

CONSTRUCTION MANAGEMENT PLAN FOR LAND AT LUMB LANE NURSERIES, ALMONDBURY

Prepared to discharge Condition 10 of planning permission 2025/62/92440/W

Document purpose

This Construction Management Plan (CMP) has been prepared for the approved erection of four dwellings at Lumb Lane Nurseries, Lumb Lane, Almondbury. It is intended to discharge Condition 10 of the decision notice and sets out how the construction phase will be managed to protect highway safety, residential amenity and the surrounding environment during the works.

1. Site and development summary

Planning permission 2025/62/92440/W permits the erection of four dwellings at Lumb Lane Nurseries, Lumb Lane, Almondbury. The approved scheme is served from a single access on Lumb Lane and was amended during the application process to address highway and design matters. This CMP has therefore been written specifically around the approved four-dwelling scheme rather than the earlier five-dwelling layout.

The site fronts Lumb Lane and is approximately 280 metres west of the junction with Sharp Lane. The local road is a relatively narrow rural lane with residential properties to either side and open land to the north. Construction management will therefore focus on controlled vehicle arrivals, no on-street waiting, keeping the highway clean, and maintaining considerate communications with nearby residents.

2. Condition 10 compliance schedule

Requirement	Where addressed in this CMP
Hours of works	Section 3
Construction access arrangements, vehicle sizes and routes	Section 4
Numbers/times of vehicle movements and HGV waiting management	Section 4
Parking for construction workers	Section 5
Loading/unloading and storage of plant/materials	Section 6
Signage	Section 7
Wheel washing, highway cleanliness and street sweeping	Section 8
Measures to control and monitor dust and dirt	Section 9
Site waste management	Section 10

Requirement	Where addressed in this CMP
Noise and vibration mitigation including delivery restrictions	Section 11
Construction lighting and security	Section 12
Site contacts, liaison roles, engagement undertaken and ongoing engagement	Section 13

3. Hours of work

Construction activity audible beyond the site boundary will take place only between 07:30 and 18:30 Monday to Friday and 08:00 to 13:00 on Saturdays. No construction activity audible beyond the site boundary will take place on Sundays or Bank / Public Holidays.

Particularly noisy operations, including concrete breaking or the use of impact tools, will be programmed within the core daytime period where possible. Site opening, staff arrival and end-of-day close-down will be managed quietly, with engines switched off when vehicles are stationary and radios or amplified music prohibited.

4. Construction access, routing and vehicle movement management

All construction access shall be via the approved site entrance on Lumb Lane. The access shall be supervised as required by a trained banksman during deliveries, plant movements and any reversing manoeuvres. The visibility splays shown on the approved highway drawing shall be kept clear of stored materials, parked vehicles, spoil, plant and temporary structures at all times.

All construction traffic shall approach and depart the site via Sharp Lane and the eastern arm of Lumb Lane only. The route via Castle Hill Side / Ashes Lane shall not be used by construction traffic except where required by emergency services, a formal road closure or diversion, or a written direction from the Highway Authority.

- Expected delivery vehicles: cars, light vans and rigid 2-, 3- and 4-axle wagons only.
- Maximum routine delivery vehicle size: 12.0m length x 2.55m width, up to approximately 21 tonnes gross vehicle weight.
- Articulated HGVs are not expected and shall only be permitted where a specific delivery cannot reasonably be undertaken by a rigid vehicle and the movement has first been reviewed and authorised by the site manager.

Vehicle type	Indicative movements / day	Permitted arrival window
Operative cars / vans	Typically up to 6 arrivals and 6 departures	07:15-08:00 arrival; 16:30-18:30 departure
General deliveries / collections	Typically 2-6 vehicles; maximum 8 in a day	09:30-15:30 weekdays; 08:30-12:00 Saturdays
Concrete, skip exchange or plant delivery	Occasional and pre-booked; one vehicle at a time	Outside peak periods and under direct site supervision

All deliveries shall be pre-booked in timed slots. No delivery vehicle shall wait, stand, load, unload or turn on Lumb Lane, Sharp Lane or any surrounding residential road.

HGV waiting policy	No HGV waiting, standing, loading, unloading or turning on the public highway adjacent to the site is permitted.
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All delivery vehicles shall enter and leave the site under banksman control. Reversing shall be confined to within the site only. No delivery vehicle shall reverse along Lumb Lane. Any non-routine activity, including crane lifts, concrete pump operations, abnormal deliveries or temporary traffic management, shall be subject to a separate task-specific method statement and advance notification to nearby residents where appropriate.

For the avoidance of doubt, the granting of planning permission and approval of this CMP does not authorise works within the adopted highway. Any access works, frontage alterations or footway works within the highway shall be undertaken only under the relevant highway approvals and permits.

5. Parking for construction workers

All construction workers, visitors and subcontractors shall park within the site compound only, in the area shown on the construction layout drawing. Site staffing levels shall be managed so that parking demand remains within the site and does not overspill onto Lumb Lane, Sharp Lane or neighbouring residential frontages.

- No parking by operatives, visitors, subcontractors or delivery drivers shall take place on Lumb Lane, Sharp Lane, the site frontage within the highway, or in front of neighbouring properties.
- Shared transport, van pooling and staggered attendance shall be used where practicable to minimise parking demand.
- If an off-site welfare or parking base is used by the principal contractor, staff shall transfer to site in shared vans rather than individual cars.

A maximum on-site parking capacity of 10 operative vehicles / vans shall be maintained within the compound. The parking area shall be kept available for contractor parking and shall not be obstructed by stored materials, skips, plant or welfare facilities.

6. Loading, unloading and storage of plant and materials

All loading and unloading will take place within the site boundary only. The public highway will not be used for loading, unloading, laydown, plant standing or skip exchange. Deliveries will be coordinated so that only one larger vehicle is dealt with at a time.

- Banksman control will be used for larger deliveries and all reversing movements.
- Plant, materials, skips and cabins will be stored within designated areas inside the site and positioned so that sight lines, pedestrian routes and drainage paths remain unobstructed.
- Fuel, oils and chemicals will be stored in proprietary bunded containers with spill kits available at the storage point and in site vehicles.
- Cementitious and fine materials will be kept sheeted / sealed and protected from wind uplift or washout.

7. Signage and traffic marshalling

Temporary signage shall be erected, maintained and kept legible for the duration of the works. Signage shall be proportionate to the scale of the development and shall be positioned so that it does not obstruct visibility at the site access or create a hazard to highway users.

- Site entrance board identifying the project, principal contractor, site manager and resident liaison officer, together with contact telephone numbers.
- Delivery driver instructions at the entrance, including no waiting on the highway, engines off while stationary, and report to site manager / banksman on arrival.
- Warning signage for pedestrians and vehicles during periods of delivery, lifting operations or access activity.
- Directional signage, where necessary, confirming that construction traffic is to approach from the Sharp Lane side only and not via the western rural route.

- Noticeboard information confirming the site working hours, complaint procedure and contact details.

8. Highway cleanliness, wheel washing and street sweeping

The site manager shall inspect the site access and the immediate frontage to Lumb Lane at the start and end of each working day and additionally during periods of wet weather, demolition, earthworks or any other operation with an increased risk of mud or debris being carried onto the highway. Measures shall be implemented to ensure that mud, grit, dust and debris are not deposited on the public highway by vehicles travelling to and from the site.

- A wheel-cleaning / wash-down point using a pressure washer and hose shall be maintained immediately inside the site entrance whenever ground conditions or construction activities create a risk of carry-out onto the highway. All vehicles leaving the site shall be checked and cleaned where necessary before entering the public highway.
- Road-sweeping shall be instructed promptly where visible mud, grit or debris reaches the carriageway or footway.
- Any accidental deposits on the highway shall be cleared the same day and the cause investigated immediately so that additional controls can be put in place to prevent recurrence.

The site manager shall keep a written record of inspections, any incidents of highway soiling, and the corrective action taken.

9. Dust and dirt control and monitoring

Dust-generating activities will be controlled by good site practice and monitored by the site manager throughout the works. Control measures will be increased during dry, windy or particularly sensitive operations such as demolition, cutting, crushing or topsoil handling.

- Damping down of haul areas, stockpiles and cutting locations during dry weather.
- Sheeting or covering of vehicles carrying loose material to and from the site.
- Minimising drop heights during loading and using pre-mixed materials where practicable.
- No burning of waste or vegetation on site.
- Daily visual dust checks at the site boundary and recording of any complaints together with the corrective actions taken.

10. Site waste management

Construction waste will be managed in accordance with the waste hierarchy: reduce, reuse, recycle and dispose. Waste will be segregated where practical and removed by licensed carriers to suitably authorised facilities.

- Separate skips / storage areas will be used for inert materials, timber, metals, mixed construction waste and plasterboard where practicable.
- Packaging will be minimised through supplier take-back arrangements where available.
- Hazardous or contaminated materials, if encountered, will be isolated, assessed and removed in accordance with the relevant specialist advice and statutory requirements.
- Waste transfer documentation will be retained by the contractor.

11. Noise and vibration mitigation

Noise and vibration from construction-related activities will be reduced so far as reasonably practicable. The scale of the approved development is modest, but works will be managed carefully because of the close proximity of neighbouring dwellings and the narrow local lane.

- Use modern, well-maintained plant fitted with effective silencers and acoustic covers.
- Switch off engines when plant or vehicles are not in active use; no prolonged idling.

- Avoid unnecessary dropping of materials and use quieter methods / equipment where reasonably practicable.
- Plan deliveries within the booked delivery windows set out in Section 4; no routine HGV deliveries before 09:30 on weekdays.
- Where a short period of unusually noisy work is unavoidable, immediate neighbours will be notified in advance.

If vibration-sensitive operations are required, the contractor will review the method before the activity commences and adopt the least disruptive approach reasonably practicable. Complaints relating to noise or vibration will be logged and investigated by the site manager on the same working day where possible.

12. Construction lighting and site security

Temporary lighting will be kept to the minimum necessary for safe working and security. Lighting will be directed into the site and away from neighbouring properties, the road, and the northern boundary / watercourse corridor.

- No permanently illuminated site floodlighting.
- Task lighting to be used only while work is ongoing and switched off at the end of the shift.
- Security lighting to be low-level, directional and on PIR sensors where possible.
- Plant, fuel and valuable materials to be secured within the site compound when not in use.

13. Site contacts, liaison roles and resident engagement

Principal contractor	Marsden Construction
Site manager	Ben Marsden

The site manager shall have day-to-day responsibility for implementation of this CMP, coordination of deliveries, control of the site access, monitoring of the highway frontage, management of complaints, supervision of subcontractors and maintenance of site records. The resident liaison officer shall be responsible for communications with local residents and occupiers, keeping the site contact board up to date, issuing advance notifications of potentially disruptive activities, maintaining the complaints and enquiries register, and ensuring that issues raised by neighbours are reported to the site manager and responded to promptly.

Engagement undertaken to date has primarily been through the planning application process and the preparation of this condition discharge submission. The approved scheme evolved in response to consultee comments, including highway matters. Ongoing engagement during construction shall comprise the following:

- A pre-start letter to immediate neighbours and nearby occupiers confirming the anticipated start date, working hours, site contacts and complaint procedure.
- Advance notification, with a minimum of 48 hours' notice where practicable, of works likely to cause noticeable disruption, including concrete pours, larger deliveries, crane operations or any temporary traffic management.
- Display of the site manager and resident liaison officer details on a noticeboard at the site entrance for the duration of the works.
- Maintenance of a complaints and enquiries register, with acknowledgement within one working day and a substantive response as soon as reasonably practicable.
- Regular review of issues raised by neighbours so that recurring problems can be addressed through revised site controls or working methods.

14. Monitoring, review and compliance

This CMP is to be treated as a live management document for the construction phase. The principal contractor shall brief all operatives and subcontractors on its requirements as part of site induction and toolbox talks. The site manager shall carry out regular checks and keep records of deliveries, inspections, highway cleanliness, complaints and corrective actions.

No material deviation from this CMP shall take place without prior written agreement from the Local Planning Authority. The site manager shall keep records of deliveries, inspections, highway cleanliness checks, complaints and corrective actions throughout the construction period.