Construction Management Plan

Land West of Pendil, Llangollen Road, Acrefair, Wrexham, LL14 3RS

Planning reference: P/2023/0746

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1.0 Introduction

1.1 This document has been prepared on behalf of Mr Rowe (hereafter referred to as the applicant).

1.2 The statement is submitted to discharge condition 15 of the planning approval.

2.0 Site Location

2.1 The site is located on Llangollen Road, an main road through the village of Acrefair. There is a wide array of properties within the locality.

2.2 Due to the nature of the property, construction traffic will be using access at the front of the property to gain access for the project.

2.3 The topography of the site is generally flat with hardstanding and soft landscapes areas.

3.0 Construction Programme

3.1 The proposal is medium size in nature, so it will take approximately 30-40 weeks to complete the project. There are trades which will need to be involved- such as groundworkers, bricklayers, plasterers, plumbers, and electricians.

3.2 Materials for the site can be unloaded from the access at the front of the property. The trades can then park on the adjacent car park which has ample parking facilities. Once the dwelling is constructed and the driveways have hardstanding, this can then be used as the main car park.

3.3 The access for the loading/ unloading of materials can be gained via Llangollen Road which retains a wide arrangement. The property will have a large frontal access until completion.

4.0 Environmental Control Measures

4.1 Air Quality

- No specific mitigation other than adopting best practices are proposed with regard to air quality.
- Site manager is to oversee the employment of measures for the control and monitoring of dust, smoke and any other airborne pollutants.

4.2 Highways and Traffic Management

- The primary access for the unloading of any materials will be via the front entrance.
- Delivery vehicles whenever practical will avoid 'peak public traffic hours' to reduce traffic congestion and nuisance to the existing road and highway network.
- The site manager will ensure the access is kept clean and tidy at all times.

4.3 Noise and Vibration

- The Contractor will oversee the employment of measures for the control and monitoring of noise and vibration.
- Noise and vibration will be controlled and limited so far as reasonably practicable so that sensitive receptors are protected from excessive noise and vibration arising from construction.
- The principles of Best Practicable Means will be employed to minimise the noise levels during construction. Recommendations for control of noise and vibration on construction sites are set out in BS: 5228.

4.4 Waste

- The Contractor shall, in order to reduce the need for waste disposal, minimise the generation and environmental impacts of wastes arising during the works and shall maximise opportunities for the re-use and recovery of wastes.

5.0 Housekeeping and Security

5.1 Appropriate H&S Signage will be placed around the construction site.

5.2 Storage of any hazardous substances will be away from watercourses and drains in a contained, bunded area on an impermeable surface.

5.3 Storage of all chemicals and hazardous substances will be away from areas where there is risk of damage from impact or collision e.g. site traffic.

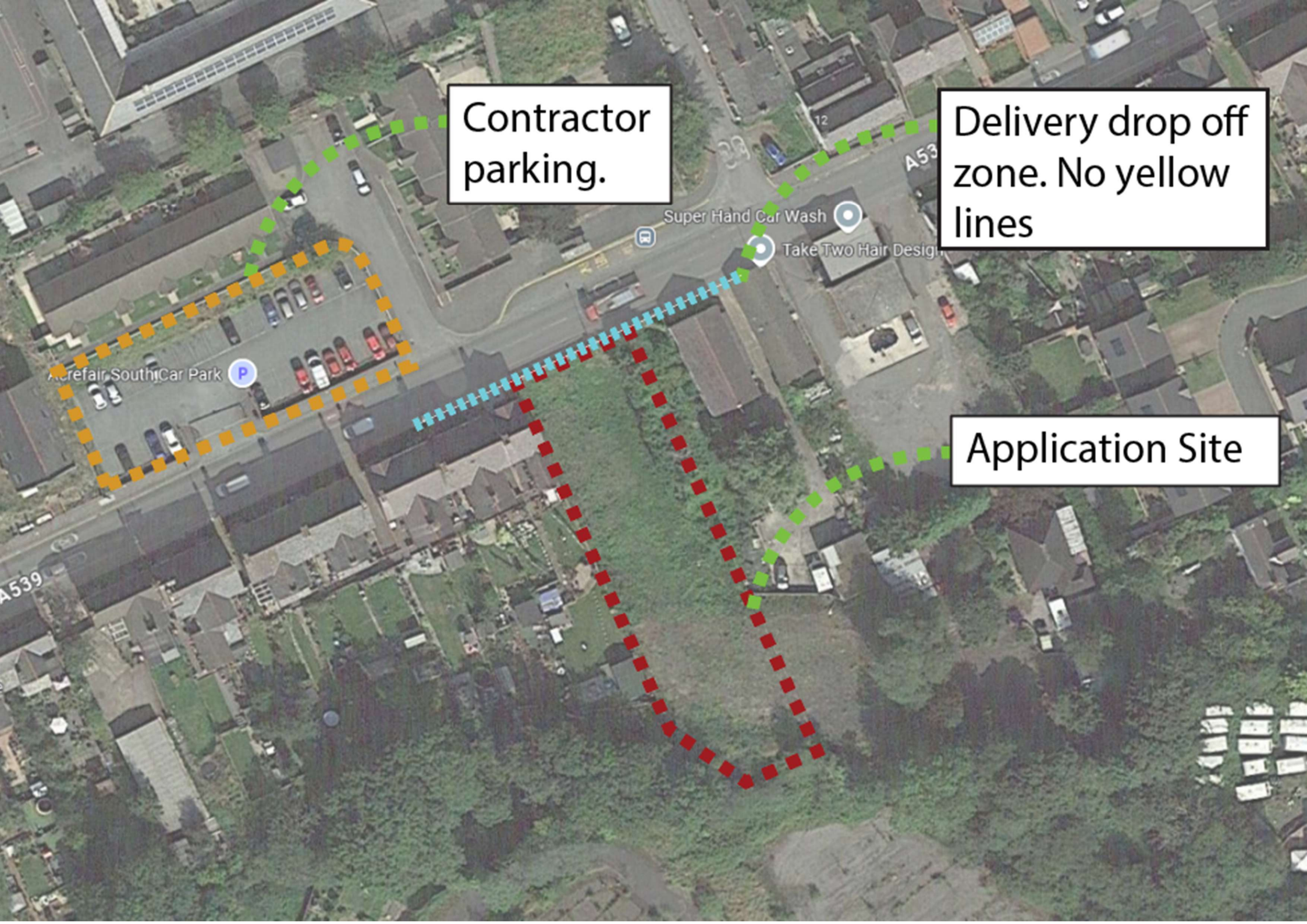
5.4 Any chemicals and hazardous substances are to be labelled; containers will be sealed when not in use and inspected regularly.

5.5 Train staff in spill kits/emergency procedures.

5.6 No fires on site.

5.7 Considerate behaviour is expected of all site staff, including on the nearby highways.

5.8 Storage facilities to be locked when not in use.


Contractor parking.
Delivery drop off zone. No yellow lines
Application Site
Super Hand Car Wash
A539