D BROWN
BUILDING CONTRACTORS
LIMITED

# Construction Management Plan

## Phasing of The Development

Phasing of the development will be as follows before any foundations are formed. The sewage connection will be pulled back into the site and the foul water treatment plant will be installed. Following that the existing high voltage underground cable will be relocated into the northern most area of land.

Following this the roads, sewers and services shall be installed into the site. The foundations will be cast once the new road is constructed. Materials will be delivered on a just in time basis and stored in the yellow marked are which will be constructed from base course tarmacadam.




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## The Parking of Vehicles of Site Operatives and Visitors

It is our intention to maintain good neighbourly relations with adjoining homeowners and users of other land/buildings and avoid any issues arising particularly in respect of parking and access.

All vehicle parking will be within the site compound or where necessary i.e. for unloading or using equipment located adjacent to the works area where the site is unoccupied. No parking will be permitted outside of properties once handed over. All vehicles to be parked at owner's risk and must be parked to allow safe access for emergency and other vehicles.

Safe segregation routes will be provided within the site compound and across the site to clearly distinguish the routes to be taken between pedestrians and vehicles to maintain separation at all times

## The Loading and Unloading of Plant and Materials

Only pre-arranged deliveries will be allowed so as to avoid any local disruption caused by a backlog of vehicles, particularly with there being homes located around the site entrance

Where possible, we will aim to avoid the busy times of between 8.45-9.15am and 3.00-3.45pm where people take children to school or go to/from work.

Bulky and heavy materials are to be transported using appropriate machinery which will be operated only by personnel holding a relevant certificate. Other materials are to be moved manually taking into consideration Manual Handling and COSHH Regulations.

**The Storage of Plant and Materials Used in Constructing the Development**

Storage of materials and plant on site will be kept within the site compound or adjacent to works areas when being used. Valuable or fragile materials may be delivered to the D Brown head office and transported as needed to avoid vandalism or theft.

Cement will be stored on site and a COSHH assessment is recorded. All other materials are assessed as works progress.

Any site fuel stored on site will be kept in a secure and isolated area of the compound, however we will aim to bring this out internally using site diesel cubes rather than have excess storage on site.

**Wheel Washing Facilities**

Initially, access for site vehicles and visitors will be via maple way so that the traffic is directed straight to the site compound and office. Site offload facilities will be provided by means of teleporters/forklifts and be solely used to distribute materials around site plant will load and unload within the site curtilage .

Should there be adverse conditions or deliveries that require vehicles or access roads to be cleaned before leaving site, there will be a 110V jet washer located within the site facilities.

**Surface Water Run Off During Construction**

Surface water produced by the development will be discharged in accordance with saunders drainage strategy . As the plots are built out of the ground all surface water will be directed to the newly installed storm attenuation system. Permeable tarmac areas will be protected from soil infiltration during works by a layer of sacrificial tarmac. This will be removed prior to the install of the final drainage layers of the road

## Noise

The effects of noise from the construction site will be controlled by introducing management and monitoring processes to ensure that best practice methods are planned and employed to minimise noise during construction.

The Noise Management considerations for this project will consider the residential properties immediately surrounding the site, as well as the impact on neighbouring streets.

Several safeguards exist to minimise the effects of construction noise and these will be applied during the construction and incorporated. These will include:

- Compressors brought on to site should be silenced or sound reduced models
- Pneumatic tools should be fitted with silencers or mufflers;
- Working hours will be between the hours of 07:30 and 18:00 Monday to Friday, and between 07:30 and 13:00 on Saturdays
- Deliveries will be programmed to arrive during daytime hours only where possible – between the hours of 07:30 and 18:00 Monday to Friday, and between 08:00 and 13:00 on Saturdays. Care will be taken when unloading vehicles to minimise disturbance to residents.
- Delivery vehicles should be prohibited from waiting within the site with their engines running;
- All plant items should be properly maintained and operated according to the manufactures' recommendations in such a manner as to avoid causing excessive noise;
- All plant should be sited so that the noise impact at nearby noise-sensitive properties is minimised;
- Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighbourly approach to relations with residents. Appropriate notice shall be given, should there be any unusually disruptive activity scheduled to take place.

## Vibration Management

The Site Manager will consider the relevant thresholds for determining significant impacts (for both building damage risk and human disturbance) which will be sourced from relevant standards and guidance. Estimated vibration levels during construction operations are unlikely to be above the relevant thresholds, however vibration levels will be monitored with measurements taken as necessary. It should be noted that the foundations will be bottom driven piles all residents will be advised when these works are taking place.