CONSTRUCTION MANAGEMENT PLAN

&

GENERAL INFORMATION

PROJECT

Broad Street Business Centre
10 Broad Street
Spalding

The demolition of the existing class B commercial building and the construction of 26 new dwellings with associated external works and landscaping

for

Activ Property Management Ltd

Date: June 2021

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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 demolition of the existing building and construction of the proposed buildings.

The outline Construction Management Plan forms part of the discharge of planning conditions 6 and 7: Planning reference H16-0210-18; Date of Decision 30 July 2018. It is also designed to be a live document which will develop during the Project.

The site based Environmental Coordinator will be responsible, with the visiting Contract Manager, for the development, implementation, monitoring and control of the Construction Management Plan.

2.0 Description of the Works

The demolition of the former Broad Street Business Centre and associated buildings and the construction of 26 new dwellings with associated external works including landscaping. The buildings are generally two and three storey structures mainly clad in brickwork with two units/blocks having mansard zinc roofs and the third unit/block having a flat roof with membrane and roof lights.

3.0 Sequence of works

Commencement Date: To be confirmed

The demolition of the existing structure to consist of removal of the existing structures, floor slabs, foundations and associated hard-standings

The construction of the main buildings

The forming of associated landscaping, car parking and vehicular access

Duration of the Works: To be confirmed.

Completion Date: To be confirmed

4.0 Site establishment and welfare arrangements

Welfare and storage of materials located in Compound area on site

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

Demolition Stage

Materials from the demolition arisings will generally be cleared as works progress with some limited retention of recycled materials being placed in waste skips and cleared when full, i.e. timber and steel.

Brick and concrete arisings from the demolitions will be cleared progressively and carted off site to a recycling facility for crushing and recycling.

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 floor beams and roof timbers. Where necessary licenses/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.

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 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. Due to the restricted areas on site materials will generally be scheduled for delivery as and when required.

5.0 Environmental and Archaeological

A written scheme of archaeological investigation including a final report will be submitted to Lincolnshire County Council Historic Environment Department as required in Conditions 3, 4 and 5 of Planning Reference:H16-0210-18; Date of Decision 30 July 2018.

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'.

Working hours for the site are likely to be 08.00 – 17.30. Monday – Friday and Saturday 08.00 – 16.00. 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'

The quantity of plant to be attending site at one time has not yet been determined.

If necessary, noise will be monitored from two points adjacent to Broad Street 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 and if necessary is to be 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 shall be positioned accordingly on site so as to cause minimum disturbance to local residents.

Where the existing concrete slabs are to be removed they will be lifted in sections where cracks have already formed. If these sections of slab need to be broken down the excavator will track over them.

The noise levels shall 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.

Any lorries leaving site with demolition arisings will be sheeted and the arisings 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.

To minimise vibration where the existing concrete slabs are to be removed they will be lifted in sections where cracks have already formed. If these sections of slab need to be broken down the excavator will track over them rather than breaking up the concrete insitu which would result in more noise and vibrations.

Fire, Smoke and Hot Works

There is to be no burning on site.

Hot work permits are to be used when carrying out hot works and a Fire Marshal will be appointed by the Contractor.

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. The location and direction of the temporary lighting will be directed to reduce any possible light pollution. Also, whilst it is anticipated there will be some overnight security lighting the lighting will be kept to a minimum overnight.

Ground conditions – possible ground contamination

A desk top study is to be carried out and, if necessary, a further ground investigation survey will be carried out to establish the ground conditions and to ascertain whether there is any ground contamination. The findings of this survey, with any appropriate risk assessments, will be passed to South Holland District Council for their information.

Should any contamination be found a detailed remediation scheme will be submitted to South Holland District Council for their agreement and approval, if required.

Storage of materials on site

Construction materials such as cement, oil and fuel etc have the potential to cause pollution. All fuel, oil and chemical storage will 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 fuel is to be managed in accordance with current legislation. The Contractor will have spill kits available.

Mortar 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 people, especially children are entering or leaving any nearby schools, retail and commercial units etc.

Whilst most vehicles will use the access from Broad Street there may be some minimal use of the access off Westlode Street for some of the demolition works.

Site vehicles will have wheels wash 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

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 large 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 in agreement and in consultation with the adjoining property users.

No fire escapes will be blocked and any temporary changes of fire exit routes will be discussed and agreed with the adjoining property users.

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

Plant is to be fully maintained to avoid accidental discharges. 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 on site and not on Broad Street adjacent to the site. Any overspill car parking will either be in nearby public car parking or, if possible, by agreement with a nearby facility.

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

An application will be made to suspend the parking adjacent to the footpath in the area facing onto Broad Street and there will be some applications for temporary footpath closures in this area with pedestrians being diverted to the opposite side of the road

Where possible all site personnel will park on site. Once the present restrictions under the Coronavirus Guidelines on vehicle sharing are lifted site personnel will be encouraged to vehicle share.

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 from the A151 to West Elloe Avenue (A151) via the Pinchbeck Road or the roundabout on the A151 onto Albion Street to the B1172 Westlode Street to New Road and then turn into Broad Street, which is a one way street. Egress from the site is by turning left into Broad Street, then left onto Albion Street and left onto Double Street which are all one way and then to Albion Street leading back to the A151.

The arisings/hardcore from the demolition works will be taken from site turning left into Broad Street left onto Albion Street, left onto Double Street onto Albion Street onto the A151.

Whilst most vehicles will use the access from Broad Street there may be some minimal use of the access off Westlode Street for some of the demolition works.

Finger boards will 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 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.

It is proposed a safe and secure hoarding will be constructed on the Broad Street elevation. The hoarding will be in accordance with the Local Authority Highways Departments licencing and permits. A footpath closure and scaffolding permit will be required for the construction of the Broad Street elevation.

'Heras' type temporary security fencing shall be erected around the perimeter of the works where required to form a safe working enclosure. Security cameras will be 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.

Agreement will be needed with the adjoining property owners where the existing boundary conditions change, and the present structures are removed. Where appropriate any special permits or agreements are to be made prior to works commencing.

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 and who will ensure, with the visiting Contracts Manager, that the Construction Management Plan is being implemented and that any feedback is actioned. There will also be a contact number for the developers office which will also respond to any complaints or feedback.

The Environmental Coordinator will liaise with all adjoining property owners regarding any excessively noisy operations, large deliveries and any changes to the site boundaries.