

District: Cherwell

Application No: 21/01598/DISC

Proposal: Discharge of condition 14 (construction management plan), 15 (construction environmental management plan) of 19/01746/OUT

Location: Land Adj To Promised Land Farm Wendlebury Road Chesterton

Transport Development Control

Recommendation:

Condition 14 (Construction Management Plan) – Objection

I have reviewed the CMP and find that although it covers a majority of aspects required to satisfy such a condition, there are issues that are not adequately addressed within the Parkway document.

The snippet below is taken from the schedule of conditions of the Decision Notice. I have marked out the items that have not been satisfactorily addressed, and most importantly the CMP fails to include a compound layout plan.

14. No development shall take place on any phase, including any works of demolition until a Construction Management Plan (CMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CMP shall be appropriately titled (site, planning permission number and phase) and shall provide for at a minimum;
- Routing of construction traffic and delivery vehicles including means of access into the site;
 - Details of and approval of any road closures needed during construction;
 - Details of and approval of any traffic management needed during construction;
 - Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway;
 - Measures to control the emission of dust and dirt during construction;
 - Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions;
 - The erection and maintenance of security hoarding / scaffolding if required;
 - A regime to inspect and maintain all signing, barriers etc;
 - Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided;
 - Details of the loading and unloading of plant and materials and the use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc;
 - Details of arrangements for site related vehicles (worker transport etc);
 - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc;
 - A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted;
 - Any temporary access arrangements;
 - Delivery hours (which must be outside network peak hours), demolition and construction

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- working hours;
- Storage of plant and materials used in constructing the development;
- A scheme for recycling/ disposing of waste resulting from demolition and construction works.

Such a plan would show where elements such as contractor parking is allocated, wheel wash point, site entrance, loading/unloading and turning areas.

Condition 15 (Construction Environment Management Plan) – No comment

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 17 June 2021
