



# **CONSTRUCTION MANAGEMENT PLAN**

# CONSTRUCTION MANAGEMENT PLAN

## Construction Management Plan

**Site:** Land adjacent to 68 Shaldon Drive

**Development:** Erection of 1 x detached 3-bedroom dwelling

---

### 1. Introduction

This Construction Management Plan (CMP) has been prepared to support the planning application and to ensure that construction activities are undertaken in a manner that minimises impacts on neighbouring occupiers, the local highway network, and the wider environment.

The document demonstrates compliance with:

- Ministry of Housing, Communities and Local Government guidance
- National Planning Policy Framework (NPPF), particularly:
  - **Paragraph 130** – Achieving well-designed places
  - **Paragraph 185** – Noise and amenity protection

Given the proposal relates to a **single residential dwelling**, construction impacts are inherently limited and short-term.

---

### 2. Site Context and Surroundings

The site comprises **former residential garden land**, now cleared and vacant, located within a well-established suburban environment.

The surrounding area is characterised by:

- Predominantly **low-density residential dwellings**
- A **quiet suburban road network**
- Established residential amenity with limited background disturbance

The site benefits from **access from Shaldon Drive via a previously approved access arrangement**, confirming that the principle of vehicular access has already been accepted.

---

### **3. Construction Programme and Phasing**

The development will be delivered over approximately **9 months**, with a structured and sequential programme:

#### **Phase 1 – Site Establishment**

- Site hoarding and security installation
- Welfare facilities setup
- Initial clearance and preparation

#### **Phase 2 – Groundworks and Substructure**

- Excavation and foundation works
- Drainage infrastructure installation
- Utility connections

#### **Phase 3 – Superstructure**

- External wall construction
- Roofing and structural framing
- Installation of windows and doors

#### **Phase 4 – Internal Fit-Out**

- Electrical and plumbing systems
- Plastering and finishes
- Fixtures and fittings

#### **Phase 5 – External Works**

- Driveway construction
- Boundary treatments
- Landscaping

Each phase will be managed to ensure **efficient sequencing and minimal disruption**.

---

#### 4. Working Hours and Environmental Controls

Construction will be restricted to:

- Monday–Friday: **08:00–18:00**
- Saturday: **08:00–13:00**
- Sundays/Bank Holidays: **No work**

This approach aligns with:

- NPPF Paragraph 185 (protection of amenity)
  - Standard local authority environmental health requirements
- 

#### 5. Access, Traffic and Deliveries

- All construction traffic will utilise **access from Shaldon Drive**
- The access arrangement has been **previously approved**, confirming its suitability

**Delivery Management:**

- Scheduled deliveries to avoid peak hours
- Use of appropriately sized vehicles
- No on-street queuing

**Traffic Impact:**

- Very low volume due to small-scale development
- Temporary and non-material in planning terms

This aligns with:

- NPPF Paragraph 115 – Safe and suitable access

---

## 6. Parking and Workforce Management

- On-site parking utilised where feasible
- Operatives encouraged to:
  - Car share
  - Use sustainable transport where possible

No obstruction to:

- Public highway
- Pedestrian routes
- Neighbouring access

---

## 7. Dust, Air Quality and Environmental Controls

In accordance with best practice and NPPF environmental objectives:

- Damping down during dry conditions
- Covered storage of fine materials
- Minimisation of cutting/grinding on-site
- Wheel washing if required
- Regular site cleaning

Given the scale, impacts are **negligible and temporary**.

---

## 8. Noise and Vibration Management

Measures include:

- Use of low-noise, well-maintained plant
- Limiting high-noise operations to daytime hours
- Avoidance of simultaneous noisy activities

Compliant with:

- NPPF Paragraph 185
- Standard environmental health guidance

---

## 9. Waste Management During Construction

- Segregation of waste streams
- Use of licensed carriers
- Maximisation of recycling

Aligned with:

- Waste hierarchy principles
  - Environmental protection policies
- 

## 10. Site Safety, Security and Compliance

- Full compliance with CDM Regulations
  - Secure hoarding and controlled access
  - Risk assessments and method statements
- 

## 11. Conclusion

The development is **small-scale, temporary, and well-controlled**.

All impacts are appropriately mitigated in accordance with national policy, ensuring no significant adverse effects.