



Construction Management Plan (CMP)

July 2025

Received By Ashfield District Council

05.12.2025

Project: Beck Lane Housing Development

Location: Beck Lane, Skegby, Nottinghamshire

Client: Nottingham Community Housing Association (NCHA)

Contractor: Griffiths Services & Developments

Planning Reference: V/2024/0587

Duration:

1. Introduction

This Construction Management Plan (CMP) is submitted to satisfy the Local Planning Authority condition requiring approval of a CMP prior to commencement of development. It describes the measures to be implemented to manage the construction process safely, efficiently, and with minimal impact on neighbours and the local environment.

2. Details as Required by the Planning Condition

a) Noise, Dust, and Vibration Suppression

- All plant and equipment will be properly maintained and fitted with effective silencers.
- Use of modern, quiet machinery wherever practical.
- Dust suppression will be carried out using water bowsers, sprays, and damping down of haul routes.
- Stockpiles will be kept damp where required to reduce dust.
- Vibration will be monitored if risk to nearby buildings is identified, with heavy groundworks subject to risk assessment and appropriate mitigation.

b) Compound and Welfare Areas

- Welfare cabins will be located within a secured compound on site, away from sensitive boundaries.
- Cabin heights will be double-stacked cabins are proposed, finished in neutral colours where visible from the public realm.
- Lighting will be downward directed, low-glare, and time-controlled to avoid overspill onto neighbouring properties.

c) On-Site Materials Storage

- A dedicated materials storage zone will be provided within the compound, segregated for recyclables, aggregates, and general building materials.
- Materials will be stored on hardstanding areas to prevent ground contamination.

d) Construction Parking and Manoeuvring

- Parking for site operatives, visitors, and delivery vehicles will be provided within the site boundary.
- A dedicated turning area for HGVs will be set out to avoid reversing onto Omblerley Avenue.
- Loading and unloading will be carried out within the site to avoid congestion on the public highway.

e) Use of Crushers

- No crusher is anticipated, however if a mobile crusher is required, it will be operated under a valid permit from the Local Authority Environmental Health Department.
- Details of the crusher make, model, and dust-suppression systems will be notified in advance to the LPA.

f) Piling

- No piling is anticipated however if piling becomes necessary, a detailed method statement will be submitted in advance for approval.
- Low vibration piling methods will be prioritised where possible.
- Advance notification will be provided to neighbouring properties before piling works commence.

g) Security Hoarding

- The site perimeter will be secured with Heras fencing with logo netting of at least 2.4 metres in height.
- Decorative displays or information boards will be added to the hoarding where appropriate.

i) Wheel Washing and Road Sweeping

- As required a pressure wash will be at the site exit to prevent mud and debris leaving the site.
- A road-sweeping contractor will attend if required to maintain highway cleanliness on Omblerley Avenue.

j) Waste Recycling and Disposal

- All waste will be segregated on site into recyclable and non-recyclable streams.
- Licensed waste carriers will remove all waste from site.
- Burning of any waste on site is strictly prohibited.

k) Routing of Deliveries, Visitors, and Construction Vehicles

- Delivery vehicles will approach the site via the principal routes from the A38, avoiding residential cut-throughs.
- A delivery management plan will be implemented with scheduled slots to reduce congestion.
- Banksman will supervise all HGV movements.

l) Hoarding

- As described above, hoarding will be erected around the site boundary at 2.4 metres in height regularly inspected for damage or graffiti.

m) Working Hours

- Monday–Friday: 8:00 am – 6:00 pm
- Saturday: 8:00 am – 1:00 pm
- No working on Sundays or public/bank holidays unless agreed in advance.
- Deliveries only permitted within these working hours.

n) Parking of Operatives and Visitors

- Dedicated parking will be provided within the site compound.
- Parking on the public highway by operatives or visitors will be discouraged through induction briefings and site signage.

o) Site Contact for Complaints

- Site Manager: to be confirmed
- Phone:
- Emergency

Details will also be displayed on the hoarding at the site entrance.

p) Timing of Vehicular Arrivals and Departures

- Deliveries will be scheduled to avoid local peak hours, including school drop-off/pick-up.
- Delivery times will be staggered wherever possible to minimise queuing and conflict with local road users.

q) Advanced Warning and Route Signage

- Advanced signage will be provided on Omberley Avenue and surrounding approaches to inform the public of the construction works, routes to the site, and any temporary restrictions.
 - Directional signage for HGVs will be erected in consultation with the highways authority.
-

3. Appendices

- Site layout plan showing compound, welfare, materials storage, parking

**Site Layout Showing
Compound, Parking, Material
Storage and HGV Turning Area.
July 2025**

**Site
Perimeter
Fencing**

**Compound Location
Consisting of:
Site Office stacked on
meeting room. Canteen
and Drying room.
Toilet Block.
Storage Containers**

**Car Park
Location**

**Temporary
Materials
Storage**

**HGV Loading
and Turning**

**Site Sign and
Information
board**

**Pressure
Washer /
Wheel Wash
Location**

**Entrance Gate
Locked at all times
with intercom for
assistance.**

