CONSTRUCTION MANAGEMENT PLAN

&

GENERAL INFORMATION

PROJECT

The Construction of Thirteen Residential Properties

Fen Road, Holbeach

(Land Adjacent to Tudor Lodge)

for

Dale Harrison Building and Restoration Ltd

Date: May 2023

Table of Contents

1.0 **Introduction**

2.0 **Description of Works**

3.0 **Sequencing the Works**

4.0 **Site Establishment, Management and Welfare Arrangements**

5.0 **Environmental**

6.0 **Traffic and Plant Management**

7.0 **Site Security and Access**

8.0 **Complaints Procedure and Monitoring of Construction Management Plan**

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 phased construction and handover of thirteen residential properties. The build is to combine two separate planning applications for adjacent sites to enable the site to be developed simultaneously.

3.0 Sequence of works

Commencement Date: June 2023

The installation of site security to include heras fencing. Site set up

Clearance of any existing buildings onsite

The installation of haulage roads/upgrade existing road and utilities to the site.

The construction of foundations and plots.

The installation of drainage and utilities to the individual plots as per the build schedule.

Prior to occupation footpath to the front of site to be installed and reduction in speed limit applied.

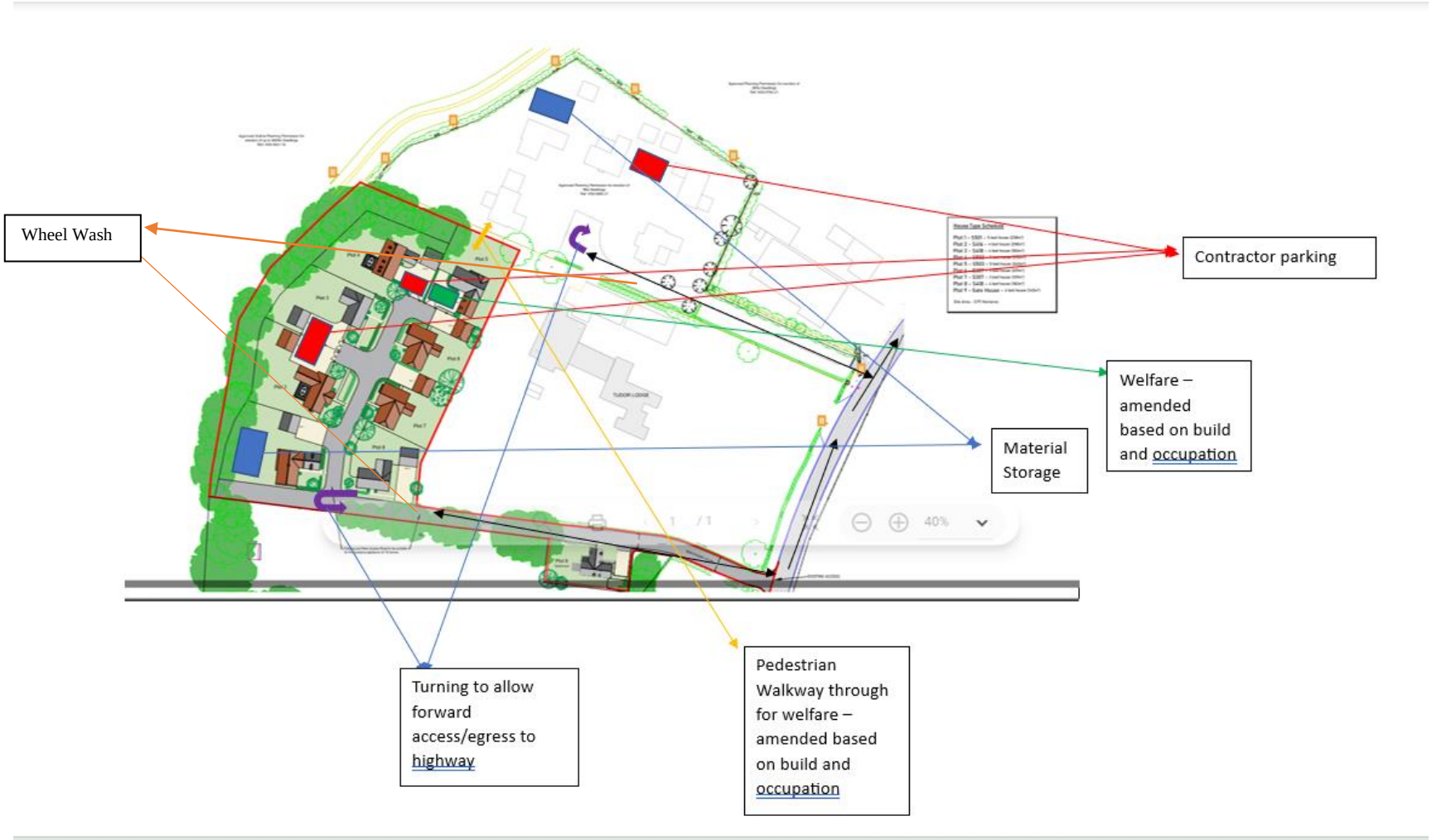
Soft and hard landscaping to the plots including the installation of attenuation and SUDS as required by the drainage strategy provided as per the planning.

Duration of the Works: Anticipated 18 months

Completion Date: October 2024

4.0 Site establishment and welfare arrangements

Proposed Site Layout During Construction Works



Site Management

Dale Harrison Building and Restoration will have a full time site manager located onsite – the manager is to be SMSTS qualified. At present the onsite supervision has been confirmed as Richard Pippard.

Welfare and carparking facilities

Welfare and car parking to be located in the areas as identified within the site set up drawing. It is proposed that welfare be shared and material stores and parking to be available on each of the sites.

Existing vehicular routes onto site are to be upgraded and vehicular routes onto the land to the rear of Tudor Lodge formed. Turning circles/hammer heads will be provided onsite to allow vehicular traffic to enter and leave site in a forward motion.

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

Material storage to be located on the identified areas onsite, primarily in the area of the compound adjacent to the site boundary.

Construction Stage

To have secure storage facility within compound (container)

Any material handling around site will be by telehandler with the telehandler being used for the placing of floors beams and trusses. Where necessary permits will be applied for.

General material storage to be within the areas identified within the site layout drawing, Material deliveries will be sequenced using the ‘just in time method’.

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

The materials for the building superstructure, finishing and external works to be delivered and generally erected/installed as works progress with any storage within the identified material areas.

5.0 Environmental

Dale Harrison Building and Restoration's onsite environmental co-ordinator is the site manager, 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 good practice, this includes complying with the following;

The Water Environment (England and Wales) Regulation 2009
Land Drainage Act 1991
SEPA Engineering in the Water Environment Good Practice Guide Temporary Construction Methods
Control of Water Pollution from Construction Sites
Environmental Good Practice – Site Guide (C650)

Working hours for the site are likely to be 08.00 – 18.00. Monday – Friday and 8.00-13.00 on Saturday. 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'

The likely plant onsite will comprise, digger, dumper and telehandler.

If necessary, 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.

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.

"Noisy works will be kept to a minimum to prevent disruption to neighbouring properties with no works carried out outside of the agreed site operating hours

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.

A wheel washer will be located at the site entrance to minimise the amount of dust being tracked onto local highways.

Ground Contamination

Should suspected contamination be discovered during the excavation and construction works are to be stopped immediate. Ground testing to establish the level/type of contamination to enable a remediation strategy to be carried out. During the design of remediation the local authority is to be consulted throughout.

Water Contamination

Roads will have construction mud kept to a minimum with onsite wheel wash being located within the site compound areas minimising run off and road sweepers attending site on a regular basis.

Spill kits will be available onsite to prevent the risk of ground/water contamination caused by accidental discharge of pollutants.

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 will have spill kits available.

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

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 local roadways are more congested.

Site vehicles will have wheels washed down prior to leaving site to reduce unwanted debris being spread to the highway. Wheel washing is to be located close to the vehicular 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.

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.

No lorries are to remain on Fen Road.

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 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 on site.

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

7.0 Site Security and Access

Access onto site will be via Fen Road. Vehicular parking is to be available within the site compound. Both access roads are planned to be used for contractor parking and deliveries with turning points present to ensure entrance and exit to site in a forward motion.

There may be the requirement for finger boards to be located on the routes giving direction to the sites which will need to be agreed with the relevant Highways Departments. The Contractor will be expected to regularly monitor the signage.

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 compound area 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.

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 Dale Harrison Building and Restoration's head office and also the Site Manager contact details located on the site entrance, both of these will be responsible for addressing any questions/complaints.