

**Prepared on behalf of**

**Prospect Estates Ltd**

**Former Midlothian Garage, New Mill Road, Holmfirth**

**Construction Management Plan**

---

## Acknowledgements:

### **Disclaimer**

*The methodology adopted and the sources of information used by Sanderson Associates (Consulting Engineers) Ltd in providing its services are outlined within this Report.*

*Any information provided by third parties and referred to herein has not been checked or verified by Sanderson Associates (Consulting Engineers) Ltd, unless otherwise expressly stated within this report.*

*This report was checked and approved on the 17<sup>th</sup> May 2019 and the Report is therefore valid on this date, circumstances, regulations and professional standards do change which could subsequently affect the validity of this Report.*

### **Copyright**

*All intellectual property rights in or arising out of or in connection with this report are owned by Sanderson Associates (Consulting Engineers) Ltd. The report has been prepared for Prospect Estates Ltd (the 'Client') who has a licence to copy and use this report only for the purposes for which it was provided. The licence to use and copy this report is subject to other terms and conditions agreed between Sanderson Associates (Consulting Engineers) Ltd and the Client.*

*This document cannot be assigned or transferred to any third party and no third party may rely upon this document without the express written agreement of both Sanderson Associates (Consulting Engineers) Ltd and the Client.*

|                     |                 |          |                           |
|---------------------|-----------------|----------|---------------------------|
| Report Ref:         | 10982/LM/002/01 | May 2019 |                           |
| Author:             | Lee Mozley      |          |                           |
| Checked & Approved: | Peter Maurice   | Date:    | 17 <sup>th</sup> May 2019 |

---

## Contents

*Page No*

|          |                                    |          |
|----------|------------------------------------|----------|
| <b>1</b> | <b>Introduction.....</b>           | <b>5</b> |
| <b>2</b> | <b>Site and Surroundings .....</b> | <b>6</b> |
| <b>3</b> | <b>Site Management .....</b>       | <b>7</b> |
| <b>4</b> | <b>Summary .....</b>               | <b>9</b> |

---

## Appendices

### APPENDIX A

*Drawing Reference: 10982-CMP-001*

## 1 Introduction

1.1 Sanderson Associates (Consulting Engineers) Ltd have been appointed by Prospect Estates Ltd to produce a Construction Management Plan relating to a proposed residential development at the former Midlothian Garage, New Mill Road, Holmfirth.

1.2 This document has been produced to assist with the discharge of Condition 12 of the approved planning application 2015/60/93824/W, which states that;

*Development shall not commence until a scheme detailing measures to prevent mud and debris being brought from the site onto the public highway during construction works has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented throughout the construction period.*

*Reason: In the interests of the free and safe use of the highway and to accord with Policy T10 of the Kirklees Unitary Development Plan.*

1.3 The main aim of this document is to demonstrate that the client and their contractors will operate in a manner to minimise the impact of the proposed works on the roads directly adjacent to the site, and details the following;

- *Hours of operation and number of vehicle movements.*
- *Parking on site (or on land within the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this.*
- *Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.*

## **2 Site and Surroundings**

- 2.1 The site is located off New Mill Road, which is a classified A road (A635) that provides access to various residential and commercial properties. The total site area measures approximately 2.07ha and is in part on land of the former Midlothian Garage.
- 2.2 The site topography slopes from south to north with a level on the southern site access of 183.100 AOD and on the north western boundary of 172.200 AOD, which equates to an average fall of 1 in 15.5. The site consists predominantly of overgrown vegetation and trees throughout.
- 2.3 There is an existing private road running through the site which is used to access tennis courts on adjacent land to the north east from New Mill Road. The new development proposals will maintain an access route through the proposed internal estate road.

---

### 3 Site Management

- 3.1 Construction traffic movements into and out of the site will be limited to between 7am - 6pm Monday – Friday and 7am – 1pm Saturday, with heavy vehicle movements avoided during the typical highway peak hour periods (08:00 – 09:00 and 17:00 – 18:00). It is not expected that works on the site itself will need to be undertaken outside these hours.
- 3.2 However, should works be required to be completed outside of these hours they will be addressed on an individual basis and if required notification to Kirklees Council will be made to seek permission before commencing. Example activities that could be required outside working hours detailed above & delivery hours noted below:-
- Delivery of large items of plant i.e. – Excavators and cranes.
  - Servicing/ repairs of large items of plant.
  - Delivery of large material elements i.e. - large roof truss elements and concrete floor beams.
  - Emergency site attendance i.e. - security issues, service issues.
- 3.3 The boundary of the site will be encompassed by a hoarding and all materials will be stored on-site. No materials or skips will be stored within the public highway at any time. Parking will be made available on site for contractors to limit any on street parking.
- 3.4 Larger deliveries will be timed and instructed to contact the Site Manager before arrival to avoid the peak hour periods, this will be detailed in all material and subcontract orders. It will also be made clear to contractors that all deliveries will require the aid of a Banksman.

- 3.5 As a footway runs along the site frontage, pedestrians will be given specific consideration in this area. Marshalling of pedestrians will be undertaken when large deliveries arrive and leave the site. The footway will be kept clear of obstruction from the construction operations.
- 3.6 At the exit of the site a wheel washing facility will be provided, this will be operated and maintained by the appointed contractor. If required, this will be supplemented with visits from a road sweeper to ensure deposits are cleaned from New Mill Road and the adjacent footway. Any small deposits will be dealt with by the contractor's site operatives.

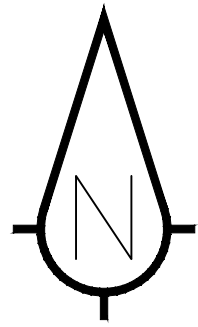
## **4 Summary**

- 4.1 This Construction Management Plan sets out the commitment of the client to mitigate the impact of construction traffic generated by the proposed development on the adjacent residential street.
- 4.2 It is considered that the measures detailed within this Construction Management Plan will help to manage the impact of construction and produce a benefit to the day-to-day operation of the site.

## ***APPENDIX A***

***Drawing Reference: 10982-CMP-001***

---



|      |            |           |         |
|------|------------|-----------|---------|
| SE5  | 414895.263 | 49288.023 | 173.874 |
| SE5  | 414895.262 | 49288.023 | 173.875 |
| SE6  | 414895.425 | 49317.023 | 174.378 |
| SE7  | 414923.642 | 49326.789 | 174.919 |
| SE8  | 414925.826 | 49291.371 | 179.463 |
| SE9  | 414772.700 | 49257.555 | 172.389 |
| SE9A | 414789.525 | 49243.976 | 172.144 |
| T1   | 414834.215 | 49252.334 | 175.256 |
| T1   | 414834.212 | 49252.333 | 175.258 |
| T1A  | 414834.653 | 49254.471 | 176.536 |
| T1C  | 414820.752 | 49277.474 | 175.276 |
| T2   | 414824.681 | 49253.210 | 174.534 |
| T3   | 414731.564 | 49266.661 | 172.312 |
| T4   | 414729.084 | 49260.362 | 179.730 |
| T5   | 414713.289 | 49285.481 | 161.709 |
| T6   | 414722.017 | 49267.135 | 159.320 |
| T6A  | 414726.300 | 49266.071 | 151.847 |
| T6B  | 414744.628 | 49260.055 | 143.732 |
| T7   | 414752.739 | 49353.687 | 156.919 |
| T8   | 414767.601 | 49375.225 | 155.857 |
| T9   | 414803.540 | 49343.566 | 174.322 |
| T9   | 414803.541 | 49343.566 | 174.320 |

| SURVEY STATIONS |            |           |         |
|-----------------|------------|-----------|---------|
| Name            | Easting    | Northing  | Height  |
| J471            | 414862.425 | 49290.826 | 173.810 |
| JWT             | 414839.734 | 49144.959 | 183.442 |
| SE1             | 414878.646 | 49203.016 | 183.134 |
| SE1A            | 414863.343 | 49180.105 | 183.303 |
| SE6             | 414893.425 | 49317.023 | 174.378 |
| SE7             | 414923.642 | 49326.769 | 174.919 |

- Sanderson Associates (Consulting Engineers) Ltd ("the consultant"), has not checked or verified, and shall have no liability whatsoever for any inaccuracies which may be attributable to any data, reports, base plan(s) and drawings provided by the client, or purchased by the consultant on the client's behalf, that may have been utilised within this drawing.
- The consultant shall not be liable for the use by any person of any document for any purpose other than that for which the same were provided by the consultant.
- No liability whatsoever is accepted by the consultant for any error or omissions.
- The consultant accepts no liability for any vehicle specification errors within the vehicle track software used and / or its vehicle libraries.
- The locations of utilities apparatus, if shown, is reproduced from plans supplied to the consultant, although care has been taken when duplicating this information. These locations are approximate only and no guarantee can be given for their accuracy. It is the client's or its appointed agent/contractors responsibility to verify the exact locations on site by hand dug trial holes or other appropriate means prior to mechanical excavation.
- Service connections are not shown but their presence should be anticipated.
- Reference to any third party equipment shown on this drawing was only relevant at the time the drawing was prepared.
- It is the client's responsibility to ensure that any equipment ordered meets the design.

NOTE: THIS DRAWING IS INDICATIVE. EXACT ARRANGEMENTS TO BE CONFIRMED BY APPOINTED CONTRACTOR

| Rev | Amendment | Drawn | Date | Checked |
|-----|-----------|-------|------|---------|
|     |           |       |      |         |



**sanderson**<sup>®</sup>

associates

(consulting engineers) ltd

Highways | Traffic | Transportation | Water

T 01924 844080 mail@sandersonassociates.co.uk  
F 01924 844081 www.sandersonassociates.co.uk

|        |                      |
|--------|----------------------|
| Client | Prospect Estates Ltd |
|--------|----------------------|

|               |                                                      |
|---------------|------------------------------------------------------|
| Project Title | Former Midlothian Garage<br>New Mill Road, Holmfirth |
|---------------|------------------------------------------------------|

|               |                                         |
|---------------|-----------------------------------------|
| Drawing Title | Indicative Construction Management Plan |
|---------------|-----------------------------------------|

|              |          |             |     |
|--------------|----------|-------------|-----|
| Scale        | 1:500    | Drawn By    | LM  |
| Drawing Size | A1       | Checked By  | PJM |
| Date         | 17.05.19 | Approved By | PJM |

|                |     |
|----------------|-----|
| Drawing Number | Rev |
| 10982-CMP-001  | -   |