

1479 DARLEY ROAD, LIVERSEDGE

CONSTRUCTION MANAGEMENT PLAN – TO SATISFY CONDITION 9

Please read in conjunction with the CMP drawing JHY-1479-CMP

29.05.2026

1. Phasing of development and timetable of all works

See drawing JHY-1479-CMP for preliminary construction routes.

Timetable

Months 1-6 Site start including clearance, reduced levels, plot plateau and major retaining walls

Months 4-8 Roads and Sewers – major infrastructure installation, mains and drainage laying and estate roads including mains connections to existing services including Utilities, potable water and foul water.

Months 6-8 First plots begin following the construction route and including any show homes.

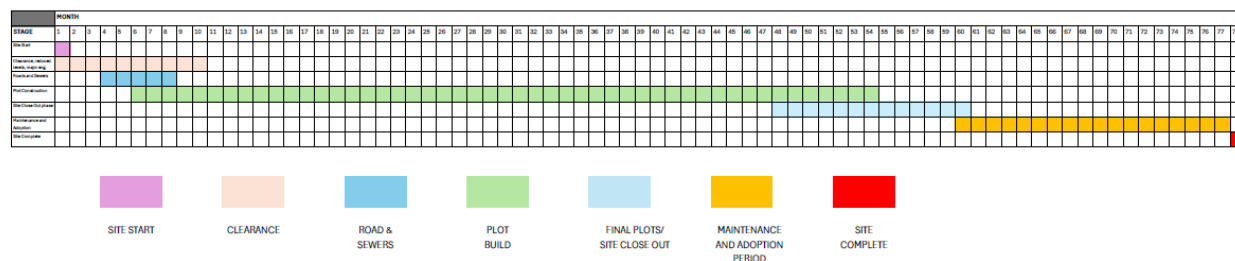
Months 8-10 Major Infrastructure largely complete

Months 6-48 Main Plot construction phase

Months 48-60 Final plot construction (48-54) and site close out phase including final surfacing and service adoptions

Months 60-77 Maintenance and adoption period for S104 and S38

Month 78 Site complete



2. Hours of Work

Standard hours of work. Monday to Friday – 8:00am to 6:30pm, Saturday 09:00-13:00, Sundays Site Closed, Bank Holidays Site Closed. Working Sundays and Bank Holidays is prohibited.

3. Construction Access arrangements

There is only one available access to the site which is from Halifax Road A649, turning into Ripley Road and a left turn onto Darley Road.

4. **Construction vehicle sizes and routes**

Construction vehicles

Most construction vehicles that deliver to site on a day to day basis will likely be 17-32 tonne rigid or HIAB type flatbeds which have a shorter wheelbase than an articulated HGV.

Examples of rigid/flatbed/tipper delivery

Concrete deliveries

Merchant deliveries of consumables, timber, insulation etc.

Earth/spoil removal and topsoil delivery

Examples of Materials/Deliveries dependent on 40 tonne/40ft HGV delivery.

Earth moving plant – this will tend to be concentrated at the beginning of a site.

Bricks, Blocks and tiles (delivered in batches, very infrequent deliveries)

Trusses

Floor joists

Concrete pre-stressed beam and block beams.

Concrete drainage chambers and pipes

All tradespeople vehicle movements will either be light commercial transit van sized vehicles or domestic cars.

Footpath crossing - Spenborough 111/130 (SPE 111/130)

Where the site traffic crosses Primrose Lane into the site compound (see CMP drawing) it is anticipated that some form of pedestrian and cyclist protection is required.

Because the route is multi modal and there is foot traffic, cycles and horses anticipated on the route a gate is probably not practical. We feel a highly visible, yellow painted, staggered pedestrian barrier designed to slow pedestrian access from either side but that allows cycles, horses and wheelchairs through, would be the most appropriate solution in this situation. Backed up by fixed, pole mounted signage indicating 'site traffic crossing' as shown on the CMP drawing, this temporary barrier will inform the person crossing that there is traffic expected at a point indicated by the barriers and that care is required to be taken by looking left and right before proceeding to cross.

Upon completion of the site, these barriers can easily be removed and the path made good.



Construction Routes

Materials deliveries, routes to and from the site.

The A649 Halifax Road indirectly connects the M62 via Bailiff Bridge and Brighouse and passes through Hartshead Moorside and Hightown and the A62 on the outskirts of Liversedge. This is not the most practical or direct route for any deliveries from the Motorway and therefore is the least likely to be used.

Traffic from Bradford and Leeds will likely use the M62 Westbound and A62 Southbound before taking the A649 Halifax Road.

Traffic from Huddersfield will likely use the A62 Northbound before taking the A649 Halifax Road.

This site enjoys very good links with the major road networks until the last couple of hundred metres of the journey. For this reason, we do not feel that a priority route or specific delivery route offers any benefit to local traffic.

5. Locations of HGV waiting areas and details of their management

There is no requirement for HGV waiting areas on a low volume site – HGV traffic volumes will be very low. All HGV's will enter and leave the site in a forward gear. There will be a dedicated turning space within the site – see the turning head on the CMP drawing.

6. Parking for Construction workers

- a) Parking for construction workers at the start of the site during the initial first 4-6 weeks of the site. A temporary parking area has been shown adjacent to the site entrance. The following phase of works involving drainage and estate road construction will also use this temporary hard standing until such time as a passable road has been constructed across to the site compound.
- b) All parking for site vehicles and vehicles entering site in this initial phase will be within the site boundary in a position adjacent to or near to the site entrance on temporary hard standing. Likely areas of temporary parking have been indicated on drawing JHY-1479-CMP
- c) For site compound position and parking provision for the life of the construction site see drawing JHY-1479-CMP.

7. Loading and unloading of plant and materials

Loading and unloading of plant will occur strictly within the site and will only occur on the roadways illustrated on the CMP.

General materials deliveries will either be to the required plot or direct to the site compound where materials storage is within the compound adjacent to the Site Cabin. Bulk materials such as hardcore will be delivered as needed and stored in the area they are to be used in.

8. Signage

At this stage, it is anticipated that directional site signage from the main roads will be provided by yellow temporary directional signs (AA signs) as usual and will remain in position for the lifetime of the site. Site Signage will be on the main entrance approach into site as shown on the CMP.

9. Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site.

Wheel washing facilities are identified on drawing JHY-1479-CMP. All vehicles will be washed down prior to leaving site.

All site roads are to be brushed (street swept) and scraped to keep down mud during construction and especially during the wetter months.

10. Street sweeping

While groundworks are in operation and during the duration of the build, street sweeping will be used as needed with the Site Manager being able to call off additional visits as required during inclement weather or for dust suppression.

The area that we anticipate will require sweeping are;

- a) Roads within the site perimeter
- b) The residential estate road from the site entrance, along Darley Road and Ripley Road where it connects to the A649 Halifax Road.

11. Measures to control and monitor the emission of dust

Measures identified in the Air Quality Assessment under chapter 7.0 Mitigation measures will be implemented throughout the life of the site, in brief these consist of;

- a) Communications – Site Management information will be publicly displayed.
- b) All aggregates will be wetted to avoid dust
- c) Soil will be bunded and sealed if on site storage is required.
- d) Regular site monitoring by the Site Management team will be required. This will be recorded along with point G.
- e) All stationary vehicles must be switched off, all stationary plant engines must be switched off – to minimise diesel particulates.
- f) Cutting and grinding tools must be fitted with water suppression kit – this is standard where CDM2015 is involved and must be followed for Site Safety regardless.
- g) Record dust and air quality complaints and make available to the Local Authority where necessary.
- h) Water assisted road sweepers will be employed to damp down estate roads and residential/estate roads leading to the site when required.
- i) Dry sweeping is to be avoided.
- j) Wheel washing is to be employed on site for the entirety of site operations.
- k) Bonfires or site burning are banned under Group Health and Safety

12. Site Waste Management

As is standard across all Jones Homes sites, waste is segregated for disposal or recycling.

- a) Waste or contaminated soils that cannot be retained on site will be taken to a specific facility that can deal with this waste.
- b) Topsoil that can be retained on site for future re-use will be stockpiled and grassed, to reduce carbon miles through minimising importation of topsoil from elsewhere.

- c) During the process of profiling and plateauing plots, subsoils and rock will be re-used within the site to minimise cart off.
- d) All general construction waste will be sorted and taken to the appropriate skip. Skips we have on every site are as follows.
 - Gypsum/Plasterboard
 - Timber
 - Hardcore – bricks, blocks, concrete, roof tiles etc
 - Compactable – Plastics, cardboard etc
 - Metals and steel are removed by contractors as required

13. Mitigation of noise and vibration arising from all construction related activities

- All site works will be strictly within site opening times.
- Cutting works including mechanical means is minimised by using standard products designed in such a way that cutting is minimised during the design process. This is also encouraged by CDM 2015.
- Piled foundations – part of the site will require piled foundations and these areas will be done in phases once a contractor has been appointed and following the construction route on the CMP drawing . This will be carried out during working hours and strictly controlled by site staff. Where noise and/or vibration is unavoidable residents will be informed in advance.

14. Artificial Lighting used in connection with all construction related activities and security of the site.

Artificial lighting is only generally required around the site compound which sits across the site from the neighbouring properties. Lighting is not used on a 24hr basis by construction teams. During darker hours and seasons of the year, working hours are compressed and operatives/tradespeople only work in daylight externally OR inside plots, lighting may be employed on an ad hoc basis but is not fixed in a permanent position.

15. Site Manager and Resident liaison officer contact details, including information of their remit and responsibilities.

At this moment a Site Manager hasn't been appointed for this site

The contact details for the site are as follows;

Jones Homes Yorkshire
Greenbank House
Greenbank
Cleckheaton
West Yorkshire
BD19 5LQ
01274 852700
jonesyorkshire@emerson.co.uk

16. Means of engagement undertaken and means of ongoing engagement proposed, with local residents, occupants and/or their representatives.

Engagement undertaken

During the two year planning process residents were consulted. As is proper, an appropriate consultation was carried out by the Local Authority for all affected neighbours.

Proposed engagement during site presence.

The residents in the immediate vicinity of the site will be contacted by letter drop to inform them of the areas of work that will affect them, for instance;

- Utilities work to form a connection to the mains supply
- Any disruption to existing supplies
- Resurfacing works or works to the foul sewerage system that we are obliged to carry out by statutory bodies.

Upon commencement we will carry out an initial letter drop to inform our neighbours that we will be commencing construction.

17. Engagement with the developers of nearby sites

Nearest New Build construction sites to Liversedge. These are sites that are in build at this moment researched on 08.06.2026.

1. Orion Homes - Whitehall Road West, Birkenshaw. BD11 2LS **3.4 miles**. This site is the Bradford side of the M62 – there is no collaboration required. It will be supplied from the motorway or the main A roads. Our site would not affect this site.
2. Harron Homes - Hunsworth Lane, Cleckheaton BD19 4EG **2.8 miles**. This site is on the A58 not far from Chain Bar roundabout on the M62. It will be supplied from the motorway or the main A roads. Access to the site is not dependent on Halifax Road in terms of temporary road closures for Utilities.
3. Linden Homes (Vistry Group) – Whitehall Road West BD11 2WL **3.4 miles**. This site is on the A58 not far from Chain Bar roundabout on the M62. It will be supplied from the motorway or the main A roads. Access to the site is not dependent on Halifax Road in terms of temporary road closures for Utilities. This site will likely be complete before construction starts on our development.

The sites above are in production now. They will not require any of the overburden which will be carted away from site to help avoid landfill etc so we would be unable to share bulk materials if this was feasible or required. Sufficient distance is between these sites that any temporary traffic management would not affect or add to traffic in the vicinity of our site. Whilst we understand that engagement between contractors can be a good thing, in this instance we cannot see any benefit from engagement between any of these sites. The sites listed above will either be majority complete or well on through phases of construction before we commence works.

