



Construction Management Plan

Erection of detached dwelling and garage with associated external alterations

**Land Adj 144a
Latham Lane
Gomersal
Cleckheaton
BD19 4AR**

September 2026

Contents

1	INTRODUCTION	3
	Context.....	3
	Project Overview.....	3
2	CONSTRUCTION METHOD STATEMENT: CONSTRUCTION PHASE	4
	Site Setup and Logistics.....	4
	Construction Phasing.....	4
	Vehicle Routing and Deliveries	5
3	QUALITY CONTROL AND SUPERVISION	7
	Regular Inspections	7
	Documentation.....	7
	Compliance.....	7
4	COMPLETION AND HANDOVER	8
	Final Inspection	8
	Cleaning.....	8
	Documentation.....	8

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1 INTRODUCTION

Context

- 1.1 This construction management plan details the methods in place during construction works of the new dwelling. The management plan will be made available on request via email or hard copy. Details of the management plan will be displayed at the site entrance for public availability for the full duration of the works.
- 1.2 This construction plan supports compliance with Kirklees Council planning consent 2026/62/90179/E at condition 12.

Project Overview

- 1.3 The development involves the erection of a single detached, two-storey, self-build dwelling and double garage.
- 1.4 The site does not include the demolition of any existing buildings.

2 CONSTRUCTION METHOD STATEMENT: CONSTRUCTION PHASE

Site Setup and Logistics

- 2.1 The site will be managed carefully with dedicated areas for materials storage and unloading. Worker parking will utilize the existing areas within the site boundary and no vehicles will be parked on or near the highway.
- 2.2 The secure perimeter hoarding will be maintained throughout the construction process to prevent unauthorized public access. Temporary signage will identify the site entrance clearly.
- 2.3 Materials Storage: A designated laydown area will be established within the site footprint. Materials will be stored securely, with lightweight materials sheeted and weighed down to prevent windblown debris.
- 2.4 Welfare Facilities: Self-contained, temporary welfare units (including toilets, washing facilities, and a rest area) will be maintained on-site for all operatives.
- 2.5 Working Hours: To minimize disruption to neighbours, noisy works will be strictly limited to standard hours: 08:00 to 18:00 Monday to Friday, and 08:00 to 13:00 on Saturdays. No noisy works will occur on Sundays or Bank Holidays.
- 2.6 Delivery Hours: Deliveries of materials will be scheduled outside of peak hours (i.e. from 09:30 to 15:00). This will avoid any local traffic congestion and minimise disruption on Latham Lane.

Construction Phasing

- 2.7 The build will be managed in distinct phases to keep the site organized and ensure materials are only ordered when needed.
- 2.8 Groundworks: Foundation trenches will be excavated, with excess spoil either retained on-site for landscaping or removed via grab lorries. Concrete will be delivered via ready-mix lorries.
- 2.9 Superstructure: Delivery of bricks, blocks, and mortar will be scheduled to match the pace of the bricklayers to avoid overloading the site with pallets.

- 2.10 Roofing: Roof trusses and tiles will be lifted into place using a mobile crane or telehandler, operated under a strict lifting plan with a designated exclusion zone.
- 2.11 Fit-Out and Landscaping: Internal trades will commence once the building is weathertight, followed by external driveway installation and planting.

Vehicle Routing and Deliveries

- 2.12 Access and Egress: All delivery vehicles will continue to use the designated route from Latham Lane.
- 2.13 Just-in-Time Deliveries: Because space is limited, bulk materials (bricks, timber, roof tiles) will be ordered on a "just-in-time" basis to prevent the need for off-site storage or parking on the public highway.
- 2.14 Off-Peak Scheduling: Deliveries will be scheduled outside of local school drop-off and pick-up times (avoiding 08:15–09:00 and 14:45–15:30) to ensure pedestrian safety.
- 2.15 Traffic Marshalling: A designated banksman will meet large delivery vehicles (e.g., concrete mixers, flatbeds) at the site entrance to guide them safely into the unloading area and assist with reversing manoeuvres.

Prevention of Mud, Grit, and Dirt on the Highway

- 2.16 Groundworks and landscaping phases pose the highest risk of mud transfer.
- 2.17 Hardstanding: A compacted, crushed-stone tracking pad will be laid at the site entrance. All loading and unloading will occur on this hardstanding to keep vehicle tires away from exposed soil.
- 2.18 Wheel Washing: The wheel-wash station will remain active throughout the construction phase. The site manager will inspect all departing groundworks and delivery vehicles, jet-washing tires and undercarriages if necessary.
- 2.19 Highway Maintenance: The site manager will visually inspect the highway daily. A road sweeper will be kept on call and deployed immediately if any mud or debris is tracked onto the tarmac.

Emissions, Dust and Noise Control

- 2.20 Construction generates different types of airborne particulates than demolition, requiring specific mitigation.
- 2.21 Cutting Stations: All block, brick, and tile cutting will be carried out at a designated cutting station using equipment fitted with integral water-suppression systems or localized dust extraction vacuums. Dry-cutting of masonry is strictly prohibited.
- 2.22 Silos and Mixing: If mortar silos or cement mixers are used, they will be positioned away from the site boundaries. Mixing areas will be kept clean to prevent dry cement dust from becoming airborne.
- 2.23 Idling Engines: A strict "no idling" policy will be enforced for all contractor vans and delivery vehicles parked on or adjacent to the site.
- 2.24 Radios: Site radios will be kept at a low volume and positioned away from the site boundaries to prevent noise nuisance to adjoining properties.

3 QUALITY CONTROL AND SUPERVISION

Regular Inspections

- 3.1 The works will be subject to regular inspections by the project manager and, where required by the structural engineer, at critical stages (e.g., before concrete pours, after major structural works).

Documentation

- 3.2 All works, repairs, and material selections will be thoroughly documented, including photographic records.

Compliance

- 3.3 Ensure all works comply with approved drawings, building regulations, and this method statement.

4 COMPLETION AND HANDOVER

Final Inspection

- 4.1 A final structural inspection will be conducted by a qualified structural engineer to certify the completion of structural works as per the design and recommendations.

Cleaning

- 4.2 Site will be cleared of all debris and left in a tidy condition.

Documentation

- 4.3 Provide as-built drawings and relevant certifications to the client.

