stanton andrews
architects

Kemple Down

Chaigley



Construction Management Plan

revision A

Planning Permission ref. 3/2025/0860

Condition no.9

1 Introduction



existing aerial view



existing house

This Construction Management Plan (CMP) supports an application to discharge condition no.9 of planning permission ref. 3/2025/0860. Ribble Valley Borough Council (RVBC) granted permission on 18th December 2025 for a proposed replacement dwelling at Kemple Down, Birdy Brow, Chaigley, Clitheroe BB7 3LR.

Condition no.9 states: -

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

(a) dust mitigation measures during the demolition and construction period

(b) control of noise emanating from the site during the demolition and construction period

(c) hours and days of construction work for the development

(d) contractors' compounds and other storage arrangements

(e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period

(f) arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)

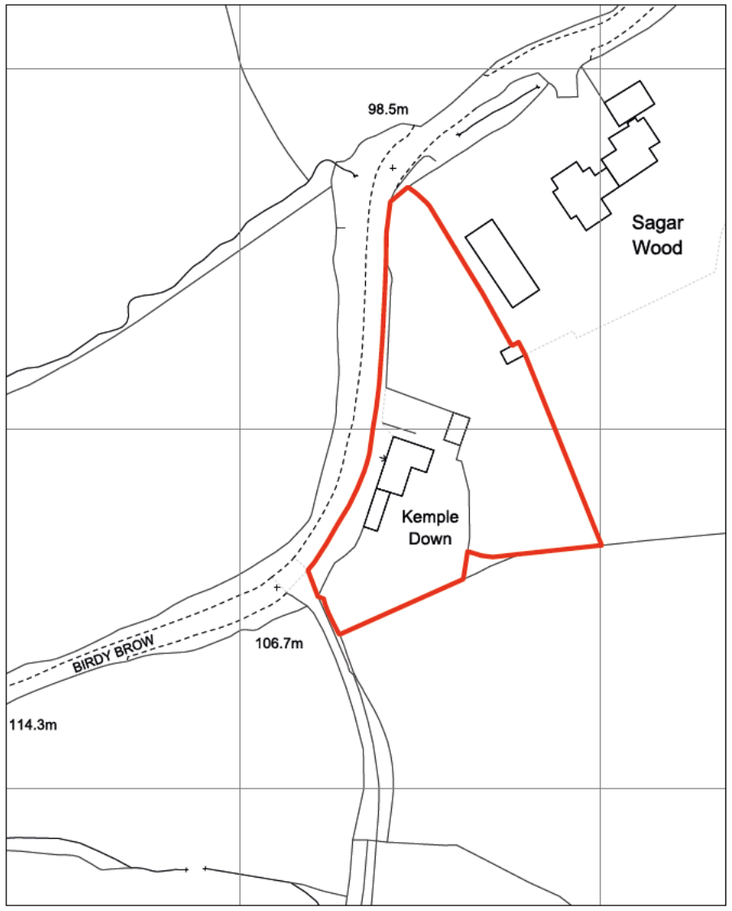
The construction of the development shall proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents, highway safety and to safeguard the character and appearance of the area.

This CMP applies to all demolition, site clearance and construction work. The Principal Contractor appointed by the client is responsible for implementing it and will keep a copy on site throughout the works.

Each item of the condition is addressed as follows: -

Condition no.9 item	**Section**
(a) Dust	4
(b) Noise	5
(c) Hours and days of work	6
(d) Compounds and storage	7
(e) Operatives, visitors, loading, parking and turning	8
(f) Mud, and debris on the highway	9



site location plan

2 Site and scope of works

Kemple Down is a rural property accessed from Birdy Brow, Chaigley, within the Forest of Bowland National Landscape. Access is via the existing vehicular access, which the permission requires to be reused and upgraded.

The works comprise demolition of the existing dwelling and associated outbuilding, construction of the replacement dwelling and detached garage, hard and soft landscaping, upgrade of the access and installation of new foul and surface water drainage.

This CMP is to be read with the following approved and supporting documents: -

- Location Plan Drg.Ref. 23.61/EX.00
- As Existing Information Drg.Ref. 23.61/EX.01-03
- Proposed Information Site Plan PL.20 Rev C
- Arboricultural Impact Assessment and Tree Protection Plan
- Bat Survey Report and Method Statement
- Landscaping drawings M3792-PA-01-V3 to M3792-PA-03-V3
- Site set-up plan Drg.Ref. 23.61/CMP.01

3 Roles, communication and complaints

The Principal Contractor will appoint a site manager with overall responsibility for compliance with this CMP. Contact details for the site manager, the client and the architect will be displayed at the site entrance together with a telephone number for use by neighbours and members of the public.

Role	Name	Telephone
Client	Mr David Dennis	[redacted]
Principal Contractor	Mr John Ingham	[redacted]
Architect	Stanton Andrews Ltd	01200 444490

Neighbours will be notified in writing before the start of demolition, before major concrete pours and before any unusual or out of hours activity. All complaints will be logged on site, investigated and answered promptly, and the log will be available to the Local Planning Authority on request. Any change to working methods arising from a complaint will be recorded.

A briefing on this CMP will form part of every site induction, so that operatives, sub-contractors and visitors know the working hours, parking arrangements and site rules.

4 Dust (item a)

Best practice measures will be followed to prevent, reduce and minimise dust, following the Institute of Air Quality Management guidance on the assessment of dust from demolition and construction. Before works begin, the Principal Contractor will prepare a site specific dust management plan and brief all staff on it. Measures will include: -

- Effective water suppression during demolition and when handling dusty materials.
- Siting dust generating activities, plant and stockpiles away from boundaries and neighbouring properties where practical.
- Cutting, grinding and sawing only with equipment fitted with water suppression or extraction.
- Covered skips, enclosed chutes where needed, and minimal drop heights.
- Damping or covering of stockpiles and exposed ground in dry or windy weather.
- Prompt removal of dust producing waste from site.
- Regular site inspections to check compliance, with a log of any dust incidents or complaints and the action taken.
- No burning of materials on site.

5 Noise and vibration (item b)

Noise and vibration will be controlled in accordance with BS 5228-1:2009+A1:2014 and BS 5228-2.

- Noisy work will be confined to the hours in section 6.
- Low noise plant and equipment will be specified where practicable, and hydraulic plant will be favoured over pneumatic.
- Plant will be well maintained, fitted with effective silencers and shut off when not in use. Idling will not be permitted.
- Battery powered tools will be used where practicable.
- Static plant such as compressors and generators will be sited away from neighbouring properties, enclosed or screened where needed.
- No amplified music or radios on site, and operatives will be briefed on considerate behaviour at induction.
- Demolition of structures and removal of foundations will be by excavator. Any hydraulic breaker will be of the low vibration type.
- Foundations are not expected to require piling. If piling is later required, a revised statement will be submitted before it starts.
- Where complaints are received about noise or vibration, monitoring will be carried out and methods reviewed.

6 Hours and days of work (item c)

Working hours for demolition and construction, including deliveries, will be as follows: -

Day	Hours
Monday to Friday	07:30 to 17:00
Saturday (occassional)	07:30 to 13:00
Sundays and public holidays	No working and no deliveries

Operatives may arrive and leave outside these times but will not carry out construction work. Managers, consultants and client representatives may inspect or survey outside these times.

Where work is needed in an emergency, or where stopping would be unsafe or harmful to the works, staff, public or environment, the Local Planning Authority and affected neighbours will be informed as soon as reasonably practicable, with the reason and likely duration. Examples are a concrete pour overrunning because of equipment failure and unexpectedly poor ground needing immediate stabilisation.

7 Contractors' compounds and storage (item d)

The site compound will be located as shown on the site set-up plan Drg. Ref. 23.61/CMP.01. It will sit outside all root protection areas and clear of the tree protection fencing described in section 10.

- The compound and the site boundary will be enclosed with Heras fencing, with gated access that is locked outside working hours.
- Welfare will be provided initially by the existing outbuilding and then in temporary units within the compound. These comprise a site office, canteen and drying room, toilets and secure storage.
- Materials, plant and small tools will be stored within the compound unless another location has been agreed with the site manager, with protection against damage, theft and contamination.
- Fuels, oils, chemicals and paints will be stored in bunded containers or on drip trays, at least 10m from any watercourse or drain, with spill kits close by.
- Spoil heaps will be kept to a minimum, positioned away from boundaries and trees, and dampened or covered in dry weather.
- Site lighting will be limited to working hours and directed into the site.
- On completion, the compound will be cleared and the ground reinstated in accordance with the approved landscaping scheme.

8 Operatives, visitors, loading, parking and turning (item e)

All parking, loading, off-loading and turning will take place within the site. No construction vehicle, operative vehicle or visitor vehicle will park, wait or queue on Birdy Brow or the surrounding highway.

- A parking area for operatives and visitors is shown on the site set-up plan. Operatives will be briefed on this at induction. Where numbers exceed the capacity of the area, operatives will share transport.
- Visitors will report to the site office on arrival and will be directed to the visitor parking area.
- A turning area will be kept clear within the site so that all vehicles enter and leave the highway in forward gear. A banksman will supervise any reversing.
- Deliveries will be booked with the site manager at least 24 hours in advance and will be received only during the hours in section 6. Vehicles will not wait on the public highway before the site opens.
- Loading and off-loading will be carried out by lorry mounted crane or telehandler within the compound or at the agreed unloading area, by trained and certified operatives.
- Wherever possible, bulk materials will be delivered on a just in time basis or in smaller loads to suit the lanes serving the site.
- Abnormal or very large deliveries, such as steelwork or crane delivery, will be planned separately and agreed with the highway authority in advance if required. The south access will be retained initially for exceptional vehicles during the initial construction period.
- Delivery route will be from the main road network to the site, no immediate restrictions have been identified.
- The existing north access will be reused. The section abutting the highway boundary is surfaced in gravel and can serve as a clean entry and exit surface throughout construction.

9 Mud and debris on the highway (item f)

The aim is that no mud or debris is carried onto the highway.

- The gravel surfaced entrance described in section 8 will be maintained clear of mud and loose material.
- A wheel wash facility will be located within the site close to the exit. Vehicles leaving the site will be washed down as needed to remove mud, stones and debris from wheels and chassis. Wash water will be contained and will not discharge to any drain or watercourse.
- Loads leaving the site will be sheeted and will not be overfilled.
- The site manager will inspect the adjacent highway at the start and end of each working day and after any period of heavy plant movement. Any mud or debris will be removed immediately.
- A road sweeper will be available on a call-off basis and will be used if mud reaches the highway.
- Inspections and any clearing actions will be recorded in a log book kept on site and made available to the Local Planning Authority and highway authority on request.

10 Trees and hedgerows

Tree works are limited to those listed in condition 5 of the permission. Tree protection will be installed in accordance with the Tree Protection Plan within the Arboricultural Impact Assessment dated October 2025 before any plant or materials are brought to site, and will remain in place throughout the construction phase.

Within protected areas there will be no storage of materials, no vehicle movements, no fires, no mixing or disposal of concrete or chemicals and no changes to ground level. Excavation near retained trees and hedgerows will follow the methodology set out in the Arboricultural Impact Assessment. The site manager will check the fencing weekly and after any severe weather.

11 Demolition, waste and pollution prevention

Demolition

- A refurbishment and demolition asbestos survey will be completed before demolition starts and issued to the demolition contractor. If suspected asbestos is found, work in the area will stop and the material will be sampled and, if confirmed, removed by a licensed contractor.
- The required demolition notice will be given to Building Control and any waiting period observed before demolition starts.
- Demolition will follow BS 6187, with a temporary works procedure in accordance with BS 5975 where structural stability is in question.
- Services will be isolated, diverted or protected before demolition begins.
- Demolition will follow the Bat Survey Report and Method Statement submitted with the application. A compensatory bat box will be installed on site before work starts, at least 4m high on a gable facing east or west, and retained afterwards. Roof coverings will be stripped by hand under the supervision of the bat worker and checked for dormant bats before stacking. The back of fascia boards will be checked before removal. Mechanical demolition will begin only once the ecologist has signed off the roof strip. If bats are found, the area will be covered and work will stop until the bat worker attends. Should nesting birds or other protected species be found, work in the area will stop and advice will be sought from a licensed ecologist.

Waste

- Waste will be segregated at source and recycled or reused where possible. Inert material will be reused on site where suitable.
- Waste will be removed only by licensed carriers, with waste transfer notes kept on site.
- Waste and rubbish will not be allowed to accumulate and the site will be kept tidy, particularly at the access and around the boundary.

Pollution prevention

- Fuel and oil storage will comply with the Control of Pollution (Oil Storage) (England) Regulations 2001.
- Refuelling will be carried out by trained operatives on drip trays or in bunded areas.
- A designated concrete washout area will be provided, at least 10m from any watercourse or drain.
- No silt laden or contaminated water will be discharged to a drain, ditch or watercourse.
- Account will be taken of the relevant Environment Agency Guidance for Pollution Prevention (GPP) notes.
- Any spillage or pollution incident will be contained, recorded and reported to the site manager and, where required, the Environment Agency.