

2021/62/94645/W - Erection of detached dwelling with parking and division of existing garden to provide amenity parking and bin storage.

LOCATION: Adjacent 84 Dalton Green Lane, Dalton, Huddersfield, HD5 9UQ.

Rev A – 01.02.24

Planing condition #5 – Construction management plan:

CONSTRUCTION MANAGEMENT PLAN

Planning Application No 2021/62/94645/W

The Planning Application is currently in the address of Adj 84, Dalton Green Lane, Dalton, Huddersfield, HD5 9UQ but the site is accessed from Albany Road, Dalton, Huddersfield, HD5 9UL. We have applied to Street Naming & Numbering Department to have the address amended.

Site access will be via a private entrance with newly formed dropped kerb and tarmac finish from Albany Road. The site entrance will be secured by security fencing and gates with necessary signage. This will ensure access will be restricted to tradesmen and site personnel. There are no other points of access to the site.

Operating hours will be limited to

Monday to Friday 8.00am to 5.00pm. Saturday 8.00am to 1.00pm.

Site Induction and Safety Requirements will be given to all personnel visiting the site.

The site itself provides sufficient space for the establishment of welfare facilities and also onsite parking. There is clear access for deliveries of materials and removal of spoil within the confines of the build while works are ongoing. There is adequate space for all materials on site.

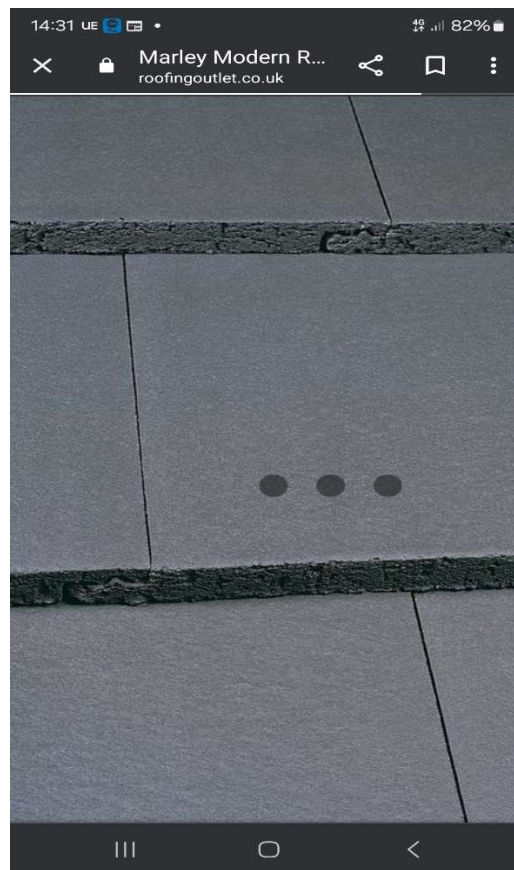
Once the build has commenced the use of manually driven plant will be required on site. Removal of all existing waste materials will be removed from site using a grab wagon. Once work has commenced on site dust will be managed by wet cutting to any masonry work and dust vacuum extraction to any timber cutting. To keep dust to a minimum any excavation works or removal of soil from site will be kept damp by means of a water spray if necessary.

The site is free draining and surrounded by trees and shrubbery so no problems with site drainage or storm water are envisaged.

Planning condition # 8 - Development not to commence until details of facing / roofing materials have been approved



Photograph showing the proposed
Coursed stonework from Myers



Photograph showing the proposed
Marley Modern interlocking roof tiles

Planning condition # 9 - Dwelling not to be occupied until details of boundary treatments of the site (inc 2m screen to 84 above finished floor level)



Photographs showing the 2m high close boarded fencing to the boundary of the site.

Planning condition # 10 - Development not to commence until details of slab level / floor levels approved relative to fixed datum

The proposed floor will comprise an insulated concrete solid floor (as approved by building control) and the finished floor level will be 150mm higher than the existing external ground level as measured from the corner of the adjacent building (the nearest fixed point) – as indicated on drawing AL 05 submitted as part of the condition release application.

Planning condition # 11 - Dwelling not to be occupied until the following has been submitted and approved: Provision of bat tubes, Provision of bird boxes, Provision of hedge hog holes in boundary walls, Planting of native species on site

Drawing AL 05 submitted as part of the condition release application indicates the extent of proposed landscaping works which primarily comprises grass to the lawned areas and a paved perimeter to the property. Provision for bird nesting and bat boxes will be provided on the gables of the proposed property and these are indicated on the drawing submitted. There are no opportunities to provide hedgehog tubes as the one stone boundary wall to the east is not in the client ownership. Any remaining planting that was part of the existing garden (predominantly to the south) has been retained.

Planning condition # 12 - Development not to commence until scheme detailing treatment of alterations to 84 submitted



Photographs showing the works to the existing gable wall to no: 84 and the formation of the parking spaces and erection of the timber fencing to the boundary