MJL Welding & Fabrication Ltd.
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October 2022.

Construction Management Plan

1.0 – **Introduction**

1.1 – Planning reference number - H16-0716-22

1.2 – **Site address** –

1.2.1 - 14 Market Place Spalding Lincs PE11 1SL (see attached plan ref: drawing 04E)

1.3 – **Project details and overview**

1.3.1 - 2 x 2 bed flats at Market Place. 1 x 1bed flat to rear (1 bed for future development)
The property is virtually stripped out ready to commence the works.
Due to the amount of water coming in through the roof, we are looking to start and complete the roofing works in December 2022, so the front scaffold can also be removed by January 2023 (in order to minimise disruption on Market Place).
We are also looking to start and finish the structural remedial work in December 2022.
Then refitting/conversion of the flats January through to April 2023.

1.3 – **Site description and context** –

1.4.1– 14 Market Place is a 3 storey early to mid C19 grade 2 listed property located directly in the Market square which is pedestrianized between the hours of 10am & 4pm. This stage of the development includes converting the first floor into a 2 bedroom flat, and converting the second floor into a separate 2 bedroom flat. There is no outside space associated with these flats, so largely the work undertaken is within the confines of the property.
1.4.2 – The roof covering is due to be overhauled and some additional timbers fitted to the roof structure. There are a few minor structural repairs to be made:

1). Additional of numerous helibar supports to brickwork (as per structural report)
2). Removal of failed timber lintels
3). Straightforward re-fit/reinstatement of flats

A minor challenge with this project will be access, due to Market Place being closed off to vehicles inbetween 10am and 4pm, however this won't be a major issue as materials will be delivered to the site within socially acceptable times of 7:30am – 6:00pm but outside of the pedestrianized zone times. An internal safe storage area has already been identified within the building. Furthermore we will be in control of this operation, because suppliers will be delivering the goods to our main business address at:

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Our intention is to filter what materials we need down to the market place development, when we need them on our own vehicles. By doing this it will minimize disruption, maximize safety on site and eliminate delivery vehicles from ignoring the traffic restrictions during the day in the Market Place/Hall Place area.

1.4.3 – 14 market place is surrounded by other businesses, the closest would be Robert Goddards who occupy the adjoining property to the LHS and Costa Coffee who occupy the adjoining property to the RHS.
As our neighbours, it is of paramount importance to us, to ensure that any/all of our site activities, that form part of our redevelopment works, does not impact on their businesses or that of other businesses or the general public in the locality, further than is necessary to carry out the works, within safe working procedure.
To uphold that we will endeavor to ensure:
No vehicles park outside the property other than for the purpose of collecting/delivering of necessary materials (other than in designated parking spaces).
No long term obstructions are created (with the exception of the necessary scaffolding to carry out these works)
The site will be kept tidy and all rubbish will be contained and disposed with no rubbish left outside/adjacent to the property (with exception to that, that is being loaded onto our/others vehicles)

Noise – there will be some noise that cannot be avoided but this will be kept to an absolute minimum and carried out within sociable hours. i.e. After 8:00am before 6:00pm

Vibration – there should not be a significant amount of vibration created from the work activities due to be carried out during this development, any vibration caused will be minimal.

Dust – there will be some dust generated, however this will largely be within the confines of 14 Market Place where it will be processed without detriment to businesses/general public in the Market place area.

Fumes – there should be little, to no adverse fumes generated from the work activities within this development

Lighting - there should be no adverse lighting situations generated from this development. Any necessary lighting for this project should be kept within the confines of 14 Market Place.

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2.0 - **Site management**

2.1.1 – Person responsible for the construction management plan Lee Slayven
- Person responsible for compliance with the CMP Lee Slayven / Fraser Hourihan
- Person responsible for the development, project manager Lee Slayven / Fraser Hourihan
- Person responsible for community liaison, dealing with complaints etc. Lee Slayven/Fraser Hourihan

Details of main contractor:

MJL Welding & Fabrication ltd
C/O: L Slayven
Brantons Bridge
Bourne rd,
Pode Hole
Spalding
Lincs
PE11 3LL

Head Office: MJL Welding & Fabrication Ltd
C/O: Moore Thompsons
Bank House
Broad St
Spalding
Lincs
PE11 1TB

2.2 - **Development site layout and welfare arrangements**

2.2.1 – Please see attached plan (referenced drawing 02A)

2.2.2 - **Site accommodation** is not applicable
Welfare arrangements – there is a toilet and hand washing facilities in the ground floor shop at 14 Market Place, there is also a kitchenette area for break times.

2.2.3 – **Details for the measures to ensure the segregation of pedestrians and development traffic**. This will be kept to an absolute minimum (especially given the no-vehicle zone between 10:00am and 4:00pm) however road, safety signage and safety barriers will be used where necessary

2.3 - **Site personnel and visitors**

2.3.1 – **Please provide details of staff induction and procedures for visitors at the site**.

All staff will be inducted as per our company Health & Safety policy
With the exception of a small number of contractors, there will be very limited visitors to the site and any such visitors will be accompanied at all times and made aware of all safety requirements whilst on site

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2.3.2 – All staff and third party contractors will be inducted as above. Their attention will be drawn to the CMP and this will be available on site as a reference point.

2.4 - **Managing materials, site storage and good house-keeping**

2.4.1 – Our main operating site:

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Is where we intend on having the bulk of our building materials delivered to, we will then feed this into the development site to suit the requirement, by doing this we will be in control of deliveries, and not need to sit on larger quantities at the development site. It will also make the development a safer more Health & Safety compliant site as there will be less hazards and less risk.
We have a designated storage area at 14 Market Place which is on the first floor.

In respect of waste materials, these will be safely stored at 14 market Place and regularly disposed of on our own vehicles, which will transport back to our main site for the correct waste management disposal. We have a waste carriers license and given the access issues on Market Place that will mean we can control safe and efficient waste disposal without being reliant on a third party. This should also minimize the risk of an unreliable third party service that could leave large volumes of unwanted waste.

There will be no waste left externally (except what is being loaded onto disposal vehicles).

2.4.2 – All staff and third party contractors are instructed to operate a ‘tidy as you go’ policy to remove unwanted and associated risk attached to poor house-keeping.

2.4.3 – There will be no materials stored outside, with the exception of that which is being safely off-loaded from the delivering vehicles.

2.5 – **Site security**

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2.5.1 – The boundary to the front elevation is secure and access to the ground floor is by one door that is fitted with mortice locks and is very secure, access to the upper floors is by a separate door which is also fitted with a mortice lock and is very secure. In addition to this the towns CCTV camera is located right at the very front of our property.

The boundary to the rear is secured by a steel palisade security gate and 12ft high wall which forms a secure yard, then there is a heavy duty security door to gain access to the property.

3.0 – **Community liaison and communication, including complaints procedure**

3.1 – I suppose the first thing to state here is that communication is key, we are a small, friendly team which will be more than happy to share the plan/scheme of works with any interested parties/individuals, as we accept as an historic grade 2 listed building its likely to arouse local interest. Of course to get to this stage on such a building of interest, our planning application has already been comprehensively scrutinized and we have taken pleasure in working with the planners and conservation officer to find the best way forwards to sympathetically restore this building.
Likewise any complaints or negativity will be dealt with on an individual basis, showing the same professionalism, in order to find the best solution for all concerned.

3.2 – Contact has been made with both neighbouring properties and I have left my contact details in case of any problems or concerns regarding the property or the development.
A sign will also be fitted on the door with the necessary contact details on.

3.3 – Should any issues arise that we consider should be conveyed to the wider community, we would look to do this with the use of signage, social media and even by putting an advert in the local paper. Although I would suggest the need for this is most unlikely.

4.0 – **Implementation, monitoring and corrective action**

4.1 – **Compliance to the CPM** – This development ultimately falls directly under my responsibility, so I will visit the site on most if not every working day to check procedures are being followed. In addition to this my colleague Fraser Hourihan is on site every day, he is in charge in my absence and communicates with me on a daily basis.

4.2 – **Provide details on corrective action when the CPM is not being followed** – We will be looking at operating a daily 'tick box' exercise, and of course anything outside of the stated procedures recorded in the CPM will rectified and the issue/action taken will be documented. This recorded information will be kept for a period of 12 months after the completion of the development works.

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5.0 – **Site operations**

5.1 – **Working hours**

7:30am – 6:00pm Monday – Friday

8:00am – 1pm Saturday

5.1.1 – We do not anticipate any work outside of these hours

5.2 – **Deliveries and transport of materials, plant and equipment to site**

5.2.1 – This will be a planned and managed activity. Given the vehicular restrictions on Market Place between 10:00am and 4:00pm, collections and deliveries will need to be made between the hours of 7:30am and 9:30am, then 4:00pm and 6:00pm Monday – Friday

5.2.2 – There will be minimal plant and large equipment in use on this project, it will mainly require contractors hand tools and power tools.
With regard to delivery of materials, as already stated we will be making most deliveries ourselves as the materials will be delivered to our main site for us to call-off as needed. In the small window of opportunity we have to make deliveries to 14 Market Place these deliveries will be made safely by using traffic cones and temporary barriers and signage to alert and inform the general public, in the interests of Health & Safety.

5.3 – **Highways and development traffic management**

5.3.1 – **Temporary construction access point** – Not applicable in this development

5.3.2 – **Parking arrangements** – Within the confines of Spalding town parking laws, contractors have been either using the parking allocation in Market Place or using the private car park in Drapers Place to the rear of our property.

5.3.3 – **Heavy duty vehicles and construction vehicles** – there will be minimal goods vehicles/heavy duty vehicles or construction traffic. I anticipate there will only be 3 material deliveries to this site per week on average.

5.3.4 – **Details of temporary signage** - We have fitted temporary fencing and safety to the rear boundary adjacent to the 2 car parks. There will be signage, cones and temporary barriers where necessary for deliveries.

5.3.5 – **Traffic management plans** – Not applicable to this development. Virtually no HGV deliveries, very low frequency of deliveries, only a small number of contractors on the site. No issues with access to the site (with the exception of the vehicular restriction on Market Place, which won't affect us at all).

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5.3.6 – **Pedestrian/cycle safety** – As already stated barriers/road cones and safety signage will be used for the few infrequent deliveries we will be making weekly. Further to this Market Place has a one way system in place and given the vehicular restriction in Market Place between 10:00am and 4:00pm it is most likely our deliveries will be made at 7:30am when the town is relatively quite.

5.3.7 – **Diversions, disruption or other anticipated use of the public highway** – Not applicable in this development.

5.3.8 – **Temporary structures** - Scaffolding will be fitted to the front of the property, and will be full width and full height, this scaffolding will only be required for 5 weeks.

5.4 – **Noise and vibration**

5.4.1 – The noise conveyed from a hammer drill will probably be the noisiest tool required for this development and this will be very infrequent minimal use. The hammer drill will only be used inside within the confines of 14 Market Place and not outside of anti-sociable hours. Most of the tools required for this development will be battery or electrically operated.

5.4.2 – **Noise assessments** – We haven't carried out any noise assessments, but given the scheme of works involved I would also argue this isn't necessary as the works activities involved are mainly low noise generation, and all activity is to be carried out within the confines of the property.

5.4.3 – **Requirement for noise assessment** – not applicable

5.4.4 – **Site hoardings and acoustic screens** – not applicable

5.5 – **Dust**

5.5.1 – Firstly I would state that virtually all of the dust generating activities are within the confines of 14 Market Place. Second to this we will be running a mobile extractor for any dust generating activity internally.

5.5.2 – **Dust impact report** – I believe this to be not applicable as the dust produced from our site activity will be largely negligible.

5.5.3 – **Requirement for a dust impact report** – not applicable

5.5.4 – **Provide details of how dust/dirt spread onto a public highway will be prevented** – As the work activity will be largely within the confines of 14 Market Place, I would suggest the only

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real concern would be contractors trailing dirt or dust. We would look to mitigate this by cleaning down before you exit the property and sweeping outside the property daily if needed.

5.5.5 – **Site processing activities** – there will be no concrete crushers, no bioremediation. It will be necessary to mix up mortar in an electric cement mixer but due to the land arrangement this will need to be carried out internally and the small amount of aggregate we need to carry out the works activity will need to be taken in 25kg bags or buckets.

5.6.1 – **Demonstrate compliance with Non-road mobile machinery (NRMM) with a net power of between 37kw and 560kw** - This is not applicable for our works activities.

5.6.2 – **All NRMM should be regularly services** – this is not applicable

5.6.3 – **NRMM records should be kept on site** – this is not applicable

5.7 – **Mud**

5.7.1 – **Provide details of wheel washing facilities to prevent mud on the highway** – not applicable this is a flat conversion with no outside space or vehicular access.

5.7.2 – **Provide details of road sweepers** – not applicable (same as above)

5.8.1 – **Provide details of how obtrusive artificial light will be minimized drawing the development** – this is unlikely to be an issue as lighting will be internal within the confines of 14 Market Place, and not during unsociable hours.

6.0 – **Waste management**

6.1 – **Please provide details of waste management associated with the development site** – We are a skip and waste container manufacturer, we also hold a licence to carry waste. We will collect the waste and transport to our main site at:

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The waste will then be processed there correctly. There will be no fires at 14 Market Place and rubbish will be collected twice weekly.
I should also state the waste produced from this development will not be stored externally.

6.2 – **Hazardous waste** – there is no hazardous waste at the property

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6.3 – **Asbestos survey** – was carried out March 2022, there was no reportable findings.

6.4 – **Waste minimization strategies** – being a company involved in the waste industry, I can confirm the rubble generated goes to a third party company that processes through a crusher for re-use. Plastics from packaging goes to a recycling center. General waste that cannot be recycled goes into a separate skip for landfill.

7.0 – **Environment**

7.1.1 – **Details for location of storage areas of waste, i.e. soil, demolition waste, construction materials** – largely not applicable as outlined above. No soil as there is no outside space associated with the development of these flats. There will be some rubble and this will be stored in 25 litre metal buckets with handles on, which will be loaded onto our own transport and processed as listed above.

7.1.2 – **Details of procedures for controlling spillages**. I believe largely this is not applicable as the only real fluid component at the development stage being water. However as a precautionary measure we hold 2 metal buckets of sand and have brushes and shovels and empty 25 litre metal buckets on site so the sand would be used for the spillage the brush and shovel to clear up and transport and the metal bucket to contain it.

7.1.3 – **Details of procedures for identifying and dealing with previously unknown contamination** – I think this is a most unlikely event in our circumstances as the property is back to the 'bare bones'. However staff and contractors are trained and inducted for such circumstances, and this would be zoned off in first instance to avoid exposure/risk and Fraser Hourihan or myself would be notified so this could be properly dealt with.

7.2 – **Control of watercourse and ground water**

7.2.1 – **Provide details on measures to protect water resources and prevent pollution** – Again given the circumstances of this particular site/land ownership, I believe this will not be applicable but for the sake of completeness, one considered area will be cleaning down after mixing etc which we have metal containers with lids to contain any product in such an event. This will then be transported to our main site at PE11 3LL for correct processing.

7.2.2 – **Details to prevent water run-off and silt pollution at the site** – Again considered not applicable due to the land arrangement with no outside space associated with these flats, and little need for the use of large volumes of water.

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8.0 – **Appendices and supporting documentation**

8.1 – **Use this section for any supporting documents**

a). Drawings – Attached 04E & 02A
b). noise assessments - considered N/A
c). dust risk assessments – considered N/A
d). RAMS - Attached
e). HDV routing plans – No heavy duty vehicles so considered N/A
f). traffic management plans – no construction traffic or vehicles so considered N/A
g). Non-road mobile machinery (NRMM) data sheets – not in use so considered N/A

End of document.