

Construction Management Plan (Condition 3) – Plot 2

Erection of custom/self-build detached 5-bed dwelling with shared vehicular access
Land Adj. Red Brick Cottage, The Street, Kelshall, Royston, Hertfordshire, SG8 9SQ

Ref 24/01962/FP

Start Date: March 2025

Anticipated Duration: 12 Months

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

Introduction

The site is adjacent to a dwelling currently under construction approved under application 24/00065/S73. As this land is under the same ownership as the current application and the same principal contractor will be used, it is considered that the same Traffic Management Plan as previously approved is appropriate, with some minor changes to the site layout. The construction of both houses will overlap.

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 field access (6m in width) and the new shared access (already formed under application 24/00065/S73) onto the site. This provides a convenient 'in and out' arrangement for large vehicles. All vehicles are to leave the site in a forward gear.

Towards the end of the project when no more large deliver vehicles are necessary the field access will be stopped up and vehicles will turn on site and continue to exit the site in a forward gear.

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

A temporary hardstanding will be created on site to allow parking spaces for at least 4No. contractor's vehicles 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, the original field access will be closed and the verge re-instated.

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.