CONSTRUCTION MANAGEMENT PLAN

&

GENERAL INFORMATION

PROJECT

The Construction of 28 Number
Residential Units
Gosberton

for

D&R Homes (Gosberton) Ltd

Date: December 2022

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1.0 Introduction

The purpose of the Construction Management Plan is to address the procedures, sequencing and construction methodology anticipated by the Project Team engaged in the planning, liaison and construction of the Project. The plan outlines proposals on traffic and environmental management measures to be adopted during construction.

The outline Construction Management Plan forms part of the discharge of planning conditions. It is also designed to be a live document which will develop during the Project.

2.0 Description of the Works

The construction of 28 residential properties with utilities, roads, associated hardstanding and landscaping. The main buildings are single storey structures mainly clad in brickwork with traditional pitched roofs clad in tiles.

3.0 Sequence of works

Commencement Date: To be confirmed

The forming of the site entry – Demolitions of existing structures

The construction of temporary site facilities including parking and storage

The forming of the access road to the site – 278 Works

The construction of the main buildings

The installation of the public utilities, forming of associated landscaping, car parking/hard standings and vehicular access

Duration of the Works: Anticipated to be approximately 18 months.

Completion Date: To be confirmed

4.0 Site establishment and welfare arrangements

Welfare and storage of materials located in Compound area on site – to be located in the area to the left of the new site access road in an area to be later developed.

Welfare facilities to include:

- Welfare on site to be as required under the Construction (Design & Management) Regulations 2015.
- Canteen area
- Site office.
- Toilet facility

Material storage and distribution

The subbase to the vehicle access to the units will be formed and linked to provide an onsite distribution strip to the front of the residential units.

Materials will be scheduled for delivery as and when required during the construction process minimising the amount of materials stored on site.

Construction Stage

To have secure storage facility within compound (container)

Any material handling around site will be by telehandler with cranage being brought to site for the placing of floors beams and trusses. Where necessary permits will be applied for if works infringe on the public highway or footpaths.

General material storage to be within compound area with materials being distributed from the compound. Additional material storage will be located in the areas identified on the site layout drawing.

Materials such as concrete and hardcore to be placed on delivery in the location where construction is being carried out. These will be mainly for the forming of the substructure, superstructure and hard landscaping/car parking.

The materials for the building superstructure, finishing and external works to be delivered and generally erected/installed as works progress with any storage adjacent to the area of working.

5.0 Environmental

The Contractor will be expected to provide details of his onsite environmental co-ordinator who will be expected to deal with traffic management, car parking, noise and dust monitoring/control, fuel, vibration and other environmental issues.

All works should be carried out in accordance with the Environment Agency Pollution Prevention Guidelines' including 'PPG6 'Guidance for working on construction or demolition sites' and the Net Regs should construction guidance in relation to building works be released.

Working hours for the site are likely to be 07.00 – 18.00. Monday – Friday and Saturday 07.00 – 13.00. There will be strictly no plant operations outside of these hours.

Noise and Environmental Pollution

Noise Monitoring

Noise levels from individual items of plant will not exceed 110 db(A).

Noise levels are to be maintained within the recommendations of 'The Control of Noise at Work Regulations 2005'

As yet the quantity and type of plant to be attending site at one time has not been determined.

If necessary, noise will be monitored from two points, adjacent to Spalding Road and in the areas adjacent to the adjoining buildings/properties on the site boundaries. Noise will be monitored at peak times on site, and if necessary, a minimum of twice a day at both positions using a Hand Held Analyser that meets the requirements for integrating averaging sound level meters in accordance with BS EN7445. Information will then be collaborated into a table where the average for the site is calculated as twice a day readings if reported back to the LPA.

The plant and equipment for the work is to be selected so as to keep the noise levels to ae minimum. All plant and equipment being used should be inspected /serviced at regular intervals and maintained when necessary.

All plant and equipment will be positioned accordingly on site so as to cause minimum disturbance to local residents.

Noise levels will be monitored on a regular basis and any safeguards will include 'Guidance as set out in BS5228: Part 1 2009 & 1A 2014.

Construction Dust

Environmental pollution will be kept to an absolute minimum and damping down will be carried out as required by site conditions if excessive dust.

Any lorries leaving site will be sheeted and if necessary damped down prior to being loaded.

Construction Vibration

It is recommended that construction vibration levels are subject to a watching brief with vibration measurements taken as necessary.

Disposal of Waste Materials (Hazardous and Non-Hazardous)

Disposal of all waste materials will be in accordance with current regulation requirements. Any hazardous waste will be transported by a registered carrier to a licensed tip – strictly in accordance with the Hazardous Waste Regulations 2005.

All waste/spoil carriers should have debris netting covering loads when leaving site.

Temporary lighting

It is anticipated that the works will be carried out during normal daylight hours and that if any temporary external lighting is required it would be provided by mobile tower lighting located within the site adjacent to the car parking area. Lights will have sensors and will not be left on out of site hours

Storage of materials on site

Construction materials such as cement, oils and fuels, etc have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base within a secured bunded area of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant will be refuelled either off site or within a designated area of hardstanding.

Plant is to be fully maintained to avoid accidental discharges and storage of fuels is to be managed in accordance with current legislation. The Contractor should have spill kits available.

Mortars will be delivered to site in premixed batches keeping the use of cement on site to a minimum.

Works on or near any watercourse

All works should be carried out in accordance with the Environment Agency 'Pollution Prevention Guidelines' including 'Works and maintenance in or near water: PPG5 and Net Regs Guidance notes'

The water course will be protected from being polluted due to debris from the site or any discharges of fuel from the plant being used on site. This will include the provision of fencing with debris netting, if required, to prevent site rubbish from being blown in. All vehicles/plant will, where any fuel is required, be refuelled away from the water course and spill kits will be available at all times.

There is to be no concrete or mortar mixing within 5.00m of any watercourse

No herbicides are to be used without prior written approval from the Environment Agency or Drainage Board

6.0 Traffic and Plant Management

Where possible all vehicles are to be flat bed and the use of articulated lorries is to be kept to a minimum.

Material deliveries will be organised, where possible, to avoid the peak times when Spalding Road is used by commuter traffic. Deliveries will be minimised at peak school times, 8.30-9.15 and 2.30-3.30.

Site vehicles will have wheels washed down prior to leaving site to reduce unwanted debris being spread to the highway. This is to be located close to the site entrance. There will be mobile wheel washing equipment on site throughout the construction period and every vehicle requiring wheels cleaning prior to leaving site will be cleaned. If necessary there will be road sweeping facilities to ensure minimal mud being deposited on the highway

Where possible all vehicles are to leave site in a forward gear and if necessary there is to be a banksman present especially for exceptional loads or deliveries. The adjoining property owners will, if necessary be advised of any exceptional loads.

The public rights of way around the perimeter of the site will be kept clear at all times, where possible. If there are any temporary closures they will be agreement and in consultation with the adjoining property users.

No lorries are to remain on the Spalding Road unless supervised by a banksman. If necessary there is be liaison with the Lincolnshire County Council Highways Department.

Plant is to be fully maintained to avoid accidental discharges and storage of fuels is to be managed in accordance with current legislation. The Contractor should have spill kits available.

Consideration should be given to prevent any risk of contamination of existing watercourses and the adjoining land.

The Contractor shall be responsible for ensuring that all tools, equipment, plant and machinery used during works on the site are:

- Suitable for the purpose to which they are applied
- Inspected prior to each use and use discontinued where any defect is found
- Subject to regular testing and inspection as required under The Provision and Use of Workplace Equipment Regulations 1998 (PUWER)' or other relevant legislation
- Only operated by fully trained and competent persons
- Not left unattended on the site at any time unless secure
- Comply with the 'Lifting Operations & Lifting Equipment Regulations 1998 (LOLER)'

Car parking is to be generally on site and not on roadways adjacent to the site..

Access will be maintained to all the adjacent properties at all times.

Should there be an excessive amount of vehicle parking required by site personnel they will be required to use the existing public facilities/car parks. However, further investigation is being carried out to agree private off site and road parking.

7.0 Site Security and Access

Access onto site can be gained mainly from the A17 onto Spalding Road or the A16 and onto Spalding Road from the Spalding direction.

There will be site signage available on the front elevation of the site.

All site personnel are to sign in and out on a daily basis in the register located in the site manager's office.

All visitors coming onto site must wait inside the entrance for the site manager. Visitors must receive a site specific induction, be wearing all minimum PPE requirements and be accompanied by the site manager or his representative whilst on site.

'Heras' type temporary security fencing shall be erected around the perimeter of the works where required to form a safe working enclosure. There will be security cameras located around the site perimeter and their positions will be located to ensure there is minimal risk of intrusion of privacy on the adjoining properties.

8.0 Complaints procedure and monitoring of Construction Management Plan

There will be a designated Environmental Coordinator on site at all times who will deal with any daily matters who will ensure with the visiting Contracts Manager the Construction Management Plan is being implemented and that any feedback is actioned. There will also be a contact number for the developer's/contractor's office which will also respond to any complaints or feedback

PLANNING
PRE - CONSTRUCTION
METHOD STATEMENT

PROJECT

Construction of 28 Number Dwellings

for

D&R Homes (Gosberton) Ltd

Date: December 2022

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1.0 Description of the Works

The construction of 28 residential dwellings with associated Utilities, landscaping and drainage installation for the project.

Construction of passing points to roadway into the site and associated hard standings.

Project statements

All works to take into account:

There will be an onsite named Environmental Co-ordinator who will control the environmental issues on liaise with the local community and other interested parties.

2.0 Programme for the Works

Commencement Date: To be confirmed

Duration of the Works: To be confirmed

Completion Date: To be confirmed

Maximum Number of People Involved in the Work Activities: Anticipated 25 No maximum

3.0 Pre – Construction arrangements

Liaise with Local Authority Highways Department regarding any street works permits including any scaffolding or hoarding permits.

Carry out mail drop to local residents/businesses advising of works and giving contact details of parties involved with the construction works.

4.0 Welfare Arrangements

Welfare arrangements are to be provided by the contractor – all in accordance with the Construction (Design and Management) Regulations 2015.

All welfare facilities shall be established at a safe designated location on site prior to all works commencing.

It is the responsibility of all personnel on site to ensure that the welfare facilities are well maintained and kept in a clean and tidy order.

Welfare facilities to include:

- Canteen area consisting of provisions for warming food and to make hot drinks.
- Warm and cold running water with hand washing and drying facilities.
- Toilet facility
- Generator providing adequate warmth and lighting.

5.0 Medical Arrangements

Medical arrangements are to be provided by the contractor – all in accordance with the Health and Safety (First Aid) Regulations 1981.

A qualified first aider at work should be on site at the time of works.

Anyone involved in an accident must report immediately to the site manager.

6.0 Responsible Personnel

Personnel directly responsible for carrying out the works:-

To be confirmed by the appointed contractor

The site manager shall be responsible for the day to day running of the site ensuring that all works are running to programme in the safest possible manner.

The site manager is also likely to be the site environmental co-ordinator and he shall liaise with the local authority and the local residents at regular occasions ensuring that good relations between all parties involved are maintained.

7.0 Site Security and Access

Access onto site can be gained from the A16 or A17 onto the Spalding Road.

All site personnel are to sign in and out on a daily basis in the register located in the site manager's office.

All visitors coming onto site must wait at the entrance gates and wait for the site manager. Visitors must receive a site specific induction, be wearing all minimum PPE requirements and be accompanied by the site manager or his representative whilst on site.

'Heras' type temporary security fencing shall be erected around the perimeter of the works where required to form a safe working enclosure. Additional fencing and barriers to be installed on the boundary line adjacent to the railway.

Security gates shall be established to the front of site to the compound area. These gates should be locked at all times both whilst works are in progress and when the working day ends. If necessary the gates shall be under banks men control.

Adequate warning signage and information signage showing all on site minimum PPE requirements shall be erected to the 'heras' fencing and security gates where necessary.

The safe working enclosure shall be maintained at all times.

8.0 Site Induction

All persons coming onto site to include all employees and sub contractors are to receive a site specific safety induction prior to any works commencing to be undertaken by the site manager or his representative. All persons on completion of the site induction process are to sign into the site induction register.

9.0 Personal Protective Equipment Requirements

All PPE issued to operatives and management is strictly recorded, controlled, maintained and cleaned and appropriate training given – all in accordance with the Personal Protective Equipment Regulations 2002.

All minimum PPE requirements shall be adhered to at all times whilst on site as stated within the principal contractors site rules.

Additional PPE to include dust masks, ear defenders, gauntlets, safety visors, fire resistant overalls, disposable overalls etc shall be issued by the site manager when required by the method statements and risk assessments.

10.0 Tool Box Talks

On site training through tool box talks should be issued in accordance with The Construction Design and Management Regulations 2015

11.0 Site Set Up

The following documentation and information should be on site prior to works commencing:

- Method statements with associated risk and COSSH assessments, site specific to each element and subcontractor.
- Health and safety policy statement
- Confirmation of service disconnection
- Insurance details
- Health and safety law poster
- Health and safety plan (If principal contractor)
- Notification to the health and safety executive (If principal contractor)
- Site documents to include site register, induction register and daily diaries
- Site plans
- Emergency procedures / arrangements
- Employee training certificates

- Plant test certificates
- Sub contractor information

12.0 Temporary Works/Facilities

- 'Heras' type security fencing
- Warning and information signage
- Welfare facilities.
- Support works for excavations
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13.0 Hazard Identification/Risk Assessment

The Contractor is to provide details when project finalised of any residual risks remaining.

14.0 Hazardous Materials and Equipment (COSHH)

The Contractor is to provide details when design finalised

15.0 Plant, Vehicles, Equipment and Special Tools likely to be used

- Site personal vehicles.
- Hand tools
- PPE / RPE
- Appropriate waste containers
- 360º excavators with attachments
- Dumper
- Crane
- Roller/compactor for highways
- Scaffolding
- Double bunded diesel fuel tank

All plant and equipment will be correctly registered, controlled, maintained, tested and certified by approved bodies and will only be used by competent trained personnel.

16.0 Equipment and Material Storage

All plant, equipment and materials storage will be within the confines of the Heras fencing / designated area of operations.

17.0 Special Site Safety Rules

All operatives will adhere to the site rules as set out by the principal contractor under the Construction (Design and Management) Regulations 2015. Site rules should be posted onto the walls of the site canteen / office.

Should there be a fire on site, all personnel must report immediately to the fire assembly point / muster point

The site emergency telephone is likely to be the site manager's mobile phone.

There is to be no parking on Villa Lane.

18.0 Rigging and Slinging

All lifting equipment, where applicable, should be maintained in accordance with The Provision and Use of Work Equipment Regulations 1998 and all operatives will be competent and fully trained in the use of the equipment.

All personnel training certificates shall be on site at the time of works.

Testing certificates of all plant and lifting equipment / accessories shall be on site with them at the time of works.

19.0 Young Persons (Under 18 Years of Age)

Where 'Young Persons' are employed on site, the demolition contractor is to ensure that they are protected at work from any risks to their health and safety which are a consequence of their lack of experience, or the absence of awareness of existing or potential risks or the fact that young persons have not fully matured.

20.0 Manual Handling

Manual handling will be kept to a minimum, but where manual handling is required to be carried out, it will only be performed by fully trained personnel in accordance with the 1992 Manual Handling Operations Regulations.

21.0 Working at Height

The Work at Height Regulations 2005 apply to all works at height where there is a risk of a fall liable to cause personal injury. Prior to all works at height a suitable risk assessment shall be made to ascertain the precautionary measures to be taken.

Fixed Scaffolding

Where erected on the public footpath all necessary permits are to be obtained from the Local Authority. All scaffolding on or adjacent to gardens is to be double boarded and fitted with debris netting.

Where necessary or where required fixed scaffold systems will be constructed as a means of safe access. The Scaffold will be erected by an approved scaffolding contractor.

All scaffolds will be erected in accordance with The Provision & Use of Work Equipment Regulations 1998 and British Standards BS1129, BS1139, BS5973, BS2482 and BS 5974.

Safety Harnesses

Throughout the works, where working at height is necessary, operatives when not working on a fitted scaffold system will wear a full safety harness.

The types of harness used will conform to BS EN 354, 355, 358, 361-365. The harnesses should be inspected every 3 months and a record will be kept of the inspections.

22.0 Emergency Rescue Plan for Falls from Height

In the event of an incident if the fallen man is conscious a maximum time of 15 minutes should be used to get them down to safety. If they are unconscious this time is reduced to 5 minutes. If these times are exceeded no action shall be taken until the emergency services arrive.

23.0 Noise and Environmental Pollution

There will be an onsite named environmental co-ordinator who will control the environmental issues on liaise with the local community and other interested parties.

On-site noise levels should be monitored regularly, particularly when changes in machinery or project designs are introduced, or in response to complaint. Annex E of BS5228: Part1: 1997 provides guidance on noise measurement methods

The plant and equipment to be utilised for the work has been selected so as to keep the noise levels to an absolute minimum. All plant and equipment being used should be inspected / serviced at regular intervals and maintained when necessary.

Should noise levels exceed 80dB(A) then appropriate hearing protection should be made available to all personnel working within the area on request.

If noise levels exceed 85dB(A) all persons working within the area must wear the appropriate hearing protection and this shall be policed by the demolition contractors management. In such circumstances warning signs shall be erected and the area shall be deemed an area requiring ear protection.

Tool box talks shall be given where the noise levels exceed 80dB(A) to warn all persons of the high noise levels, what damage this can cause and how to prevent this from occurring.

Working hours for this site are likely to be 07.00 – 18.00. There shall be strictly **NO** plant works outside of these hours.

All pieces of plant and equipment shall be positioned accordingly on site so as to cause minimum disturbance to local residents.

The noise levels shall be monitored on a regular basis.

All works should be carried out in accordance with the Environment Agency 'Pollution Prevention Guidelines' including 'PPG6 'Guidance for working at construction or demolition sites'

Environmental pollution will be kept to an absolute minimum and damping down will be carried out as required by site conditions.

Any fuel stored on site is within a fully bunded temporary fuel storage tank and will ensure all plant is fully maintained to minimise any risk of oil leakage

24.0 Vibration

Plant and equipment to be utilised for the work operations is selected to keep workers' exposure to vibration to an absolute minimum. Technical data on vibration levels for each item of plant or equipment is to be obtained and where exposure levels exceed 2.5m/s² on a regular basis, a programme of preventative measures and health surveillance is to be implemented.

25.0 Disposal of Waste Materials (Hazardous and Non-Hazardous)

Disposal of all waste materials will be in accordance with current regulation requirements. Any hazardous waste will be transported by a registered carrier to a licensed tip – strictly in accordance with the Hazardous Waste Regulations 2005.

All waste carriers should have debris netting covering loads when leaving site.

26.0 Completion Arrangements

On completion of each property all services/utilities will be connected and full and safe access will be provided.

On completion of the works the plant, equipment and temporary facilities will be removed from site and the area of operations left in a safe, clean and tidy condition – all to the satisfaction of the Client and in consultation with Boston Borough Council Building Control department.

27.0 Sub-Contracted Elements and Control

Prior to the employment of any sub-contractors, they should complete a pre-qualification contractors questionnaire. This enables the Contractor to assess the

competence and adequacy of contractors prior to the placing of any orders. All contractors should undergo site inductions prior to commencement of their works on site and they are to be involved in site progress meetings, tool-box talks and other relevant site procedures.

28.0 Safety Policy Statement

The health and safety policy statement of the contractor shall be on site prior to works commencing.

29.0 Exclusions / Assumptions / Emergency Arrangements

Emergency procedures are to be detailed in 'special site safety rules' and as described in the appointed Contractors Health and Safety Policy.

30.0 Site Specific Safety Method Statement

Prior to works commencing the protection works will be in place and an inspection carried out by the Company director responsible for the project.

30.1 The temporary security fencing to the site will be in place immediately next to the public highway and site boundaries. Consideration will be given to progress the permanent fencing

30.2 The road access/bellmouth shall be formed to enable site access, the roadway shall continue a minimum of 15 metres onto site to allow for wheel washing to be carried out.

30.3 Where works to the Utilities and highways are beyond the site boundaries specific method statements and risk assessments will be prepared which will be in conjunction with the Local Authorities and Utility Companies requirements. All signage is to be compliant with the New Street Works Act 1991. Detailed method statements to be agreed with the Local Authority Highways Department.

30.4 The surface water drainage system will be installed in accordance with the designers specifications which will take into account the sequencing of the works when installing the utility/service runs and feeds to each individual property.

30.5 Footings to be dug and filled with brickwork taken up to DPC.

30.6 Brickwork will then be installed on a rolling programme with scaffolding being installed as works progress.

30.7 The deliveries of floor and roof members will be delivered direct to the site and where possible off loaded by crane direct into position on each plot.

30.8 Once plots at plate level craneage will occur from the temporary access roadway to ensure that there is no oversailing into the highway.

30.9 Internal fitout of plots will be carried out on a rolling schedule as the build of each plot progresses.

30.10 Phased handover of plots as requested by the client.

30.11 All welfare facilities to comply with the Construction (Design and Management) Regulations 2015 and shall be delivered onto site and established at a safe designated location. These shall be supplied by the contractor.

30.12 All persons coming onto site shall receive a site specific safety induction to be undertaken by the site manager or his representative.

30.13 All persons coming onto site shall be required to sign into the site register upon arriving onto site and out when leaving. This shall be located within the site managers office.

30.14 All persons shall be required to comply with the site minimum PPE requirements of hard hat, safety footwear and hi visibility jacket.

30.15 Any visitors coming onto site shall be allowed only in the company of the site manager or his representative.

30.16 'Heras 151' or 'Steadfast 151' temporary security fencing complete with warning signage stating 'DANGER CONSTRUCTION KEEP OUT' shall be erected around the site where required to secure the safe working enclosure.

30.17 Plant shall be delivered onto site in accordance with the sequence of works.

30.18 All vehicular traffic wanting to come onto site shall enter under close banks men control, adhering to all conditions as stated within the traffic management plan. All banks men are competent and trained in the use of specialist hand signals.

30.19 The double bunded diesel fuel tank shall be stored at a safe designated location on site away from all major works, sources of ignition and water courses.

30.19 Only trained and competent personnel shall be allowed to operate the plant.

30.20 All processed materials shall be removed from site via suitable 8 wheeler tipper lorries, to be loaded by the 360º excavator with attachment.

30.21 All plant, equipment and machinery shall be removed from site.

30.22 The site shall be left in a clean, tidy and safe condition all to the satisfaction of the client.

30.23 All vehicles leaving site will be inspected for mud and debris on their wheels and any

significant items removed before removed from the wheels before entering the highway.

30.24 This preconstruction safety method statement should be amended and developed to individual method statements as the works proceed, where methods of working or site circumstances alter from that originally envisaged.