

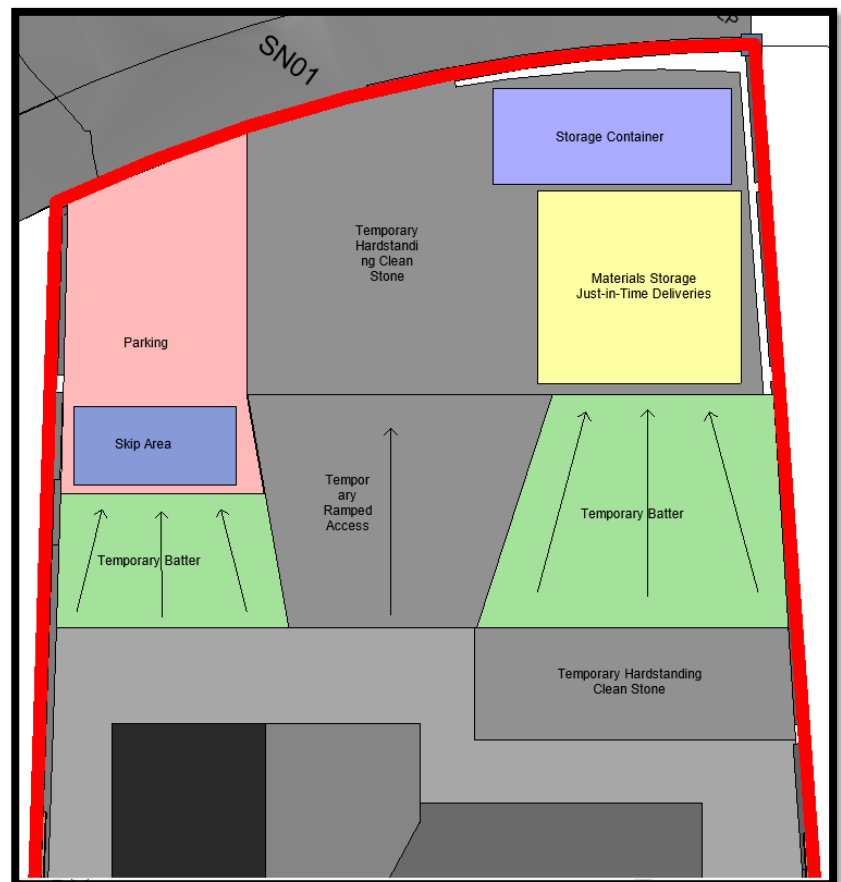
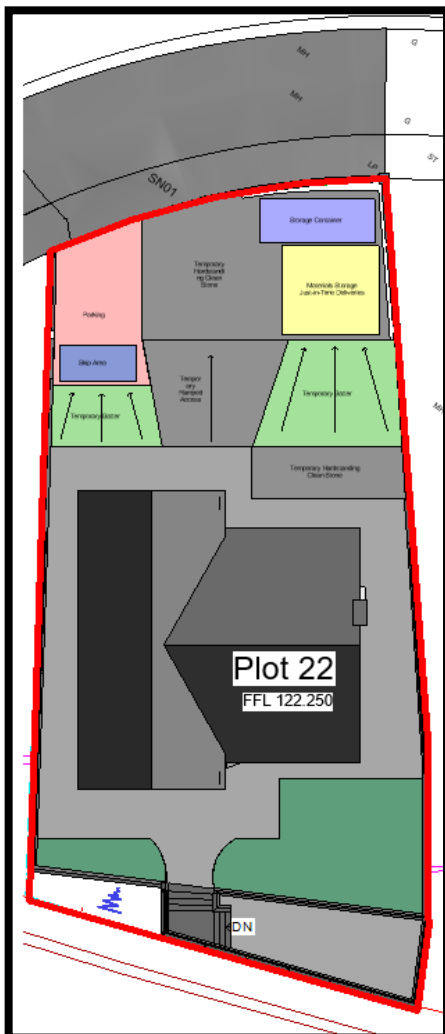


Plot 22 Clos Dewi Sant
Varteg Fawr
Bryn

P2019/0357

Construction Phase Plan & Site Set Up

1.0 Site Set Up



2.0 Access to Site

The site is situated within the cul-de-sac of Clos Dewi Sant off the main street of Owen Jones Way. Construction workers can access Owen Jones from the north east via the B4282 and Varteg Row or from the west via the rural roads from Goytre.

HGV and construction deliveries will be instructed to access Owen Jones Way via the B4282 and Varteg Row only with no access via the rural roads from Goytre.

Delivery Route to the Site



At the site entrance off road access to a temporary hard-standing area will be available and clear to allow deliveries to be offloaded into the storage container and materials storage area within the site confines. Clos Dewi Sant is a quiet low speed street providing access to just 3 other existing dwellings.

It is not anticipated that any deliveries will cause congestion on this road but for larger reversing deliveries a banksman will be used to ensure the safety of other road users and pedestrians. Just-in-time deliveries are to be utilised on this project given the relatively limited materials storage area.

The temporary hard-standing area will provide safe and clean access to all vehicles attending and leaving site and therefore it is not proposed that a wheel wash facility is required for a project of this scale. The ground conditions will be continuously reviewed and if required on site wheel jet washing will be carried out prior to vehicles leaving site.

3.0 Security & Fencing

The north site boundary will be cordoned off using heras fencing with a set of lockable heras gates at the site entrance. H&S signage will be installed along the heras fence warning of the construction site dangers.

4.0 Storage of Materials & Plant

All plant and materials will be stored within the confines of the site. Please refer to the site plan which indicated the materials storage and container areas. Outside of working hours all plant will be parked on the hard-standing with the gates locked and secured.

5.0 Control of Debris & Dust

All construction materials at risk of being blown by winds are to be stored and weighted down safely and suitably.

During any periods of dry weather, where wind bourn dust could be an issue, suitable damping down measures will be carried out. On a site of this size regular damping down with a hose pipe will be sufficient.

6.0 Recycling & Disposing of Waste

Within the 'Skips Area' indicated on the site set up plan there will be sufficient waste skips to segregate wood, plastics, plasterboard and rubble. Waste will be removed from site using a licenced waste carrier and waste transfer notes will be held on record.

7.0 Control of Surface Water Run Off

During the reduce dig works a shallow drainage trench will be pulled across the northern perimeter of the site and filled with 50mm clean stone. This will catch any surface water run off preventing run off onto the footpath and highway.

7.0 General Phasing of Works

1. Reduce dig to required levels and to facilitate site set up.
2. Stone up hard standing areas for site set up and building footprint.
3. Construct rear retaining wall.
4. Complete footings for rear garden perimeter walls.
5. Construct building substructures to slab incl. part of below ground drainage around building perimeter. (Drop and store rear finishing materials in the back garden area).
6. Construct superstructure & building envelope.

7. Install temporary surface water drainage strategy (See SAB Application)
8. Complete internal works.
9. Construct front retaining walls, front perimeter walls, steps, drainage and backfill to required levels.
10. Complete paving to perimeter of footpath, complete front and rear finishes incl. topsoil and seeding.
11. Install drainage attenuation, make final drainage connections and complete driveway area.