

CONSTRUCTION MANAGEMENT PLAN

York Gardens, Gosberton



Gleeson Homes - Midlands

One Oakwood Court

Little Oak Drive

Sherwood Business Park

Nottingham

NG15 0DR

Tel: 0115 6846850

Prepared by: Ryan Waddell

Date: 25/07/2024

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Introduction

This Construction Management Plan (CMP) has been produced by Gleeson Homes in relation to the planning application for development of land at York Gardens, Gosberton and, is to be read in conjunction with the CMP drawing (3139-A02-01). This redevelopment will result in the provision of 92 no. new dwellings.

The purpose of this CMP is to ensure the impact of construction work on the local residents and the immediate highway network is kept to an absolute minimum. The CMP provides detail of all measures considered appropriate at this time; however, the CMP is a live document that will evolve as necessary to address issues that may be identified through ongoing consultation with relevant parties as the project progresses.

The Construction Project/Site Manager will be responsible for implementing measures contained in the CMP and will be the point of contact on a daily basis for local residents. The Site Manager will ensure that all contractors working on site have public liability cover in place before starting work on site.

This document has been prepared with input from the project Architect, Engineer and Senior Construction Team to ensure that the CMP can comprehensively address all issues that may arise during the construction works. The CMP has also been checked by Gleeson Health & Safety Manager, who will ensure continuous monitoring and compliance with all Health & Safety procedures.

General Housing Construction

During the housing construction, deliveries will be made from York Gardens entrance to the material storage area. This storage area will be located predominantly within the Compound Area. The area will be clearly marked and all deliveries to the site during the construction process will therefore take place within the site boundaries and no materials or equipment will be stored outside the site boundaries.

Site Operating Hours

Construction & Demolition works shall only occur on the site between the hours 07:30 – 18:00 Monday to Friday, 08:30 – 13:00 Saturdays but not at any time on Sunday's & Bank/Public Holidays.

Site Contact Details

Construction Director – Craig hart (chart@mjgleeson.com 01156 846 850)

Contracts Manager – Gary Davies 07970154732

Site Manager – TBC

Deliveries

No deliveries will be permitted during public holidays.

Deliveries will be taken between 7:30am-6pm from articulated and rigid lorries via the main road through the compound to eliminate reversing operation. The surrounding streets although tight and traffic controlled are sufficiently wide enough to cope with all delivery wagons.

The site has been tracked and delivery lorries have been accommodated. Deliveries can be offloaded adjacent to the compound via a forklift truck, the build route has also been produced to minimise disruption to occupied plots.

Construction Compound Location

The construction compound will be sited over plots 61-64 and is expected to remain in this location for the lifetime of the development.

A copy of our Compound Detail is attached (Appendix B), further detailing the facilities for welfare, materials storage and site parking.

Contractor's Car Park

Please see attached the drawing ref: 3137-A02-01 (appendix A). This shows a sufficient number of contractor and visitor parking spaces as stipulated by the Gleeson standard compound layout.

Sales Arena

Please see attached drawing ref: 3137-A04/1 (appendix C). The details set out that plots 106-108 to be show homes and the double garage to plots 106/107 to be the sales office, 4 no customer parking with 1no staff parking.

Health and Safety Plans

The plans will be formulated by the in-house H&S professional employed directly by Gleeson Homes who will co-ordinate CDM activities and inspect the development operations on a monthly basis.

Nuisance Control

A range of measures will be implemented to ensure that the potential impact of the works on local residents and neighbours will be minimised. These measures are discussed in turn below.

Dust Control

Dust will be controlled by damping down using a bowser or road brush attachment to the forklift truck and if necessary, a daily road sweep. Construction dust such as grinding dusts will be reduced locally with the use of the dust suppression measures incorporated into the equipment used.

Wheel Wash

Site vehicles will use hard surface areas only to minimise mud disruption onto existing highway. A Rumble bath wash facility will also be provided to wash down site vehicle wheels prior to leaving site to reduce any further unwanted debris spreading onto the highway, See attached drawing ref: 3137-A02-01 (Appendix A) for details.

A road sweeper will be on call for use as required.

Noise Pollution

Noise assessments of construction processes have been undertaken and we do not anticipate any noise pollution above recommended levels. Rotary cutting tools on site will produce noise but short bursts of usage will not exceed noise pollution limits.

Existing boundary treatments and trees that surround the site will also assist in acting as a noise barrier. The restriction in site operating hours will be carried out in accordance with Local Authority guidance, thus preventing the carrying out of any noise disruption outside these hours or during public holidays.

Storage of Materials

Construction materials such as cement, oils and fuels have the potential to cause pollution. All fuel, oil and chemical storage will be sited on an impervious base with a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps/hoses etc. would be checked regularly.

Provision will be made for storage of materials in designated areas including waste materials.

Site Security

All construction materials not in use will be stored on site in a secure location. The Compound area will be fully enclosed and painted in corporate coloured hoarding along its boundary with secure access gates installed at the entrance. The site will be locked outside of working hours to ensure that all materials and equipment are stored securely.

Other security measures such as Security Guards/Smart water etc. will be utilised where necessary.

The Site Manager is responsible for site security and emergency procedures and contact information will be provided on site for out of hours incidents.

Surface Water Management

Surface water management will be formed as part of phase 1 Roads and Sewers installation to deal with water run off during construction. Additional measures will be implemented to prevent the migration of surface water overland flow to adjoining land.

Tree Protection

Any Tree protection fencing to be implemented as instructed by the landscape architect in accordance with BS 5837: 2012.

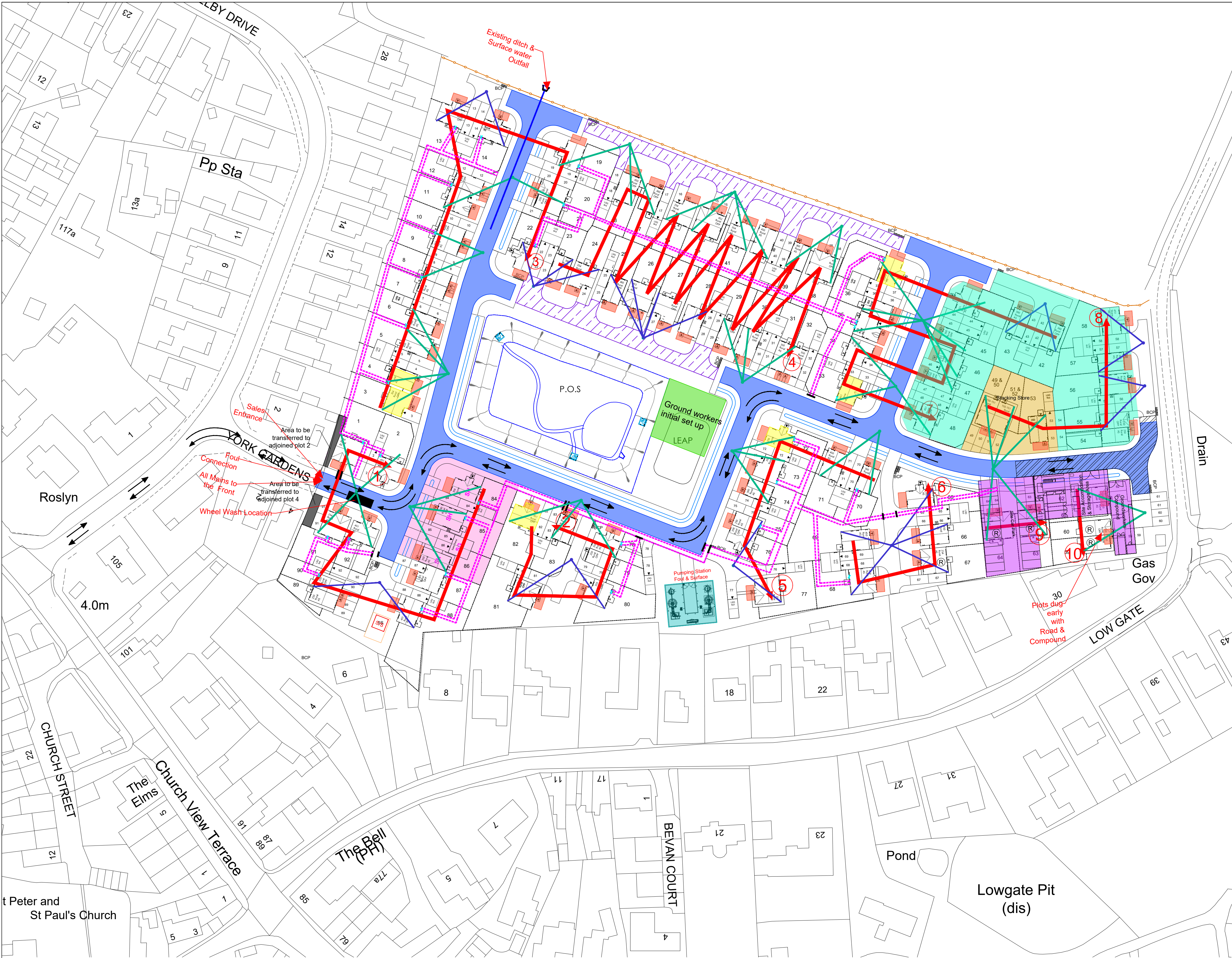
Traffic management and vehicle speeds

All traffic to flow through York gardens entrance. Please see plan 3139-A02-01 (Appendix A).

General Site Safety

The Site Manager and Health and Safety Manager will ensure that residents are aware of how the construction works are progressing and an update will also be provided to the Local Community, to provide an opportunity to raise any issues that may arise.

The Site Manager will keep in regular contact with local residents and affected parties when specific activities affecting the wider area are programmed.



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KEY:

- Topsoil REF: TWD915 & TWD916 (2630m3)
- Build Route
- Compound Location & Car Park
- Walkways to rear of plots, access to rears.
- Road In One Phase
- Temporary Construction Access
- Ladder Positions
- Walkway Crossing Point
- Approximate Substation Location
- Construction Traffic
- Increase Road Spec for Cranes & Site Traffic
- Material Store
- Pumping Station
- Sales Area
- Loading Bay positions
- Loading/Unloading & Turning Area
- Crane position within 25m radius- Highway
- Crane position within 25m radius- Shared drive
- Silt Netting

NOTES:

Found:
Trench, Strip & Reinforced Foundations
Founds completed under the compound before compound is put in position.

Prelims:
1x Site Manger
1x Folk lift
1x Apprentice
1x Laborer
Cranes

All drives to be Tarmac

Space Standards Housetypes

Buffer plots:

- 03 Plot 03 - Build as buffer (BUILD ROUTE 3)
- 04 Plot 04- Build as buffer (BUILD ROUTE 3)
- 33 Plot 33- Build as buffer (BUILD ROUTE 7)
- 37 Plot 37- Build as buffer (BUILD ROUTE 7)
- 72 Plot 72- Build as buffer (BUILD ROUTE 5)
- 82 Plot 82- Build as buffer (BUILD ROUTE 2)

Wheel Wash

RUMBLE BATH
LIBRA WHEELWASHERS

10m L x 3m W x 30cm H

Water Recycling Options Available

LIBRAWEIGHING.CO.UK

The Rumble Bath Wheelwash Bath and Jet Wash again has all the above features of the above Dry and Bath systems, however the Jet spray system sprays water onto the wheels and chassis, giving that extra cleaning of the wheels, allowing a full revolution through the Jet Sprays. This system is basically a 2 in 1 system. Cleaning by vibration over the rumble grids, cleaning by dipping into the bath and a Jet spray cleaning finish.

Libra also supply optional extras such as Water Recycling systems, water header tanks, extra pumps, Lapson interception and many other options to keep your environment clean and tidy.

WARNING TO PURCHASERS. Property Misdescriptions Act 1991
Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.
Site layout including parking arrangements, local affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning contents including layout plans will be available.
Site layout and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

CMP

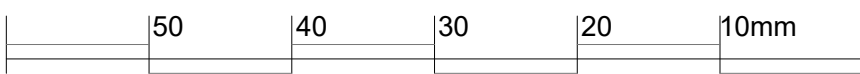
gleeson

Drwg No. 3139-A02-01 Rev -
Scale 1:500 @ A1 Date DECEMBER 23
Drawn by KO Checked by MB

YORK GARDENS, GOSBERTON

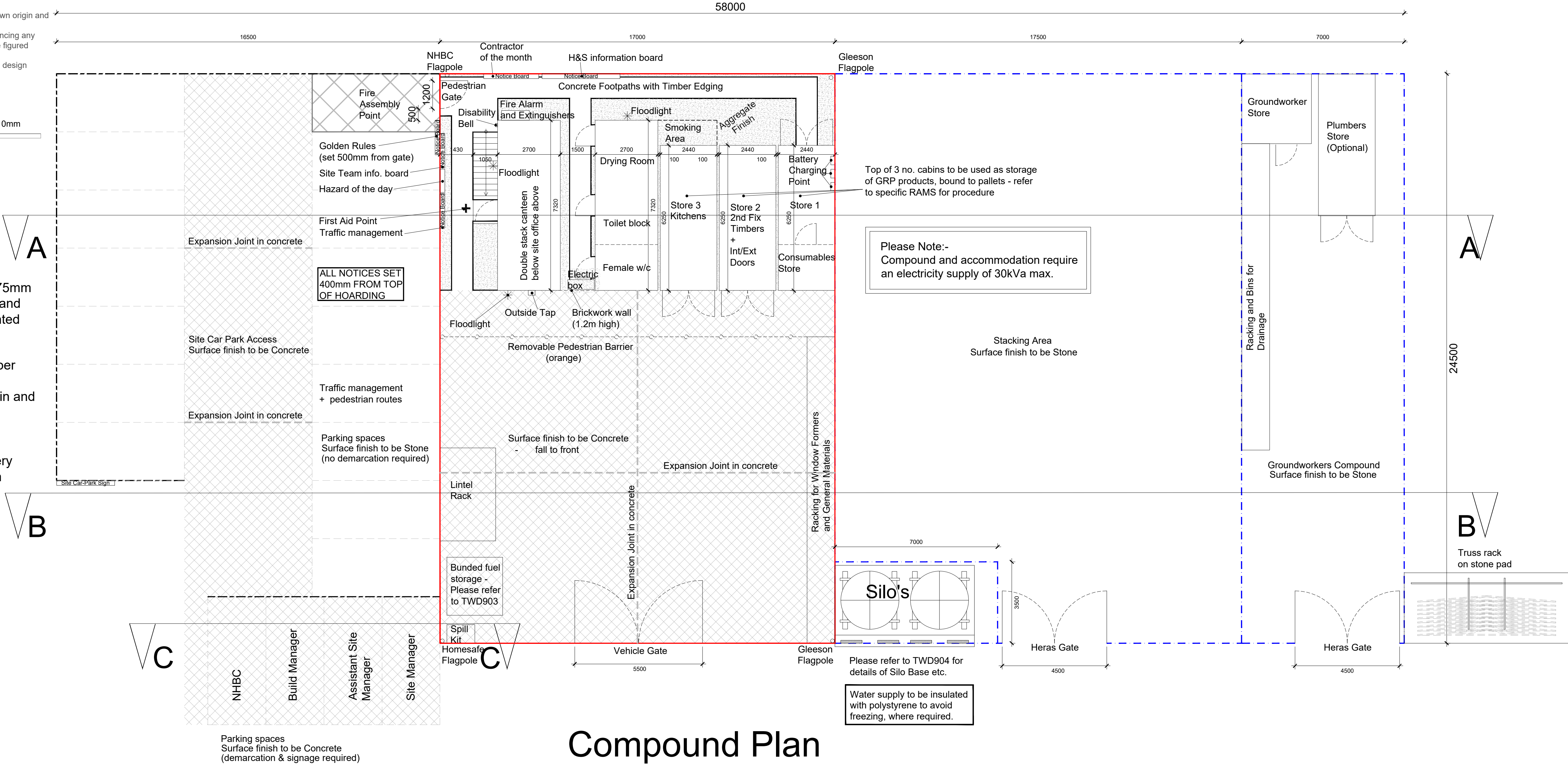
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Technical Department
4 Aspect Court - Aspect Business Park - Bennierley Road
NOTTINGHAM NG6 8WR

Notes:
Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey.
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments.
Subject to statutory approvals and survey.

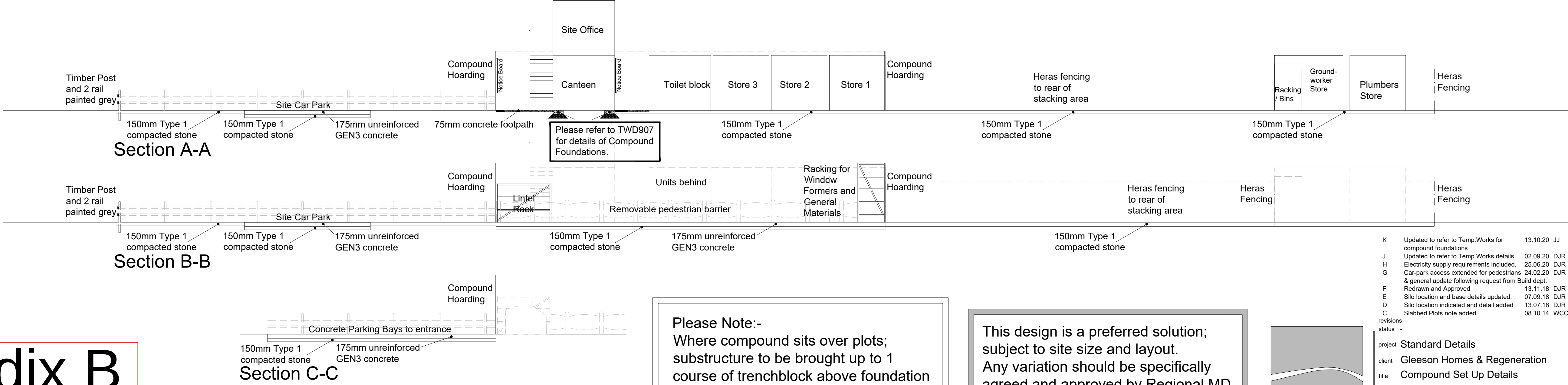


Key:-

- Post & Rail fence, 75 x 75mm posts, 100 x 25mm top and mid rail, tanalised & painted dark grey
- - - - - Heras Fencing with Timber Posts (timber posts concreted in and painted dark grey)
- 2.4m Solid Compound Hoarding in Gleeson livery (both sides) with 600mm barbed wire above



Compound Plan



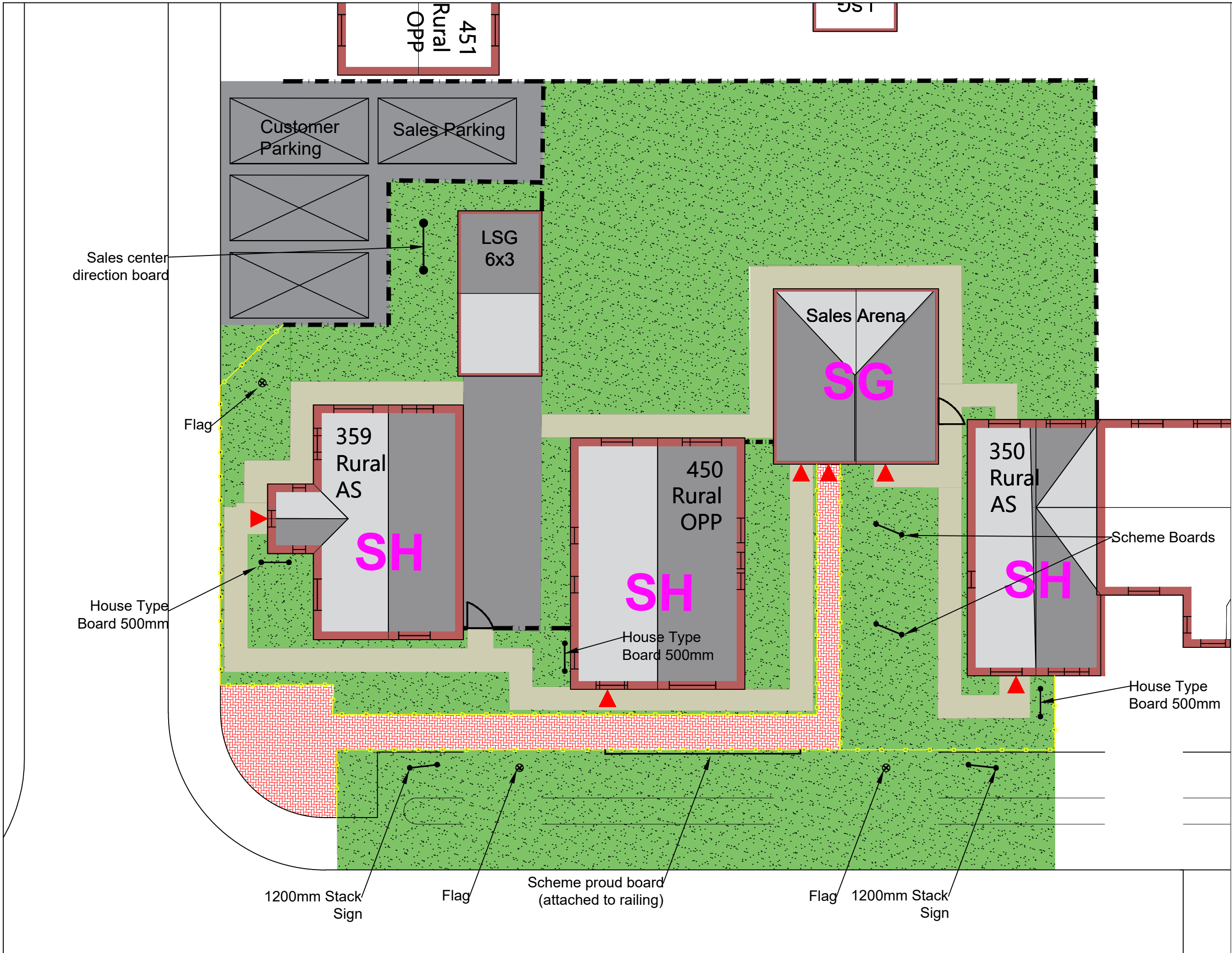
Appendix B

Please Note:-
Where compound sits over plots; substructure to be brought up to 1 course of trenchblock above foundation and covered before placing cabins etc.

This design is a preferred solution; subject to site size and layout. Any variation should be specifically agreed and approved by Regional MD.



K	Updated to refer to Temp. Works for compound foundations	13.10.20	JJ
J	Updated to refer to Temp. Works details.	02.09.20	DJR
H	Electricity supply requirements included.	25.06.20	DJR
G	Car-park access extended for pedestrians	24.02.20	DJR
F	& general update following request from Build dept.		
E	Redrawn and Approved	13.11.18	DJR
D	Silo location and base details updated.	07.09.18	DJR
C	Silo location indicated and detail added	13.07.18	DJR
	Slabbed Plots note added	08.10.14	WCC
revisions status -			
project	Standard Details		
client	Gleeson Homes & Regeneration		
title	Compound Set Up Details		
drawn	djr	checked	jl
date	24.10.19	scale	1:100@A1(unless noted otherwise)
job no	0282	drawing no	SD715
		rev	K



Key:

- Block Paving
- Sales Railing
- 1.8m Hit & Miss Timber Fencing
- Timber Gate
- Slabbed Footpath
- Customer Parking
- Sales Parking
- Banner Flags
- Stack Sign

Notes:
Swales to be formed post-sales completion - underdrains to be installed with site infrastructure.

Rev	Description	Initial	Date

Sales Layout

York Gardens, Gosberton

Drwg No.	3139-A04-01	Rev	-
Scale	NTS	Date	29.11.23
Drawn by	SS	Checked by	MR

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