

Construction Management Plan (Condition 3)

Erection of one detached self-contained dwelling including bike store, parking and landscaping

Red Brick Cottage, The Street, Kelshall, Royston, Hertfordshire, SG8 9SQ

Ref 25/00211/FP

Start Date: Aug 2025

Anticipated Duration: 10 Months

Site Working Hours: 8am- 4pm Monday to Friday (excluding bank holidays) and Saturdays 8am -1pm.

a) Access arrangements to the site

The site is located in a small village south-west of Royston. The main route for deliveries is via Therfield Road and Kelshall Tops from the A505. There are no weight or height restrictions that would affect vehicle access and egress routes, however, due to narrow lanes within the village it is recommended that the size of any delivery vehicles are kept to a minimum and that deliveries avoid peak hours.

It is proposed to use both the existing access (6m in width) onto the site. As there is no turning space on the public highway, it is proposed vehicles are to reverse into the site leave the site to be unloaded and leave in a forward gear.

Deliveries will be made in small loads where possible to limit the amount of large vehicles accessing the site.

b) Traffic management requirements

A traffic marshal/banksman will ensure the safe movements of all vehicles when entering and leaving the site.

c) Construction and storage compounds

Refer to attached drawing P2_PC-03

d-e) Wheel Washing and cleaning site entrance and adjacent public highway.

A mains water supply is to be available on site from the commencement of works. All lorries/delivery vehicles will be cleaned by jetwash at the site exit prior to leaving the site to ensure the public highway is to be kept clean from mud and debris.

The site entrance is to be inspected and swept on a regular basis. A road sweeper is to be used at the reasonable request of the Highways Authority.

f) On-Site Parking

Parking spaces for at least 4No. contractor's vehicles is available at the rear of the site, with turning and manoeuvring space to allow them to leave in a forward gear. Each parking bay is to measure a minimum of 2.5x5m.

No contractors will be permitted to park on the public highway.

g) Post Construction Restoration

On completion, any damage to the public highway will be made-good by a licenced contractor.

h) Provisions where works cannot be contained wholly within the site

Not Applicable:

We can confirm that the works and storage facilities can be contained wholly within the application site and adjacent land under control on the applicant.

Additional Provision

Prior to start of works an information sheet is to be provided to neighbours detailing construction activities and timings, as well as a phone number for the site agent to deal with any issues.