

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:

- *NP263AA The Grove - Design Statement*
- *NP263AA The Grove Construction Logistics Plan*

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. Hours of Working

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. Storage

Building materials, small plant and hand tools will be stored within the existing garage and workshop. Additional materials may be stored on the existing hardstanding areas within the site where necessary. No materials will be stored on the public highway. Materials will be stored within land under the applicant's control as shown on the accompanying Construction Logistics Plan.

Temporary storage containers are not anticipated and are not required for this development.

The majority of 'machine' works will be undertaken using the applicant's existing mini excavator, which is already located on site. When not in use, the excavator will be securely stored within the site boundary, either within the garage or workshop where appropriate.

Given the constrained nature of the site, the proximity of the adjoining property and the controlled nature of the demolition works, the use of large construction plant is neither appropriate nor anticipated. The majority of demolition works will be undertaken with hand tools only.

Where specialist plant is required for specific operations, such as a trailer-mounted aggregate crusher, telehandler or mini crane, it will be brought to site only for the duration of the relevant works. All such plant will be parked, operated, loaded and unloaded entirely within the site boundary and removed promptly once no longer required.

6. Construction traffic routes & access, Parking and Traffic Management

All construction traffic, including contractors, deliveries and visitors, will access and leave the site via the existing gateway from Bowden's Lane.

Ample parking for contractors, site operatives and visitors is available within the site boundary. No construction-related parking will take place on Bowden's Lane or the public highway.

Construction traffic is anticipated to be low owing to the self-build nature of the development.

Deliveries

Where practicable, building materials will be collected by the applicant using a trailer, thereby reducing the number and size of commercial delivery vehicles accessing the site and minimising HGV movements on Bowden's Lane.

The existing gateway is approximately 4.3 metres wide and provides suitable access for the vehicles anticipated during construction, including mid-sized rigid lorries delivering building materials, aggregates and ready-mixed concrete. The existing driveway and hardstanding provide sufficient space for vehicles to manoeuvre, unload and leave the site in a forward gear. Whilst larger delivery vehicles may require additional manoeuvring, this can be undertaken safely within the site boundary.

The applicant has previously undertaken development at the site and has practical experience of the size of vehicles that can safely negotiate Bowden's Lane, access the site and turn within the existing hardstanding. Delivery companies will be advised of the site constraints in advance, and deliveries will be coordinated with drivers to ensure safe access and efficient unloading. The applicant will be present throughout construction and will act as a banksman where appropriate to assist vehicle movements.

Deliveries will be pre-booked and, where practicable, scheduled outside peak traffic periods to avoid unnecessary congestion and to prevent multiple delivery vehicles arriving simultaneously.

No construction vehicles will wait, load, unload or idle on the public highway. All loading, unloading and manoeuvring will take place entirely within the confines of the site in accordance with the requirements of the planning permission.

Schedule of Large Vehicle Movements

Phase	Typical Vehicle	Approx. Frequency
Demolition	Skip lorry (if required)	One delivery / one collection
Making Good	Scaffold Lorry	One delivery / one collection

Foundations	18 tonne 4x2 rigid delivery vehicle - Insulation	1 delivery
Foundations	Trailer-mounted crusher – towed behind 4x4	One visit after demolition.
Foundations	4x2/6x4 Ready-mix concrete wagons	2–4 deliveries on one day
Foundations	11T Capacity tipper, rigid 4x2 - aggregate	2-3 deliveries on one day
Superstructure	18 tonne 4x2 rigid delivery vehicle - Insulation	1-2 deliveries
Superstructure	18 tonne 4x2 rigid delivery vehicle - Timber, blocks, steels, roof materials	Periodic deliveries as required. Minimised through collection of materials by applicant.
Superstructure	Telehandler or mini crane (if required for roof steels)	One delivery / one collection (driven onto / off site)
Completion	18 tonne 4x2 rigid delivery vehicle - Landscaping materials	Occasional. Minimised through collection of materials by applicant.

7. Temporary Roads and Hardstanding

No temporary roads or additional areas of hardstanding are proposed or required for the development. Construction traffic will utilise the existing site access, driveway and hardstanding throughout the demolition and construction phases. These existing surfaced areas provide sufficient access, manoeuvring and working space for the scale of the development, and no additional ground disturbance will be required for temporary construction access.

8. Directional Signage

Due to the small scale of the development and single point of access, no temporary directional signage is proposed. Any safety signage required during construction will be located immediately inside the site entrance – weatherproofed and securely attached.

9. 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.

10. Dust, Mud Noise and Cleanliness

Dust will be controlled through damping down during dry weather, careful handling of materials and by avoiding unnecessary stockpiling of loose materials. Any cutting of masonry or similar materials will, where practicable, be undertaken using dust suppression methods.

Noise will be minimised by restricting works to the approved construction hours, ensuring plant and equipment are well maintained, switching off engines when machinery is not in use and avoiding unnecessary idling or prolonged operation of noisy equipment.

The site access and Bowden's Lane will be kept free from mud, dust and debris throughout the works. Any material deposited on the public highway will be removed promptly by sweeping or washing as necessary.

The existing hardstanding within the site is expected to minimise the transfer of mud onto the highway. If conditions require, a simple wheel-washing facility will be provided to ensure vehicles leaving the site do not carry mud or debris onto Bowden's Lane.

11. Recycling & Waste

Waste arising from demolition will be minimised through the reuse of materials on site wherever practicable. The majority of materials from the existing dwelling, including aggregate, timber and natural building stone, will be carefully recovered and retained for future use. Reclaimed materials will be stored entirely within the site boundary, including the adjoining field if required.

The remaining demolition materials are expected to comprise primarily UPVC windows and doors, carpets and other miscellaneous building components. These materials will be separated and recycled where suitable or disposed of via appropriately licensed waste facilities.

Waste generated during the construction phase is anticipated to be limited. Materials will be segregated where practicable to maximise recycling, with waste removed from

site by licensed waste carriers as required. Owing to the scale of the development, waste will generally be removed from site in small quantities on an ongoing basis, avoiding the accumulation of unnecessary materials.

Skips are not anticipated. Should they become necessary, they will be positioned entirely within the site boundary.

12. Working Areas and Temporary Enclosures

The demolition and construction works will be undertaken within the existing residential curtilage, generally within the area shown on the accompanying Site Logistics Plan. Construction activities will be concentrated to the south of the main access in accordance with the approved Tree Protection Plan, with no works extending into the garden area to the north.

Given the small scale of the self-build project and the applicant's continuous on-site presence as site manager, no permanent contractor compound or fixed phased working areas are proposed. Temporary barriers or enclosures will be erected only where required to ensure the safety of specific operations, such as excavations, demolition works or lifting activities, and will be removed once those operations have been completed.

Existing site boundaries will remain secure throughout the construction period. Trees, hedgerows and landscaped areas will be protected in accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan.

13. Demolition and Construction Phasing

The above programme is indicative only and reflects the nature of a self-build development. Durations may vary depending on weather, contractor availability and the sequencing of works. Construction logistics and mitigation measures set out in this Construction Management Plan shall apply throughout all phases of the development.

Phase	Activity	Duration
Phase 0	Pre-Commencement Activities	Approximately 7 months Completion by Spring 2027.
	Discharge of planning conditions	
	Internal strip-out and site preparation	
	Building Regulations approval and Party Wall procedures	
	Appointment of demolition contractor	
	Installation of temporary site services	
Phase 1	Demolition, Structural Separation and Making Good of Castle View	6 months Mar 2027 – Aug 2027
	Structural works to retained party wall – as far as practicable with The Grove still standing	
	Controlled demolition of The Grove	
	Temporary weatherproofing and protection of Castle View	
	Completion of permanent structural works	
	Remaining works to completely make good retained wall (EWI, render, roof detail etc).	
Phase 2	Construction and Completion of Replacement Dwelling	24 months Aug 2027 – July 2029
	Foundations, drainage and below-ground services (part 1)	
	Winter shutdown (as required by site conditions)	
	Foundations, drainage and below-ground services (part 2)	
	Superstructure construction	
	Roof and external envelope	
	First & second fix services	
	Internal finishes	
	External works including SuDS and landscaping	
	Commissioning and Building Control completion	

Table 1 - Indicative Programme of Works

The above programme is indicative only and reflects the anticipated sequence of a self-build development. Dates may be adjusted to reflect weather conditions, contractor availability, statutory approvals and practical requirements of the build.

14. 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.