Condition No. 3

Pre-commencement Condition:

The development hereby approved shall not commence until a Demolition/Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Demolition/Construction Management shall include details of, but not be limited to, the following relevant measures:

i. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil)

ii. A demolition method statement including removal of asbestos sheeting

ii. Details regarding parking of site operatives and visitors, deliveries, and storage

iii. The method of access to and from the construction site

iv. Locations and details for the provision of wheel washing facilities

v. loading and unloading of plant and materials

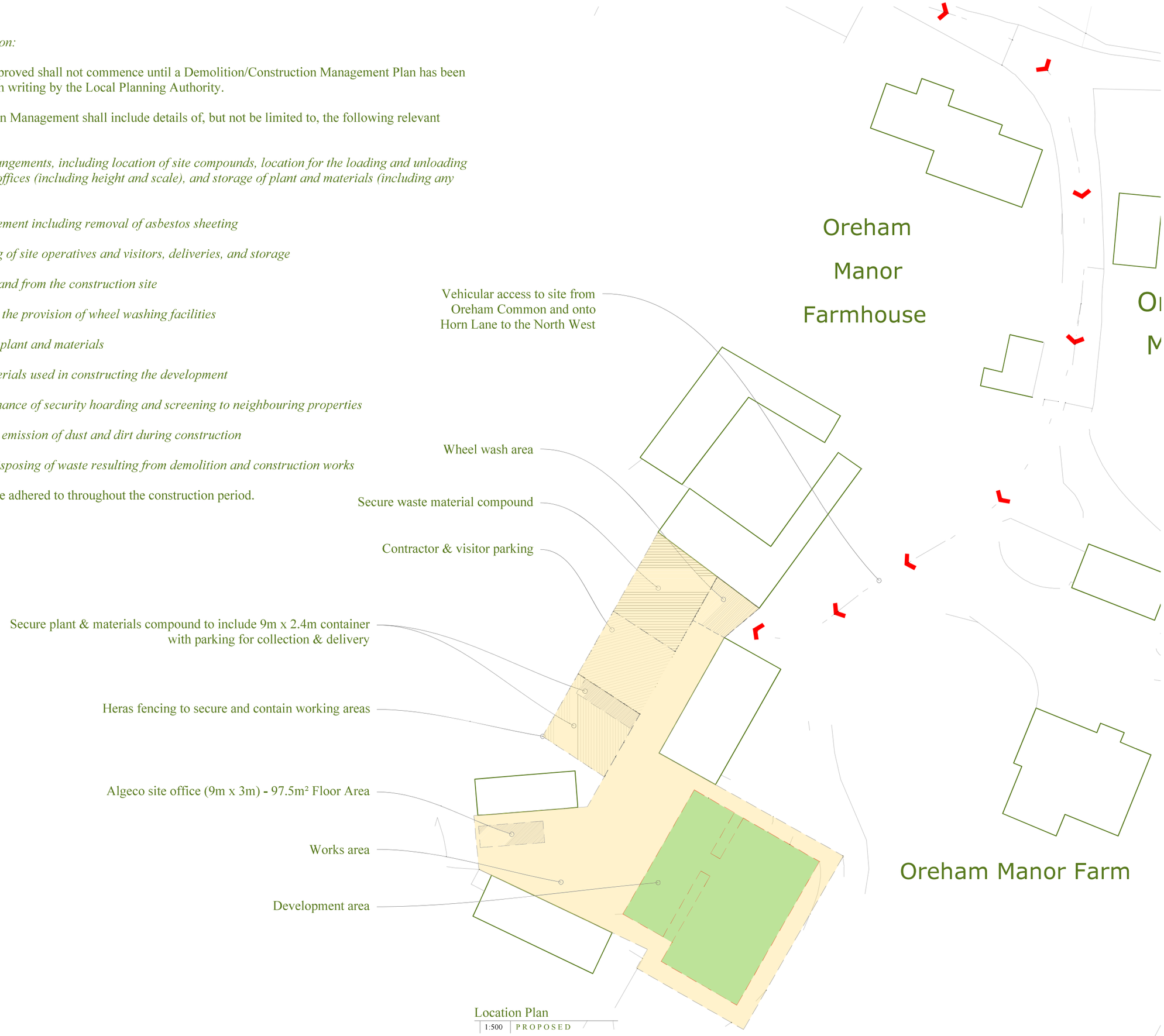
vi. storage of plant and materials used in constructing the development

vii. the erection and maintenance of security hoarding and screening to neighbouring properties

viii. measures to control the emission of dust and dirt during construction

ix. a scheme for recycling/disposing of waste resulting from demolition and construction works

The approved details shall be adhered to throughout the construction period.



Location Plan

1:500 | PROPOSED

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Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

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This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.

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Drawing No.	Con.3
Scale @ A3	NTS
Job No.	201123_R1
Drawn By	MD
Checked By	BK
Drawn On	31.10.2023
Issued On	31.10.2023
Status	Proposed
Drawing	Con.3
Submission	----
Revision	

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Condition No. 3

Pre-commencement Condition:

The development hereby approved shall not commence until a Demolition/Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Demolition/Construction Management shall include details of, but not be limited to, the following relevant measures:

Site Prep:

The site is to be cleared of all existing detritus prior to the commencement of works to allow for unhindered and safe passage of pedestrians and vehicles.
Upon clearance, the erection of heras fencing to contain and compartmentalise the site is to be erected.
Wheel wash is to be installed at the entrance to the site.
Site office and container to be delivered and set up.
Plant and skips/bins to be delivered to site for waste handling.
Water bowser plant to be brought to site for dust mitigation.

Demolition Prep:

Scaffolding is to be erected in accordance with the Asbestos Removal specialists requirements.
Removal of Asbestos material. All isolating methods for the mitigation of airbourne spread of abestos particles to be put in place, in accordance with ISO 45001, 14001 and 9001 Management Systems, will be met by the Asbestos Removal specialists. Removal and safe handling from site by the Asbestos Removal specialists

Demolition:
Upon removal of hazardous materials, scaffolding may be struck and removed from the building.
All services, electrical, mechanical and plumbing connections to be isolated and/or removed prior to:
Mechanical demolition of the remaining structure to commence with dust mitigation in place and active when required.

Sorting of recylables:
To commence when structures are down.
Recyclable materials to be segregated and located in the waste handling compound ready for collection.
Non-recyclable materials to be located in the waste handling compound ready for collection.
Upon the site being cleared of all previous structures and materials construction may commence.

Condition No. 3

Pre-commencement Condition:

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The Demolition/Construction Management shall include details of, but not be limited to, the following relevant measures:

viii. measures to control the emission of dust and dirt during construction

Measures to control dust and dirt during construction

In order to control dust and dirt arising from demolition and construction activities on site the following measures shall be implemented

- Erect effective barriers around dusty activities or the site boundary
- No bonfires to be undertaken on site
- Wherever possible machinery and dust causing activities should be located away from sensitive receptors
- All vehicles should switch off engines – no idling vehicles
- A wheel washing facility should be provided at the entrance to the site to avoid mud being transported on to the lane
- Minimise dust generating activities wherever possible and where avoidable use water as a dust suppressant
- Cutting equipment to use water as a suppressant or a suitable local exhaust ventilation systems
- Securely cover skips when leaving site
- Keep stockpiles of waste for the shortest possible time

Condition No. 3

Pre-commencement Condition:

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The Demolition/Construction Management shall include details of, but not be limited to, the following relevant measures:

ix. a scheme for recycling/disposing of waste resulting from demolition and construction works

Waste management Plan

Waste produced during all construction activities on site will be subject to the 'Duty of Care' under The Waste (England and Wales) Regulations 2011.

The Principal Contractor should maintain documentary evidence from waste carriers and disposal facilities that these requirements are being met. An area for waste collection and materials delivery and storage to be provided within the site boundary as shown on the accompanying plan.

Waste Storage and Removal
Waste arising from demolition and construction will be segregated into the following, where practicable and feasible:

- Recyclable Materials – Wood, Metals, Paper/Cardboard, Glass, Plastic;
- Plasterboard;
- Batteries;
- Aerosols;
- General Waste;
- Hazardous Solid Wastes; and
- Hazardous Liquid Wastes.

The following waste management procedures will be implemented:

- All skips will be filled no higher than the brim to ensure no waste is allowed to escape
- All containers for waste storage shall be clearly labelled using a colour coding system so that users know what wastes can be placed in each container.
- The construction phase will run on a 'just-in-time' basis, with materials being removed from site as required.
- Lockable storage will be provided for all hazardous waste;
- All waste containers will be sited at least 20m away from watercourses, ditches and other areas of environmental sensitivity.

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Address	Oreham Manor Farm Oreham Common Henfield West Sussex BN5 9SB
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