

Demolition of Former Dairy/Snooker Centre/Storage and Erection of 9 Light Industrial Units

at

Land Adjacent, 60, Northgate, Cleckheaton, BD19 3NB.

Planning Approval – 2022/62/91730/E

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) & CONSTRUCTION MANAGEMENT PLAN (CMP)

Rev 1 – January 2024

Rev 2 – May 2024

May 2024

With reference to the condition 5 & 6 of the above approval relating to

*5. Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The Construction Environmental Management Plan shall provide details of:*

- a) timetable of all works;*
- b) measures to control and monitor the emission of dust and dirt during construction;*
- c) mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);*
- d) artificial lighting used in connection with all construction related activities and security of the construction site;*
- e) site manager and resident liaison officer contact details (including their remit and responsibilities and if/how a point of contact would be advertised on site for local residents); and*
- f) details of engagement with local residents and occupants or their representatives.*

**(CEMP) DETAILS – All Details to be read in conjunction with the Construction Management Plan.**

**Drawing No – 1816/103 [latest revision](#)**

- a) timetable of all works;*

Commencement of the project is anticipated from 4<sup>th</sup> December 2023.

Work to commence on plot I, G & H followed by plot, D, E & F.

Outline programme of works attached as Appendix

An exact dated programme of works can only be provided once the Discharge of Conditions application has been approved to allow commencement of the works.

*b) measures to control and monitor the emission of dust and dirt during construction;*

The site compound and the first 20m of the access from Scott Lane is to be temporarily surfaced in DOT type 1 with a road planing finish, maintained for the duration of the building works, it is proposed to provide wheel washing facilities on site by means of a power hosepipe / jet wash located which is to be located close to the loading and unloading area. This is considered sufficient for the likely number of trips associated with the development.

In addition, regular mechanical road sweeping will be carried out to ensure the highway is kept clean.

As identified above the site access will be partially resurfaced which will minimise dust emissions arising from access and egress from the site.

In dry conditions the access will be damped down with a water spray carried out by the main contractor.

The site compound will be formed adjacent to the existing site entrance on Northgate and as shown on the Construction Management Plan.

The storage of plant and materials will take place in the area indicated on the CMP drawing.

All construction traffic including staff parking will access the site from Scott Lane via secured gates.

The site manager will be responsible for the visual inspection and cleaning of all vehicles leaving the site. Wheel wash facilities to be provided within the site adjacent to the main gates.

Loading and unloading of construction materials will take place adjacent the new site compound.. Access to and from the site will be in forward gear only.

Construction traffic will access the site via the existing entrance on Thorpe Lane. A turning area will be provided on site to ensure vehicles can drive in and out of the site in forward gear.

A single sign located at the site entrance off Scott Lane will be installed to make delivery and construction traffic aware of the site.

- c) mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);

Site working hours, including deliveries, will be restricted to the following hours of operation.

No construction related noise shall be audible beyond the site boundary outside the hours of:

07.30 to 18.30 hours Mondays to Fridays

08.00 to 13.00 hours, Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

The Construction Method Plan has been updated to reflect these hours

- d) artificial lighting used in connection with all construction related activities and security of the construction site;

No work on site is anticipated outside of daylight working hours. Lighting to be restricted to light associated with the site office and the compound. Compound lighting to be provided by a dusk to dawn operational sensor light operated within the secure compound only. Light to be focussed within the compound.

- e) site manager and resident liaison officer contact details (including their remit and responsibilities and if/how a point of contact would be advertised on site for local residents);

Site Manager – John Brooke of John Brooke Builders Ltd

An emergency number accessible 24 hours a day will be clearly indicated on the site signage positioned on the main delivery gate to the site, from Scott Lane.

- f) details of engagement with local residents and occupants or their representatives.

D & M Middleton Ltd, the developers of the site will be writing to the owners and occupiers of the immediate neighbours of the site, highlighted in the Statement of Community Involvement Document issued during the planning process and attached to this document as appendix A. The written confirmation will inform them of the likely commencement date for the project and the anticipated building programmes.

In addition to the neighbours identified in The Statement of Community Involvement the following will be added to the list for consultation. The owners/occupiers of 73-85, 87 and 103 Northgate, 1(and others) providence Street and Elm Bank have been added to the list.

An exact dated programme of works can only be provided once the Discharge of Conditions application has been approved to allow commencement of the works.

A 24-hour 7 day point of contact in case of emergencies will be identified in the document.

*6. Prior to development commencing, a schedule of the means of access to the site for construction traffic (a Construction Management Plan (CMP)) shall be submitted to, and approved in writing, by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, times for deliveries and working hours, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site, and details of engagement with local residents and occupants or their representatives when forming the CMP. It shall also include details of a site manager and point of contact for residents in the event of any issues arising through the construction process. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.*

**(CMP) DETAILS – See Construction Management Plan, APPENDIX B. Drawing No – 1816/103 latest revision**

**Mark Brotherton**

BA (Hons) Dip Arch RIBA

Director

**FOX** | ARCHITECTURE  
& DESIGN

# APPENDIX A

Statement of Community Involvement Document



### Neighbour consultation

All neighbours to site have been consulted as part of the design development process.

The owners of each of the neighbouring properties identified A to E on the above diagram have been approached with the details of the proposed development. No adverse comments have been received to date.

Part of the application site is under the ownership of the owners of property C. The owners of property C has been officially notified as required by the planning application process.

### Parish Council

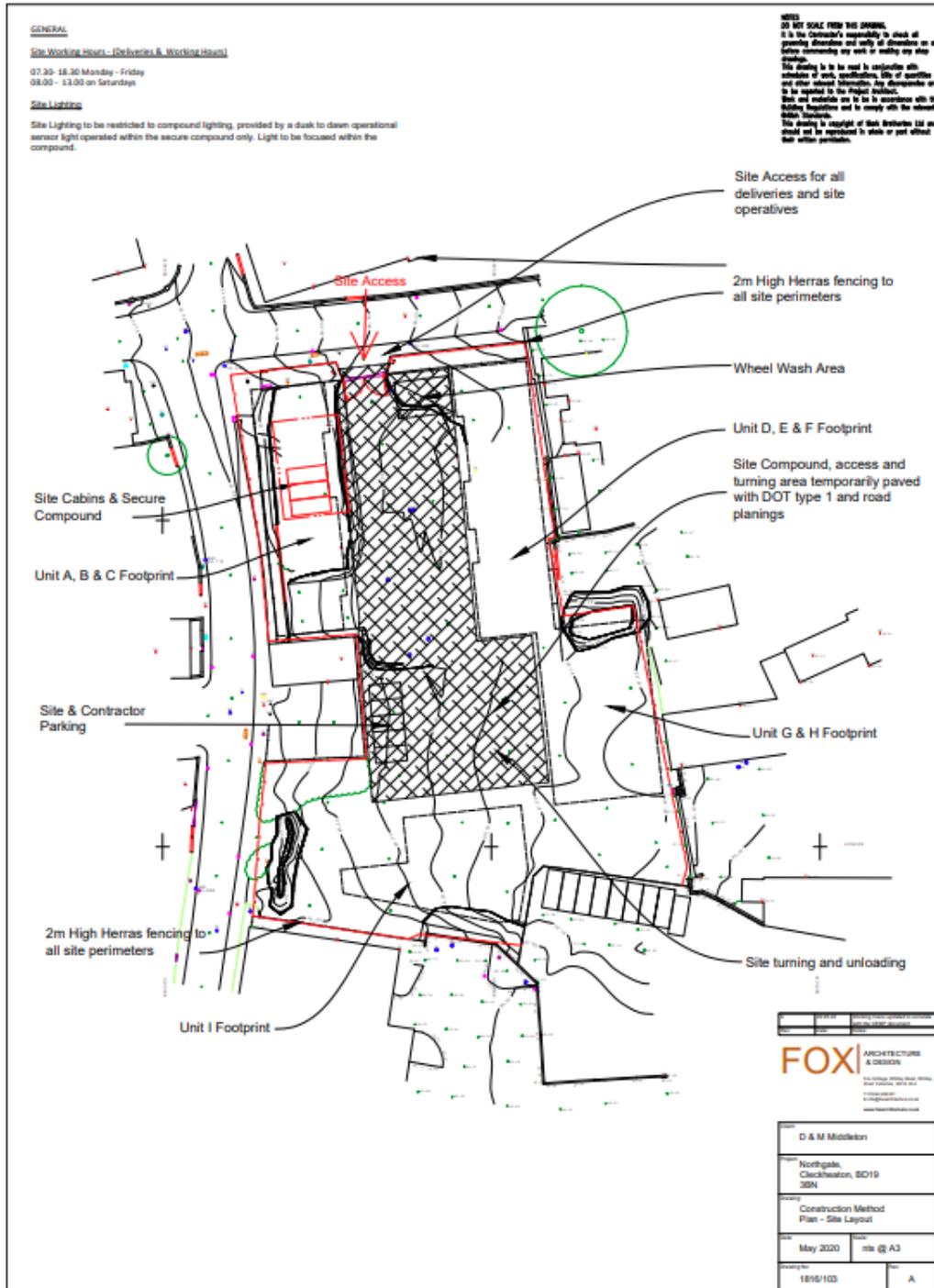
The applicant has met with the local parish council who are in principal supportive of the development of the site have no adverse comments to the proposals at this stage.

Mark Brotherton

**BA(Hons), DipArch, RIBA**

# APPENDIX B

## Construction Method Plan – Site Layout



# APPENDIX C

Outline Programme of Works