

EASTBOURNE BOROUGH COUNCIL PLANNING DECISION NOTICE
APPLICATION No: 22087

Location: Unit 9, The Crumbles, Eastbourne, East Sussex, BN23 6JH

Proposal: Demolition of exg buildings and the erection of a Class E building with drive-thru facility and a Sui Generis (Hot Food Takeaway) building with drive-thru facility, together with landscaping, car parking and associated works

CONSTRUCTION MANAGEMENT PLAN

2nd May 2024

Rev. B

INTRODUCTION

Following receipt of Planning Decision Notice App. No. 22087, this Construction Management Plan (CMP) has been developed to satisfy Condition 8.

Stakeholders have engaged with the following specialist consultants who have prepared information in connection with the Planning Application to advise on construction detail and logistics.

- ❖ Tuffin Ferraby Taylor (TFT) Ltd.
- ❖ Urban Edge Architects
- ❖ Simpson TWS - Structural Engineers
- ❖ TFT MEP

PUBLIC LIAISON CONTACTS:

Sam Parsons – 07881 261969 – sparsons@tftconsultants.com

PROJECT BRIEF

The works being undertaken comprise:

- Site clearances and demolition of existing retail units
- Construction of a new retail drive-thru pod unit (Unit 1)
- Construction of foundations, drainage and external paving / landscaping for the new pre-fabricated fast food restaurant unit (Unit 2)
- Car park island alterations
- Soft Landscaping

Contents

1.0- Construction Programme	Page 4
2.0 - Traffic Management	Page 5
3.0 – Flood Risk Measures	Page 7
4.0 - General Notes	Page 7

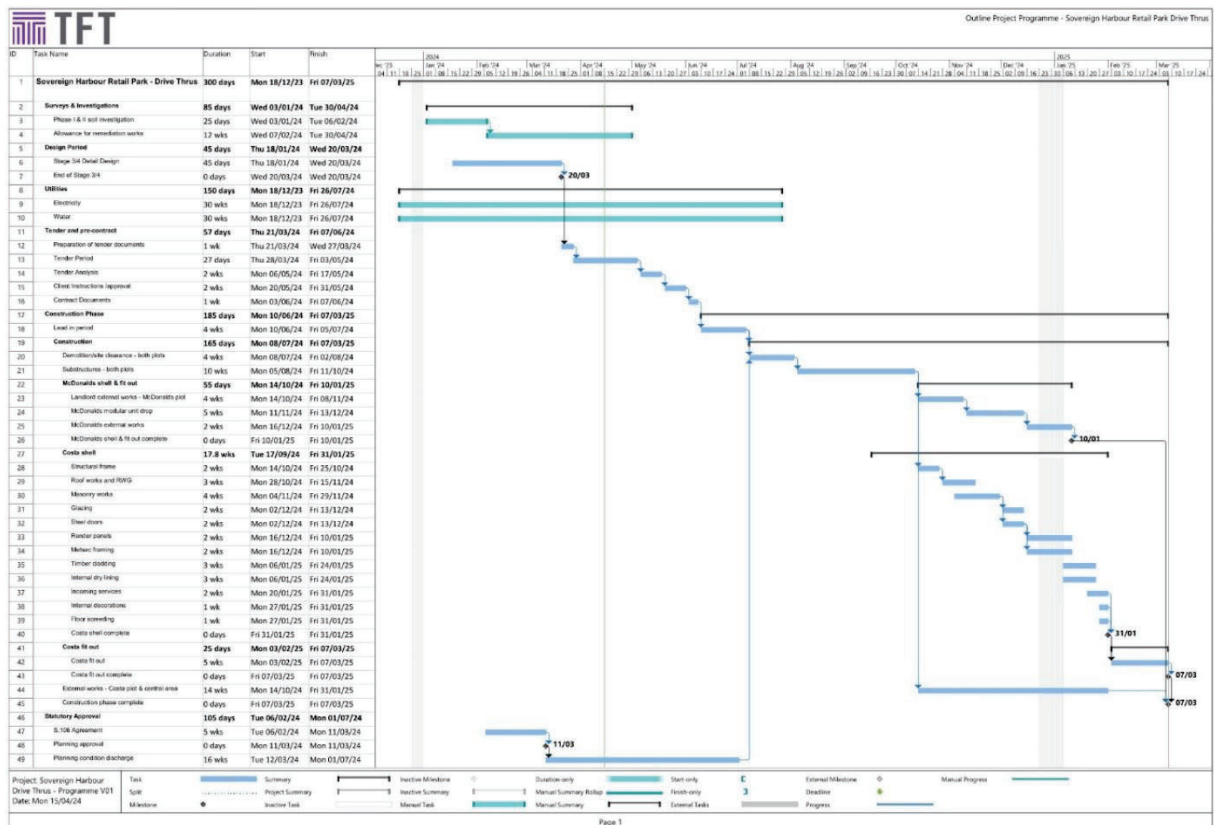
1.0 – Outline Construction Programme

Current Version: Rev. 0

Proposed start date: 8th July 2024

Duration: 28 weeks

Proposed completion date: 7th March 2025



2.0 - Traffic Management

Access into the construction site is to be gained from the A259 Pevensey Bay Rd.

Access within the site will be as per the vehicular circulation routes identified on the Traffic Management Plan drawing.

Upon commencement of works a perimeter safety hoarding system will be erected to segregate the construction site from general public as identified on the Traffic Management Plan drawing. The hoarding system will be inspected daily to ensure it remains undamaged and in a structurally sound condition. Any incidences of damage will be repaired upon discovery.

Due to the constraints on space within the site, parking spaces for operatives and visitors will remain outside the site boundary within the retail car park. A series of 10 parking spaces have been indicated on the Traffic Management Plan drawing. The spaces are numbered 1 – 10 and are located adjacent to the site to keep travel distances for operatives and visitors to a minimum.

VEHICLE MOVEMENTS

The construction work will require vehicular movements throughout the construction period, an assessment has been made of the likely numbers of vehicle movements per week.

Our anticipated working hours, subject to any other planning restrictions, would be 07:30hrs to 17:00hrs Monday to Friday and within these hours there will be vehicle movements throughout. HGV movements would be more carefully managed and whilst our assessment suggests HGV movements would not exceed a worst-case situation of 10 per day for the initial 4 week demolition period, this will then reduce down to an average of 4 per day for the remainder of the 28 week construction and fit out period.

The Construction Traffic assessment otherwise indicates an average of 20 HGV vehicles per week (4 per day on average) and 40 van and car movements per week (8 per day on average) throughout the construction period.

CONTROL OF SITE TRAFFIC

So far as reasonably practicable all construction site traffic will be directed into the site from the roundabout on Pevensey Bay Road.

We propose to implement traffic control signage as identified on the Construction Traffic Management Plan, the control measures will include:

- All delivery vehicles being directed into the site through the dedicated access point. Control measures will include signage, safety barriers and marshalling of vehicles.
- All deliveries to site will be during pre-agreed time windows with our supply chain partners to avoid having more than one delivery vehicle on site at any time.
- All vehicles arriving to site will be required to provide the site team with an e.t.a. no less than 30 mins before arrival so a Traffic Marshall can be on standby and the site team can implement the contra flow safety control measures.
- Site Parking has been allocated for 10 cars / vans, this has been based on an assessment of the number of contractors who are likely to be on site at any one time.

HGV deliveries will always be made on the smallest possible vehicle and in particular, builders' merchants will be instructed to avoid the use of large delivery vehicles wherever possible.

All of our supply chain partners will be provided with the CMP at point of order placement so their delivery teams / site operatives can be briefed on the Traffic Management arrangements prior to arrival at site.

Sub-contractors will be briefed at pre-let meetings to ensure that each of their suppliers comply with the requirements of the CMP.

The requirements of the CMP will form part of the site safety induction training delivered by our resident Site Manager.

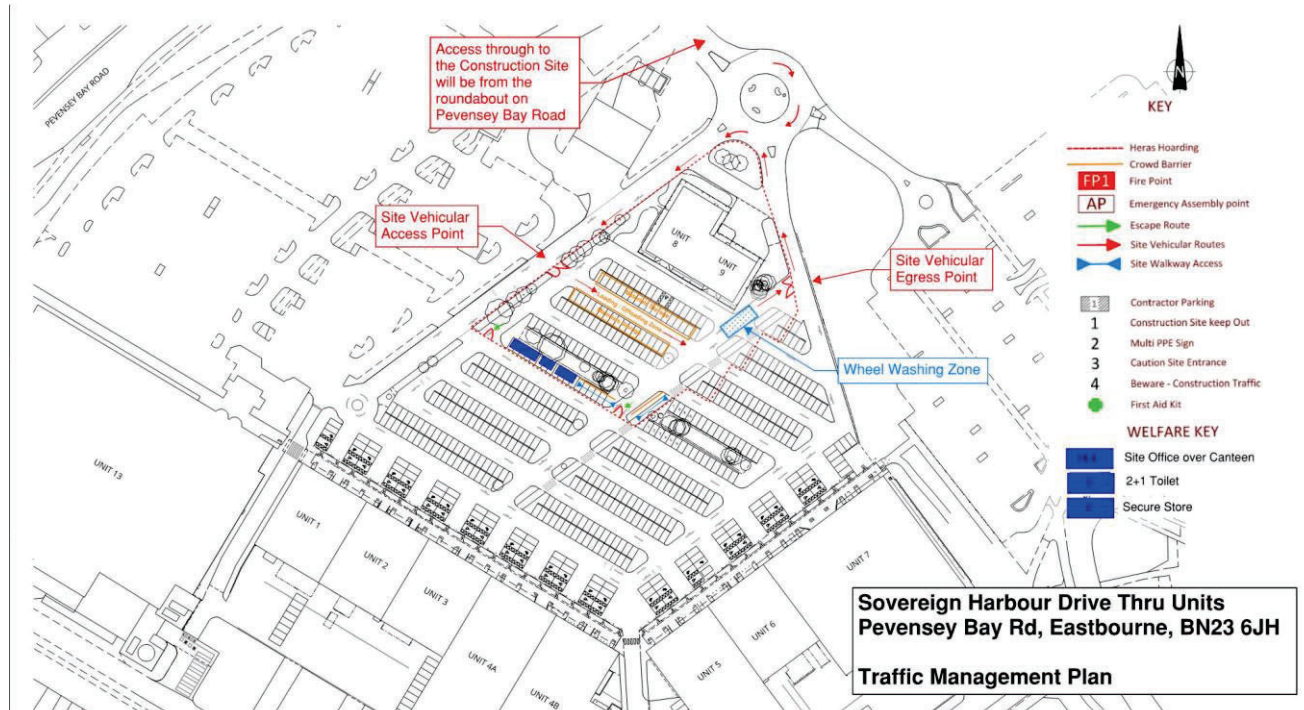
A material delivery & storage area will be constructed from clean stone to avoid the need for any delivery vehicle travelling through mud or other unmade surfaces. This, along with the implementation of appropriate on-site wheel cleaning by way of a mobile jet-wash, will serve to keep the retail park and public roads clean.

The material delivery & storage area will be situated either side of the Loading/Offloading Zone as shown on the Traffic Management Plan, and will be segregated from the rest of the site with demountable metal Heras fencing.

A secure store for plant, tools and materials sensitive to rain will be provided adjacent to the site office and welfare cabins. The secure store is indicated as cabin 4 on the Traffic Management Plan.

Should there be any exceptional conditions or circumstances where the road becomes contaminated by site traffic, a road sweeper will be deployed.

2.1 - Traffic Management Plan



3.0 – Flood Risk Management

The existing Surface Water drainage system to the car park hard standing areas will be maintained and kept in use for the duration of the construction works.

Sump holes will be excavated at strategic locations across the site where hard surfacing is to be removed, this will allow submersible pumps to be used to pump out areas where standing water can collect whilst the works are ongoing. The sump holes will be lined with a geotextile material and filled with clean single sized aggregate to provide filtration of the water run off.

We do not envisage that the construction activities on this site will present any off site flood risk.

4.0 – General Notes

Sub-contractors will be briefed at pre-let meetings to ensure that each of their suppliers comply with the requirements of the CMP.

The requirements of the CMP will form part of the site safety induction training delivered by our resident Site Manager.

A site management team will be in place at all times and the site will be audited frequently for compliance with Health, Safety, Environmental and Highways requirements.

Residents and neighbouring businesses will be kept informed of progress via regular letter drops and within these letters there will be contact details for the Site Manager and the Health and Safety Coordinator. Residents & neighbouring businesses will be encouraged to communicate with HCL in relation to any concerns at an early stage.

C. Holmes

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02.05.24