

Construction Management Plan

Site: The Grove, Bowden's Lane, NP263 3AA

DEMOLITION OF AN EXISTING SEMI-DETACHED DWELLING AND CONSTRUCTION OF A REPLACEMENT TWO-STOREY DETACHED DWELLING, TOGETHER WITH ASSOCIATED WORKS AND USE OF DETACHED HOLIDAY ACCOMMODATION OUTBUILDING AS PRIMARY RESIDENCE FOR DURATION OF CONSTRUCTION PERIOD

LPA: Newport City Council

Planning Ref: PP-14568074

1. Introduction

This Construction Management Plan (CMP) has been prepared in support of the planning application for the demolition of the existing semi-detached dwelling at The Grove, Bowden's Lane, and construction of a replacement two-storey detached dwelling.

The CMP sets out proportionate measures to manage construction activity so as to minimise impacts on neighbouring residents, users of Bowden's Lane, and the wider rural environment.

It should be read in conjunction with the Design Statement and Site Plans also submitted under planning application 26/0010.

2. Site Context

The site lies within a rural setting on Bowden's Lane and is accessed via an existing improved driveway constructed under planning permission 21/0865. The adjoining dwelling, Castle View, will remain occupied during the works. A tourist lodge is located within the wider site but outside the main construction area.

3. Site Management and Contacts

The development is to be undertaken as a self-build by the applicant. The applicant will be the acting site manager, living on site and managing works throughout. Ensuring an active presence during all phases of construction and will be responsible for compliance with this CMP.

4. Working Hours

Construction works will be restricted to the following hours:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- No work on Sundays or Bank Holidays

5. Access, Parking and Traffic Management

All construction access will be via the existing gateway from Bowden's Lane.

The existing wide gateway and large driveway provide sufficient space for delivery vehicles to enter, unload and exit in a forward gear.

Ample parking for contractors, site operatives and visitors is available within the site boundary. No parking will occur on Bowden's Lane.

Deliveries will be pre-booked and scheduled to avoid peak traffic periods and to prevent multiple vehicles arriving simultaneously.

No vehicles will wait or idle on the public highway.

6. Demolition and Construction Phasing

The development will broadly follow these stages:

Phase 1 – Demolition and making good of Party Wall

- Pre-demolition party wall works
 - o In accordance with Party Wall Agreement and to the appointed structural surveyor and engineers specification. To include shoring, underpinning, roof works as required.
- Demolition and removal of the existing dwelling
 - o To be undertaken with minimal use of machinery and in a controlled manner so as not to impact Castle View or the highway in any way. Bring the house down in on itself and movement of any material over existing hardstanding to the driveway.
- Making good of party wall and boundary fence with Castle View
 - o Completion of any subterranean structural works, roof works and rendering of new external wall.

Phase 2 – Replacement Dwelling

- Groundworks and foundations
 - o Excavation and formation of foundations with any works near Castle View carried out in accordance with the Party Wall Agreement.
- Superstructure and roof construction
 - o The dwelling will be constructed progressively to achieve a weather-tight shell as early as practicable, with all lifting and operations contained within the site boundary.
- External finishes and services
 - o External walls, openings, and services will be completed using existing routes where possible to minimise disturbance and avoid unnecessary ground works.
- Internal fit-out
 - o Internal works will proceed largely within the building envelope and are expected to be low-impact, with reduced delivery frequency and minimal effect on neighbouring amenity.

Phase 3 – Completion

- Landscaping and making good
 - o All areas affected by construction will be reinstated and the approved landscaping implemented, with removal of temporary protection and materials.
- Gateway and access works
 - o The site entrance from Bowden's Lane will be completed in full accordance with planning permission 21/0865 and the lane left clean and safe.

Each phase will be managed to limit disturbance and maintain safe access/egress at all times.

7. Neighbour Amenity

Particular care will be taken to minimise impacts on the adjoining property, Castle View.

The applicant is committed to maintaining positive and respectful relationships with neighbouring residents throughout the construction period. Neighbours will be kept informed of the programme of works, particularly where activities may cause temporary disturbance, and the site manager will be readily available to address any concerns promptly and constructively, with the aim of ensuring that the project is carried out in a considerate and neighbourly manner.

8. Dust, Mud and Cleanliness

Dust will be controlled through damping down during dry weather and careful handling of materials.

The site access and Bowden's Lane will be kept free of mud and debris. Any material deposited on the highway will be cleaned immediately.

If required, a simple wheel-washing arrangement will be used during groundworks.

9. Materials Storage and Waste

All reclaimed and new materials will be stored within the site boundary. Using the existing garage and ample hardstanding areas. Temporary containers will not be required.

The bulk of materials from the existing house will be recovered be kept on site for future use; namely timber & stone. All other elements will be recycled.

Skips are not envisaged, but if required will be located within the site and not obstruct the highway.

Any waste generated will be segregated where practicable and if required, removed by licensed carriers.

10. Protection of the Site and Surroundings

This is a genuine self-build project, with the applicant residing on site throughout the construction period and acting as site manager. As such, the site will not operate as a conventional contractor-managed compound with fixed working zones or fenced phases. The residential curtilage will form the working area, with temporary enclosures or barriers introduced only where required for safety during specific operations (for example around excavations).

Given the small scale and domestic nature of the works, and the applicant's continuous on-site presence and direct control of activities, the advance identification of discrete working spaces or phased secured areas is neither necessary nor practical.

Notwithstanding the above, existing boundaries, hedgerows, trees and landscaped areas will be protected in accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan.

11. Review and Compliance

This CMP will be kept on site and adhered to throughout the works.

The applicant will be responsible for ensuring compliance and for liaising with Newport City Council if required.