

Mr M Stranks
Planning Department
Rochford District Council
Council Offices
South Street
Rochford
Essex
SS4 1BW

Our Ref: FNH373
Your Ref:
Email: John.baines@fairview.co.uk

4th February 2011

Dear Mike

**Re: DEMOLISH EXISTING BUILDINGS AND CONSTRUCT DEVELOPMENT OF 21 HOUSES AND ASSOCIATED ACCESS, CAR PARKING, AMENITY SPACE AND LANDSCAPING, 109 RECTORY ROAD, HAWKWELL
APPLICATION REFERENCE: 10/00436/FUL**

CONDITION 16

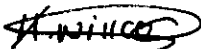
Prior to the commencement of development on the site the applicant shall submit to the Local Planning Authority details of an area to be provided within the site and clear of the highway for the reception and storage of building materials and parking for operatives working on the site. Such details shall be accompanied by a construction management plan identifying wheel washing facilities for vehicles leaving the site and a street cleaning regime. Such construction management plan shall identify a haul route for the delivery of large scale plant and equipment.

Please find enclosed;

- 4 X Construction Management Plan
- 1 x Cheque for £85.00 as required
- 4 x Copies of Application forms

I trust this information is sufficient and that this condition can be cleared at your earliest convenience.

Yours sincerely



John Baines
Planning Manager
Fairview New Homes

PP

Application for approval of details reserved by condition.
 Town and Country Planning Act 1990
 Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
 It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: **FORMER JEWSON SITE**

Address 1: **109 RECTORY ROAD**

Address 2:

Address 3:

Town: **ROCHFORD**

County: **ESSEX**

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).
Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

DEMOLISH EXISTING BUILDINGS AND CONSTRUCT DEVELOPMENT OF 21 HOUSES AND ASSOCIATED ACCESS, CAR PARKING, AMENITY SPACE AND LANDSCAPING

Reference number: **10/00436/FUL** Date of decision: **18.01.2011** (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1.	16	6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started? Yes No
If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? Yes No
If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

CONSTRUCTION METHOD STATEMENT

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition? Yes No

If Yes, please indicate which part of the condition your application relates to:

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The correct fee:

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

4.02.2011

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

**FNH 373
RECTORY ROAD,
ROCHFORD**

**CONSTRUCTION (PLANNING)
METHOD STATEMENT**

Site Location and Description

Project Methodology & Sequence

Other Key Factors

Site Layout

1.1 SITE LOCATION AND DESCRIPTION

The site is located to the south of Rectory Road and to the north of London to Southend railway, immediately to the east of the bridge carrying the railway over Rectory Road. The ordnance Survey grid reference from the approximate centre of the site is 586280, 191890.

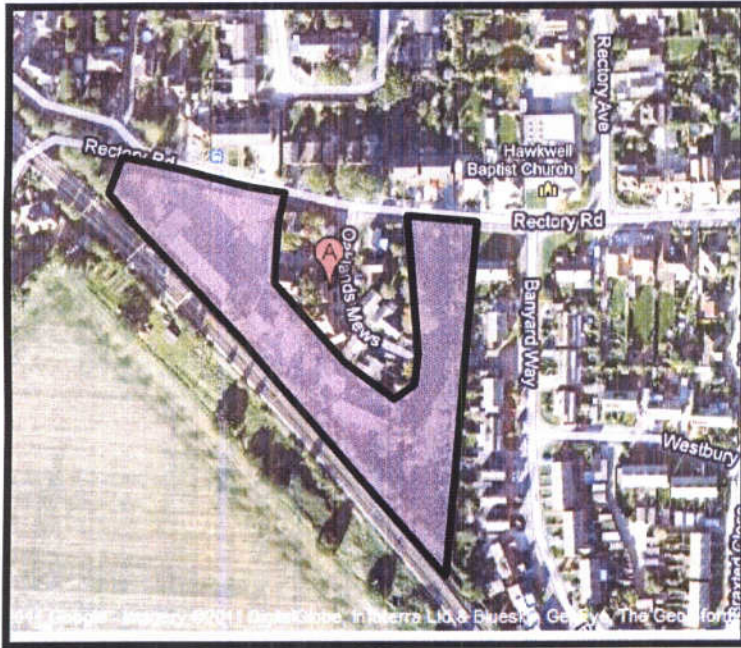
The site forms a broad but irregular 'U' shape, the former Jewson's Builders Merchant premises and yard running from west to south, and an adjoining strip of land oriented north-south and the northern tips of the 'U' fronting onto Rectory Road.

Within the 'U' shape formed by the two parts of the site lies a relatively modern development of semi detached and detached houses with garages (Oaklands Mews). The southern boundary is formed by a fence, beyond which is the railway embankment, for the above railway.

Figure 1: Aerial Site Photo



Figure 2: Site Location



Key

■ Site Location

2.1 THE PROJECT

Fairview New Homes Ltd intends to construct 21 residential units, which are broken down into the following:

Private Houses:	18
HA Houses:	3

The private houses comprise of 18 No. 2 storey, 3 + 4 bed units. The HA Houses comprise of 3 No. 2 storey, 3 bed units located adjacent to the railway line. The development of the houses will be Timber Frame construction, Roof trusses with Roof coverings and felt, batten and tiled roofs.

Methodology

Prior to any construction activity temporary arrangements will be made to provide statutory welfare facilities. It is also at this stage that Tree Protection will be erected. Once erected the local authority tree officer will be invited to 'signoff' the measures taken.

Stage-one groundworks, (foundations and associated external works) will then commence. Foundations will be undertaken in a logical sequence commencing at the northern end of the site, and progressing south toward Rectory Road.

Due to the nature of these works it is accepted that this phase of the development is most likely to cause issues with road cleaning and dust. For this reason a 'wheel wash station will be set up at the site entrance'. The gateman for the development will have a Jet Wash which will act as the Wheel Wash Facility for the development. It is also at this stage when the issue of dust is likely to become a factor. To manage this, 'watering down' will be included as and when necessary to the groundworks order, (these items are covered in more detail in the following section 'Other Key Factors').

The elemental sequence will be:

- Formation of all main onsite roads to sub base
- Formation of pile mat & piling
- Roads to base course
- Break down piles
- Shutter/Reinforcement/Concrete ground beams
- Substructure Brickwork
- Services & Drainage
- Ground floor PCC floors placed

1. Superstructure

Timber Frame

- Internal core and stairs
- Trusses to roofs
- Roof works and coverings
- Cladding Brickwork / Blockwork to Timber Frame

2. Internal Fit Out

- 1st Fix trades
- Partitioning/Drylining
- 2nd Fix trades
- Final trades
- Finishing

3.1 OTHER KEY FACTORS

3.2 TRAFFIC MANAGEMENT

Traffic Management throughout construction will segregate mechanical plant from operatives as much as practicable also site traffic and deliveries. All deliveries will be routed from the site office to the relevant storage or construction location.

Delivery hours will be from 08:00am to 16:00pm

A trained banksman will be used to make sure that all vehicles delivering materials and plant are taken into the site to be unloaded on site and that there will be no vehicles waiting in Rectory Road, Oakland Mews and Banyard Way. All visitors will be taken in to site and either parked in the sales area or in the compound area at the rear of the site. Site operatives will be shown the areas where it is appropriate to park on street, including the local car parks. There will be no parking on Rectory Road fronting the street.

As above all deliveries will be on site and there will be provision in the compound area and also in the parking bays at the rear of the site for the storage of materials and plant.

3.3 STORAGE

The parking bays at the rear of the site will be used for the storage of materials and plant.

3.3 WELFARE FACILITIES

The following welfare facilities will be provided in accordance to current legislation

1. Offices
2. Male & Female toilets
3. Drying Room
4. Canteen

3.5 SITE RULES

The specific site rules for the development will be included within all subcontract orders (Refer to Appendices)

3.6 SUB CONTRACTOR PROCEDURES

Prior to appointment of any subcontractors from our database all aspects of the development will be discussed, together with specific requirements for individual trades.

These matters will be recorded in the minutes on the pre-order meeting which will become part of their official order.

Site specific method statements will be obtained and approved prior to any works commencing on site.

3.7 HEALTH AND SAFETY

Emergency arrangements and procedures will be outlined in the Construction Phase Health & Safety Plan.

3.8 FIRST AID

First Aid facilities will be provided on site by trained First Aiders

3.9 MANUAL REQUIREMENTS

In accordance with the requirements of manual lifting regulations, it will be our intention to use forklifts to distribute and hoist materials.

3.10 GROUNDWORK OPERATIONS

For the duration of the groundwork operations the site roads (and Rectory Road, Oaklands Mews & Banyardway if required) will be swept by mechanical means. Thereafter whenever required by prevailing conditions and work programme regular visits by road sweeper will be provided.

Emergency road cleaning will be undertaken by hand if required.

3.11 DUST

Any issues associated with 'dust' will be included within the groundworks main order.

Dust will be handled in two ways:

- A. Through controlled programming it is possible to essentially eradicate dust as an issue. This is done by the early construction of roads, drives and carparks. In this way all vehicle movement is kept on hard surfaces which will be regularly cleaned as detailed above.
- B. During earlier excavations the dust will be controlled by 'watering down', which will be undertaken by the contractor at the point of source.

3.12 NOISE STRATEGY

Fairview New Homes are very experienced in working in residential areas. We accept that 'noise' can be very disturbing to our neighbours, and the following steps will be taken to ensure noise issues are managed effectively:

- A. All operations on site will be confined to the working hours detailed within the planning consent.
- B. Whenever possible particularly noisy operations will be undertaken at the times of day less likely to disturb our neighbours.
- C. If required, noise monitoring equipment will be made available to our site management to measure noise levels at the site boundary.
- D. If necessary FNH will work closely with the Local Authority to resolve any noise related disputes, in the unlikely event that our standard measures are not effective.

All efforts will be made to mitigate noise from plant etc... Plant will only be used from 08:00am to 17:00pm.

3.13 FENCING AND HOARDING

The site will be enclosed by a mixture of existing fencing and hoarding in accordance to our standard procedures.

3.13 EXISTING TREES

Existing trees will benefit from the following measures:

- A. The existing trees shown on the approved plan, other than shown to be removed, shall not be lopped, topped, felled, uprooted or destroyed without prior written approval from the LPA.
- B. All trees shall be protected, throughout the construction period, to BS5837 (or to the satisfaction of the LPA).
- C. No fires shall be lit on site under any circumstances.
- D. No materials or equipment will be stored within the spread of the protected areas.

E. No roots over 50mm shall be cut, or ground levels reduced, or any 'non-approved' construction activity undertaken, within the protected spread of the trees.

3.15 ROAD AND FOOTPATHS

No units shall be occupied unless fully serviced roads and footpaths have been constructed (to base course).

3.16 MONTHLY PROJECT REVIEW MEETINGS

Monthly project review meetings will be held to review all aspects of the project including welfare and safety.

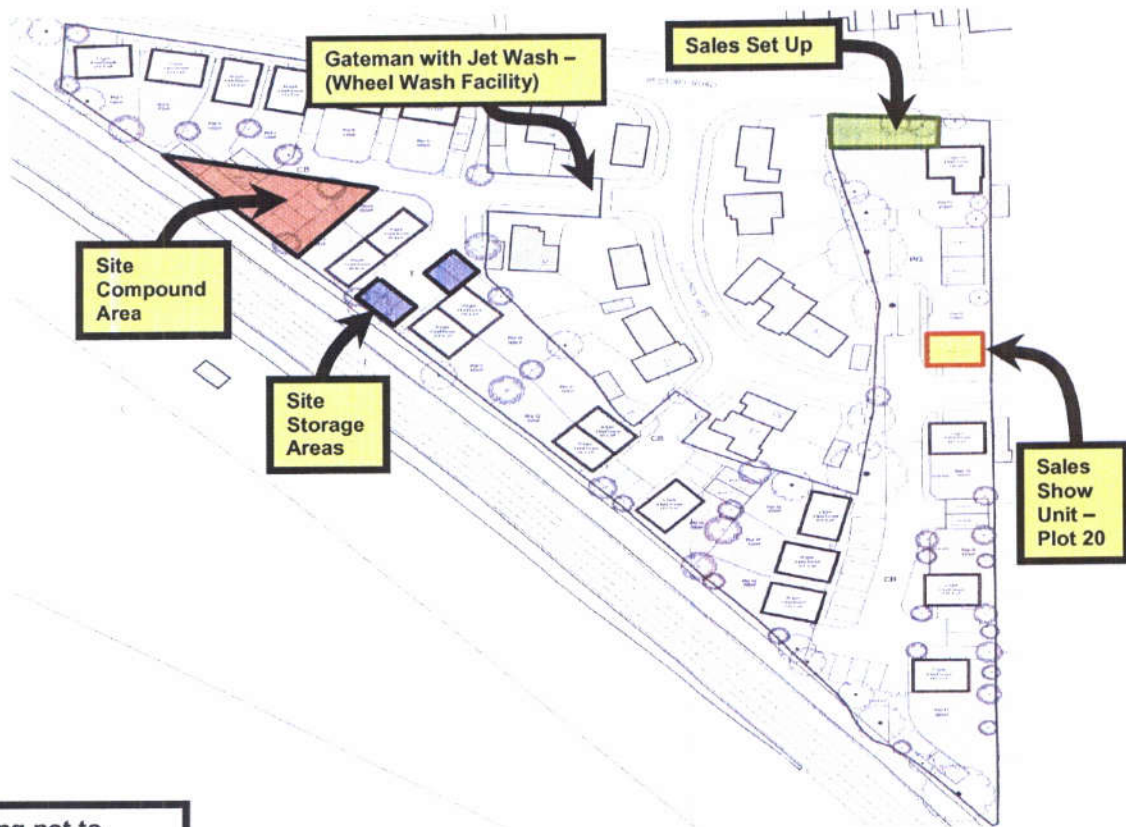
3.17 ELECTRICITY

110V electrical distribution system will be installed in accordance with the performance specification in section 4.

3.18 SCAFFOLDING

External and internal scaffolding will be supplied and erected in accordance with the performance specification in section 5.

Appendix one:



Drawing not to scale

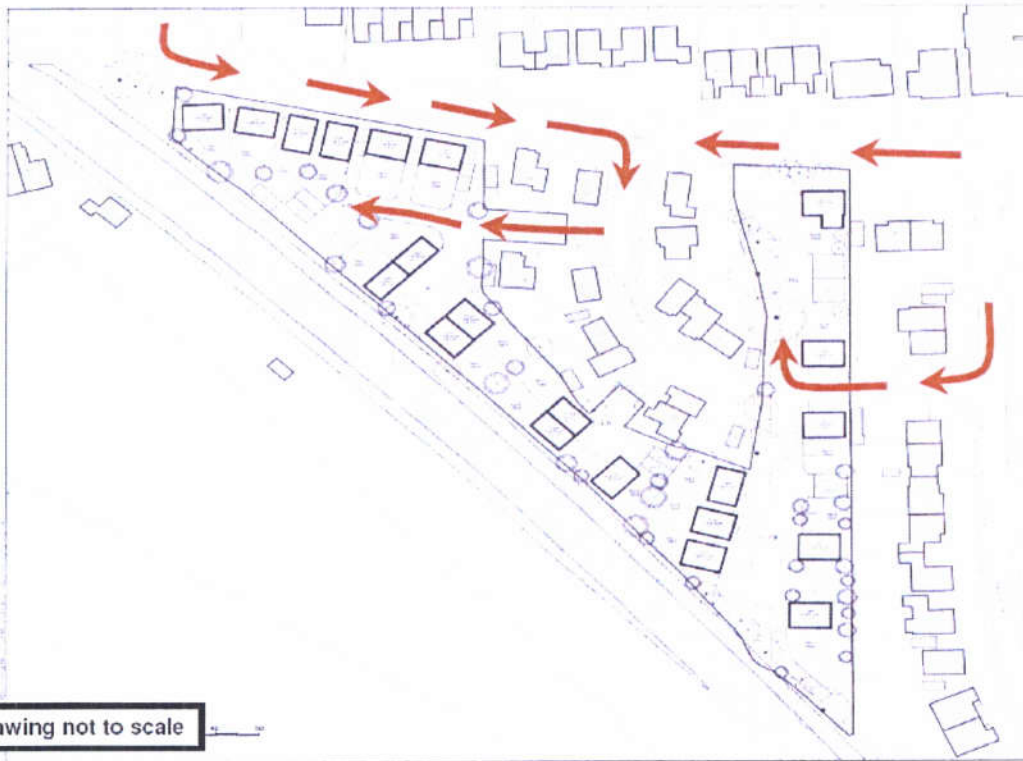


FNH 373 Rectory Road, Rochford
Construction (Planning Method Statement)



Rectory Road, Rochford, Essex
Routing into FNH Rectory Road, Rochford Development

DATE: 28th January 2011
LOGIC: A.Read
DRAWN: A.Read
REF: RecRoad RoutingDir 001 REV A



SITE RULES

Fairview 50a
NEW HOMES Ltd.

TO BE PROMINENTLY DISPLAYED ON SITE HEALTH & SAFETY NOTICE BOARDS

- 1) Hard hats, appropriate type gloves, protective footwear and hi-visibility vest/jacket must be worn at all times when on site. Other PPE such as eye, ear and respiratory protection must be worn as required.
- 2) Scaffolding, plant or equipment must not be interfered with, altered, or modified in any way by any unauthorised person. Any adaptations, alterations, or modifications must be undertaken by a competent person(s).
- 3) Injuries, dangerous occurrences, near miss incidents, hazardous situations or defective plant/equipment must be reported to Fairview's Site Management immediately.
- 4) Safety warning signs must be complied with at all times.
- 5) Do not operate hoists, telehandlers, forklift trucks, dumpers, or other items of plant and equipment unless trained, competent and authorised to do so.
- 6) Familiarise yourself with the site Emergency Arrangements, e.g. first aid, fire, location of telephone, emergency assembly points etc. This information is displayed on the site Health & Safety notice boards.
- 7) Maintain good standards of tidiness/housekeeping in your area of work by clearing up waste material and packaging as work progresses, and storing materials in a safe manner.
- 8) Keep site access and exit points, roads and walkways free from obstructions.
- 9) Welfare facilities are provided for your use. Keep them clean.
- 10) Eating food is not permitted in buildings under construction or during finishing.
- 11) Smoking is not permitted in any enclosed workplace e.g. site offices, welfare accommodation units, partially constructed buildings that are enclosed.
- 12) Toilets installed in flats and houses must not be used.
- 13) The playing of radios and/or the wearing of personal music player, ear/head phones on site is not permitted.
- 14) Site operatives must report to their site supervisor and sign in on a daily basis.
- 15) Visitors must report to the site office on arrival and sign in the "Visitors Book."
- 16) The wearing of short leg trousers on site is not permitted.
- 17) T-shirts must be worn under hi-visibility vests/jackets. Bare skin or vests is not permitted. Where work activities dictate, long sleeves must be worn.
- 18) Mobile phones must not be used by personnel whilst operating plant/equipment.
- 19) Steel barrier fencing pins (commonly referred to as road pins) or any other steel pins must not be used.

Rev: October 2010