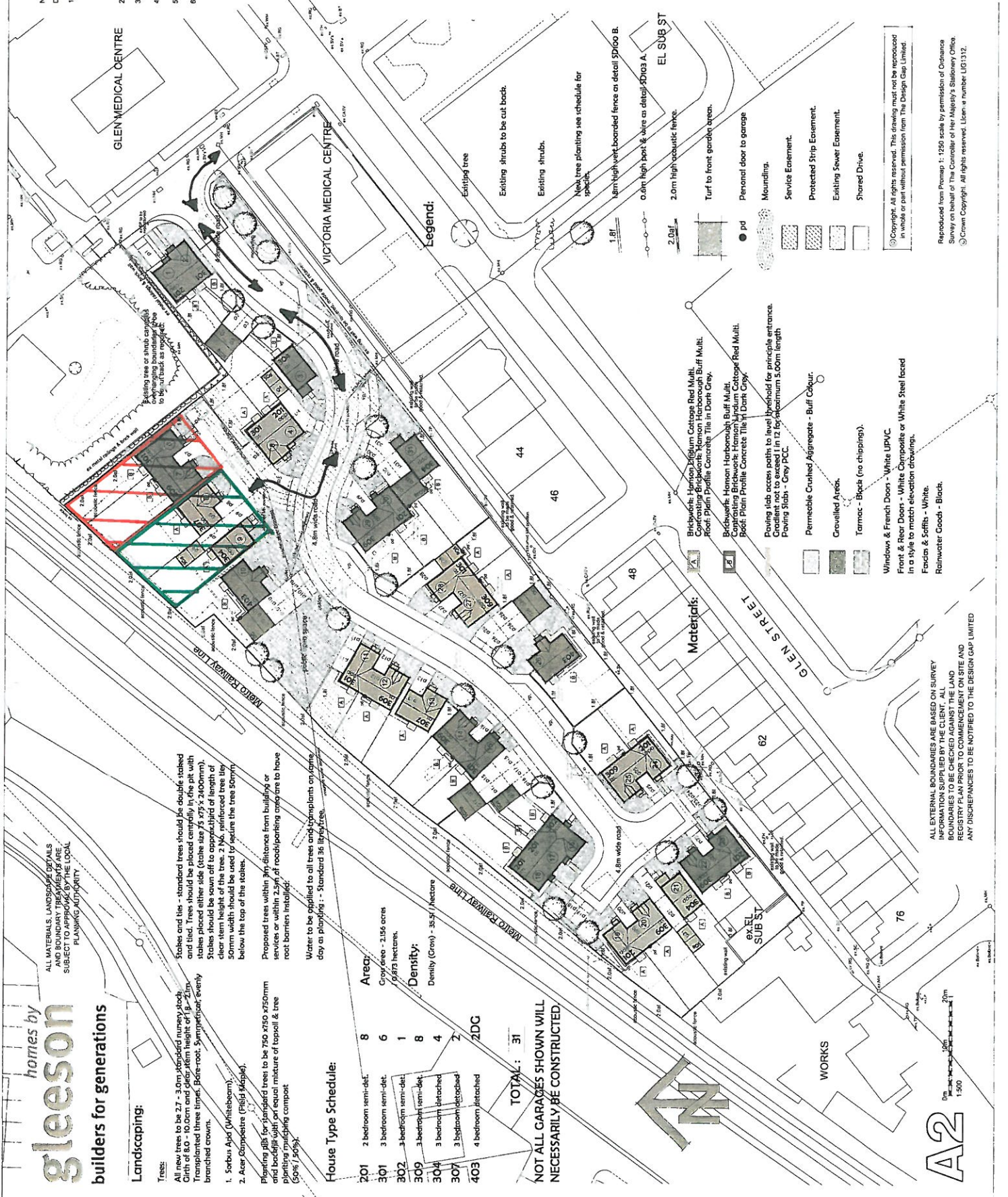


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Mob: 0796093398

Gleeson Homes & Regeneration
PROPOSED DEVELOPMENT AT GLEN STREET, HEBBURN.

PLANNING LAYOUT

Scale: 1:500 @ A2
Drawn by: JW
Checked: JW
Date: 11:02:15
GH44: L: 01



Legend:
Existing tree
Existing shrubs to be cut back
Existing shrubs
New tree planting see schedule for species
1.8m high wet-boarded fence at detail 3D100 B
0.6m high post & rail at detail 3D03 A
2.0m high acoustic fence
2.0m high acoustic fence
Turf to front garden areas
Personal door to garage
Mounding
Service Easement
Protected Strip Easement
Existing Sewer Easement
Shared Drive

Materials:

- Brickwork: Hanson Portland Cottage Red Multi.
- Contouring Brickwork: Hanson Harborough Buff Multi.
- Roof: Plain Profile Concrete Tiles in Dark Grey.
- Blockwork: Hanson Harborough Buff Multi.
- Contouring Brickwork: Hanson Portland Cottage Red Multi.
- Roof: Plain Profile Concrete Tiles in Dark Grey.
- Paving slab access paths to level threshold for principle entrance. Gradient not to exceed 1 in 12 for maximum 5.00m length.
- Paving Slabs - Grey PCC.
- Permeable Crushed Aggregate - Buff Colour.
- Gravelled Areas.
- Tarmac - Black (no chippings).
- Windows & French Doors - White UPVC
- Front & Rear Doors - White Composite or White Steel faced in a style to match elevation drawings.
- Fascia & Soffits - White.
- Rainwater Good - Black.

ALL EXTERNAL BOUNDARIES ARE BASED ON SURVEY INFORMATION SUPPLIED BY THE CLIENT. ALL BOUNDARIES TO BE CHECKED AGAINST THE LAND REGISTRY PLAN PRIOR TO COMMENCEMENT ON SITE AND ANY DISCREPANCIES TO BE NOTIFIED TO THE DESIGN GAP LIMITED

A2

