

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 4 DWELLINGS

11 WOOD STREET, SKELMANTHORPE HD8 9BN

APP NO: 2024/62/91934/E

CONDITION 8 – CONSTRUCTION MANAGEMENT PLAN

Construction Management Plan

11 Wood Street, Skelmanthorpe, HD8 9BN



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1.0 Introduction

It is the intention to demolish the existing building on the site and construct four detached dwellings. The property currently on the site is a 1954 random stone built 'chalet' style with attic rooms, a common build type for the time.

This document will outline key areas for consideration and the plan to mitigate such issues and concerns. The information contained within this document will be written into the Construction Phase Plan, which will be made available to all site staff and sub-contractors.

1.1 Planning reference number

1.1.1 - The planning reference number of the development 2024/62/91934/E

1.2 Site address

1.2.1 – The site address-

11 Wood Street, Skelmanthorpe, HD8 9BN

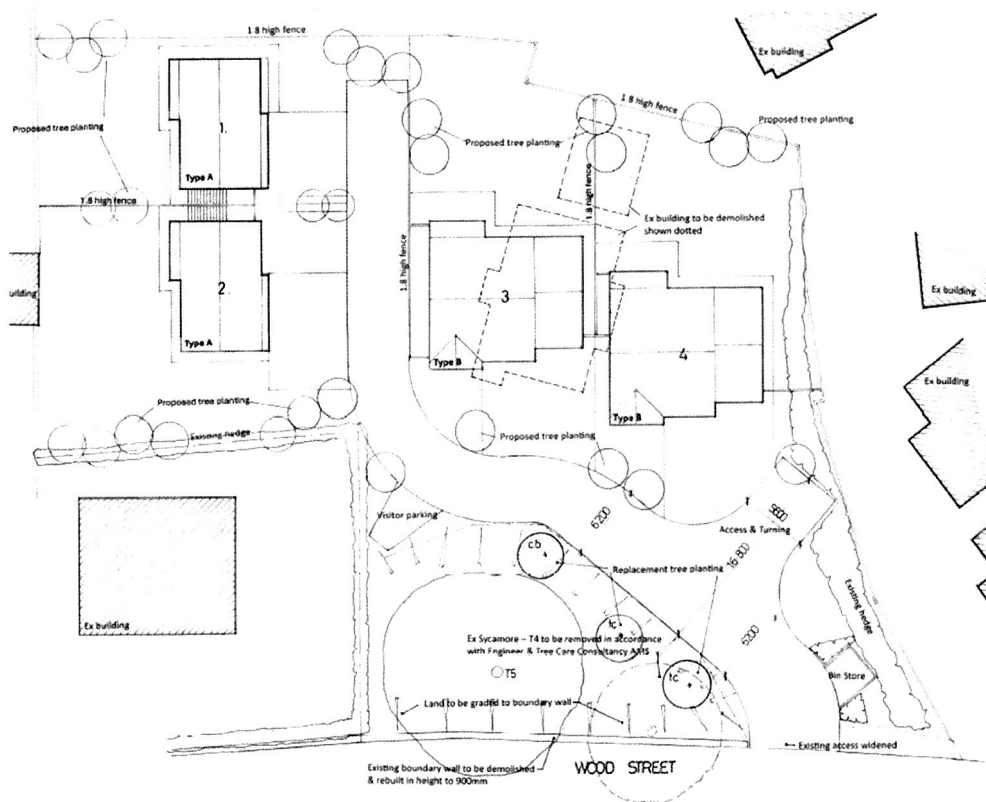


1.3 Project Description, Scope of Works and Key Dates

1.3.1 – Project Description

The site is situated in the popular village of Skelmanthorpe, near to the village centre. Wood Street is an ancillary road providing a single carriage way from Huddersfield Rd to Station Rd, it is more an access for those that live on the Street opposed to a connecting road.

The site itself once formed part of a quarry, which appears to have been infilled mid last century. The Existing property is sited approx. central of the site. The existing house will be demolished to enable construction of four detached properties, see image 001.



(Image 001.)

1.3.2 – Scope of Works

On occupation of the site, boundary fencing will be erected to the whole site with secure gated access via the existing driveway. Welfare facilities will be provided, initially the welfare will be positioned for the demolition phase and then potentially repositioned for the construction phase.

Once the site has been established the works to the boundary wall to reduce the height will take place in line with condition 6.

Once the boundary wall has been partially demolished and ground to boundary graded then the existing property will be demolished, footings grubbed out and demolition waste removed from site.

The following phase will be ground works, inclusive of ground remediation, foundations, forming of road, drainage and utilities (ducts and water).

Superstructure, the four buildings will commence and will be constructed using traditional methods. The plots will be in differing stages of build, as in plot 1 will be at roof truss height so the Brick Layers will return to plot 2 to take the build from floor joists to next lift.

Upon reaching watertight internal trades will work through the normal process of taking the property to a finish. The trades will work in a similar pattern to the Brick Layers.

Once Superstructure completes and scaffolds are removed the Ground Workers will complete and test drain runs, ensure duct runs and water pipes are intact and complete. Once these works are complete, they will move onto bringing each plot externally to a finish.

1.3.3 – Program and Key Dates.

Please see Program for Overview

Key dates-

- 2/2/2026 – Preparations for Occupation of site.
- 9/2/2026 – Reduction of boundary wall to Wood Street, as per Condition 6.
- 16/02/2026 - Demolition of existing property.
- 2/3/2026 - Ground preparation and footing.
- 4/5/2026 - Structures commence.
- 12/03/2027 - Site complete, inc. external finishes.

All steps will be taken to achieve these dates, delays that may occur would be through bad weather, or perhaps ground conditions requiring specialist sub-contractors, etc.

2.0 Project Team, Personnel & Visitors, Site arrangements/ Layout and Welfare.

2.1 Project Team

2.1.1 Project Team –

Simon Lappage – Contracts Manager simon@linfitdevelopments.co.uk Tel : 07725 199915	Responsible Person for producing the CMP and implementation.
Antony Skelton – Site Manager antony@linfitdevelopments.co.uk Tel : 07951 795142	Responsible Person for compliance with the CMP and day to day management of the site.
Linfit Developments Ltd. Unit 1 Linfit Court, Colliers Way, Clayton West, HD8 9WL. reception@linfitdevelopments.co.uk Tel : 01484 863205	Head Office Details
Steve Waterson – Arboricultural Consultant Tree Care Consultancy info@treecareconsultancy.co.uk Tel: 0788 4038025	Responsible
Marc Askew – Structural Engineer OEC Consulting Engineers LTD marcaskew@oeconsult.co.uk Tel: 07834 772912	Responsible for Structural Engineering design elements.

2.2 Site personnel and visitors, Site Hours.

Throughout the project there will be a number of staff and visitors that will attend at differing stages. When attending they will be required to report to the Site Office to sign in, on their first visit they will be given the Site Induction which will outline the stage the project is at and any potential risks that may be associated with that stage of the build, they will also read and sign onto their RAM's.

During the Induction the requirements of the Construction Management Plan and Construction Phase Plan will be explained to the inductee.

2.2.1 Working hours

The working hours for site (including any construction and demolition activity) shall be:

- 07:30 to 17:00 on Monday to Friday
- 08:00 to 12:30 on Saturdays, only by prior arrangement for specialist Subcontractors.
- No working on Sundays or Public Holidays
- No Piling operations should commence prior to 08:00

These working hours cover operations and work which are audible at the site boundary.

2.2.2 Exceptions to Normal Working Hours

It is the intention to NOT do any works outside of the working hours discussed in 2.2.1, the only time the works may run past these permitted timings is when events are outside of our control. An example of a situation such as this would be when a concrete wagon is delayed on the final pour of the day. Such an event would then have a knock-on effect to completing tasks and leaving site at the end of the day.

To mitigate such events occurring any time sensitive tasks will be commenced as early as possible in the day, if the task is delayed on the day and may impact on the site closing times then it will be cancelled and moved to the following working day.

2.3 Site layout, Welfare arrangements, Wheel wash and Parking for each Phase

Throughout the development of the site the welfare facilities, parking etc will evolve as per the plans below.

2.3.1 - Boundary wall reduction & Demolition Phase, see Image 002-

Welfare and office will be combined at this point with a Portaloos provision; these will be sited on the raised ground as you enter site.

There is ample room for the Demolition staff to park on the site at this stage, they are a small team that vehicle share. Site visitors will have to park on Station Road away from site at this stage.

A designated area has been provided for demolition waste sorting and skips; this area will also act as a turning point for vehicles.

The largest vehicle attending site will be 8-wheel tipper (20t) for collection of demo waste.

Wheel washing facilities will be provided at the entrance of site, the road will be kept clean. A road sweeper will be employed on an as and when needed basis.



(Image 002.)

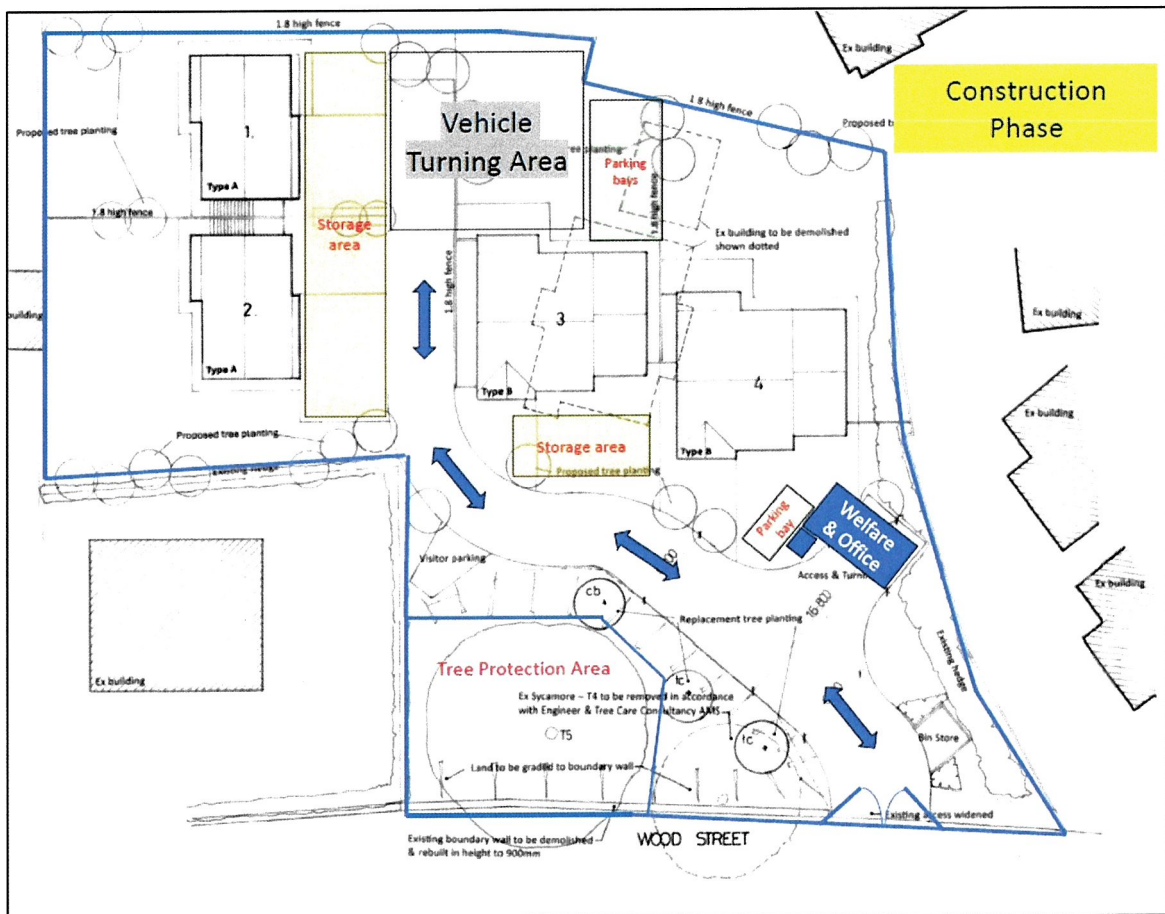
2.3.2 Construction Phase, see Image 003.

It is the intention to place the welfare and office in the newly formed turning head at the entrance to site, however if this is not feasible it will be kept in the same location as per the Demolition phase.

During this phase there will be areas provided for storage, turning area for deliveries and a clear access and egress route to and from site.

Staff parking will be provided on site in designated areas; there will be occasions when the site is undertaking certain ground works and some of the vehicles will have to park on Station Road.

Wheel wash will be at the entrance to site with staff keeping the highway clean, a road sweeper will be employed on an as and when required basis to prevent unnecessary vehicle movements on Wood Street.



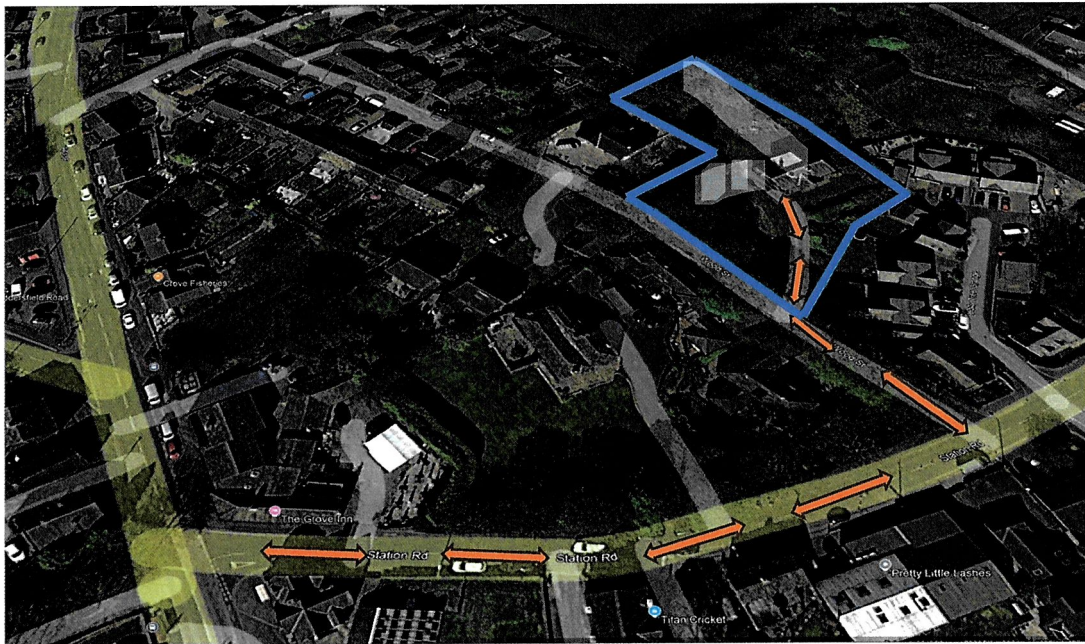
(Image 003.)

2.4 Deliveries, managing materials, site storage, and good housekeeping

2.4.1 Deliveries

Delivery Vehicles and alike will approach site from Huddersfield Road turning onto Station Road by the Grove Inn, Wood Street is on the left after approx. 100m.

Vehicles will enter site and report to the Site Office for instruction, upon completing their visit they will turn the vehicle around on site and leave via the same route to Huddersfield Road where they can then continue to their destination.



Deliveries, skip collections etc will be pre-arranged and timings will be given to drivers so that they do not coincide with the local school times.

The schools nearby drop off & collection times are-

Skelmanthorpe Academy (Primary School) – 08:50 – 15:30
St Aidens (Primary School) – 08:50 – 15:30
Shelley Academy (High School & Sixth Form College) – 08:30 – 15:00

2.4.1 continued

Delivery timings etc. will be restricted to as follows-

	07:30 - 08:15	08:15 - 09:15	09:15 - 14:45	14:45 - 15:45	15:45 - 17:00
Monday					
Tuesday					
Wednesday					
Thursday					
Friday					
Sat & Sun					

No Deliveries

Deliveries Permitted

2.4.2 Managing Materials & Site Storage

Materials onsite will be kept to a minimum, with only the required amount to maintain the ongoing works, the only exception to this will be Ashlar and Walling Stone. In having minimal materials it ensures that the site does not become land locked with excess materials and keeps the vehicle movements to a minimum.

Materials are to be stored as per set out in Section 2.3, the Demolition Phase storage areas are shown in Image 002, and the Construction Phase storage areas are shown in Image 003.

2.4.3 Good House Keeping –

Site waste will be controlled throughout the project, at Demolition phase an area will be used for the sorting of the waste generated from the existing build, see Image 002. There will be skips for differing wastes, e.g. wood, scrap metal etc. Stone and concrete will be removed from site via 8-Wheel 20T trucks, these will be loaded by the 360 Excavator onsite.

During the Construction Phase skips will be utilised, these will be kept in the site storage areas, there will be general waste, and plasterboard skips as a minimum.

General Labourers will be employed to maintain site cleanliness, maintain site hoardings and keep the highway clean. A road sweeper will be employed on an as and when needed basis, this is to keep vehicle movements to a minimum on Wood Street.

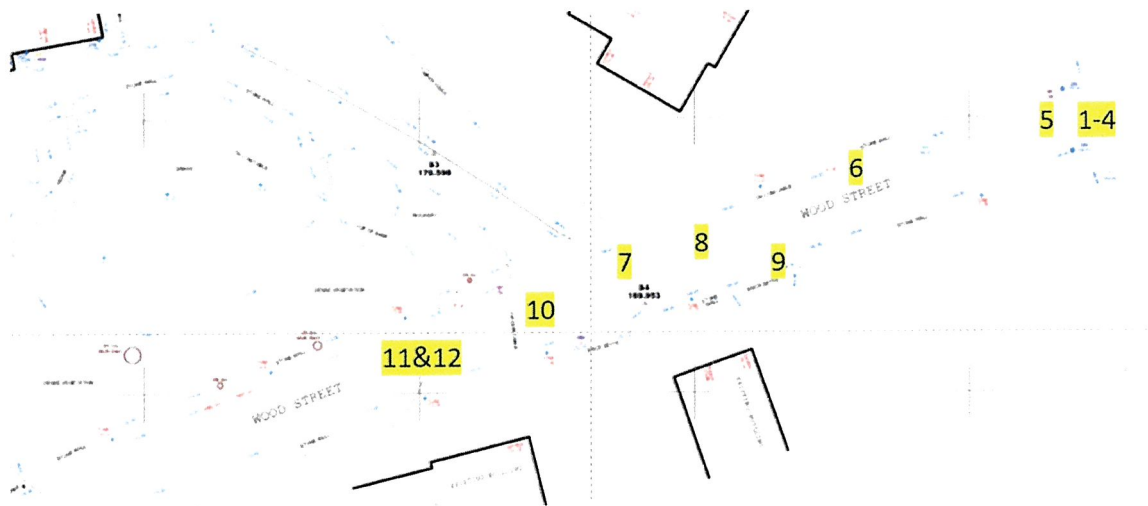
3.0 Predevelopment Road Survey & Wood Street Boundary Wall Condition

3.1 Predevelopment Road Survey

Wood Street has general signs of wear along the site boundary and entrance, however it must be noted that at the junction, Wood Street onto Station Road there is a great deal of very heavy wear along with a number of potholes. The footpath is also in a poor state, it appears the top coat as laminated off in places.

Below is a series of photos and plan showing the general condition of the road surface, the numbering is cross referenced on the plan.

Location of photos-





No 1.



No 2.



No 3.



No 4



No 5



No 6.



No 7.



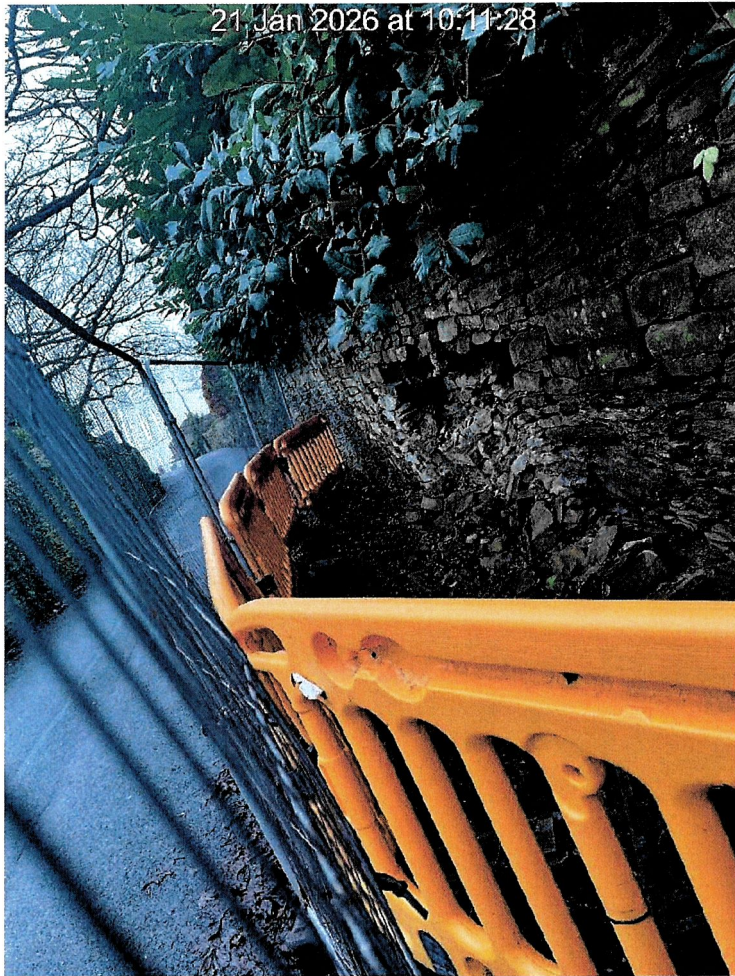
No 8.



No 9.



No 10.



Wall collapse, poor masonry work evident in bonding.





Wall has been pushed out by tree roots.



No 11.



No 12.

3.2 Wood Street Boundary Wall Condition

It must be noted that the boundary wall on Wood Street is in a very poor condition. The construction is in a Dry Stone walling method, however the wall has been very poorly constructed in areas, there is a lack of bonding or use of ‘jumpers’ in some areas.

You can see that the wall has been added onto, rebuilt and generally messed with over the course of its life, the trees have pushed against the wall and caused a major collapse that is currently fenced off.

Below is a series of pictures showing general condition.



Example of rebuilding.

