LINCOLNJACK
MAIN CONTRACTORS BUILDING EXCELLENCE

CONSTRUCTION MANAGEMENT PLAN

For proposed development of 10 residential dwellings at

Land North of Withington Street
Sutton Bridge

Outline Planning Application H18-1168-16
Reserved Matters Approval H18-0692-19



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Revision Level	Date	Details of Change

1.0 Scope of Works.

1.1 The scheme involves the construction of 10 semi-detached and detached houses on land off Withington Street, Sutton Bridge. The works also include the formation of an access road into the site from the existing highway boundary of Withington Street, service infrastructure and landscaping to the plots.

1.2 The works will come forward at the same time as the applicants land immediately west (located off Nightingale Way) and will take approximately 24 months to complete.

1.3 Site working hours will be:

- Mon-Fri 07.30 – 16.30 with no noisy works or deliveries taking place before 08.00
- Saturday 08.00 – 13.00
- Sunday, and bank and public holidays – no working.

1.4 Piling works are restricted to;

- Mon-Fri 09.00 – 16.30
- Saturday, Sunday, and bank and public holidays – no working.

2.0 Site security and perimeter fencing details.

2.1 The boundary to the South of the site bordering the existing properties and the boundaries to the east and west of the site will be secured with close board fencing. The remaining boundary will be secured with Heras fence panels, double clipped together, or hoarding. Site access will be via the northern edge of the site and therefore no construction traffic will be routed through Withington Street.

2.2 Warning notices and notices with contact information will be prominently displayed.

2.3 Construction traffic will be via Nightingale Way. Access gates from Nightingale Way will be closed during working hours and securely locked outside of working hours.

3.0 Access arrangements for vehicles, plant and personnel.

3.1 An access road, constructed from hard materials, will be constructed into the site from Nightingale Way with a site compound located within the future public open space.

3.2 Access and egress for delivery vehicles and plant will also be from Nightingale Way. No construction traffic will be routed through Withington Street.

3.3 Access and egress will be controlled by banksman.

3.4 Delivery vehicle wheels will be inspected prior to leaving site and any mud/debris removed by pressure washer.

3.5 The contractor will manage the risk of road contamination by regular monitoring. Should the road become contaminated any mud/debris will be removed by spade and jet washer or road sweeper.

3.6 Access and egress for contractor vehicles and pedestrians will be via Nightingale Way.

3.7 Access arrangements and directions will be posted by the site entrance.

4.0 Location of offices, parking and site facilities.

4.1 An access road, constructed from hard materials, will be constructed into the site from Nightingale Way. The temporary road construction will follow the route of Estate Road A, the layout of which is shown on Appendix C.

4.2 The site compound containing the site offices and facilities will be located within the future area of Public Open Space from the access road with a pedestrian access route provided into the site, the layout of which is shown on Appendix D.

4.3 Contractor parking on a hard standing will be located to the eastern edge of the Nightingale Way site, opposite the site offices, with a crossing point to the site compound.

4.4 Vehicle and pedestrian access for the offices, unloading/loading areas, and site facilities will be via the temporary access road.

5.0 Storage and unloading/loading areas.

5.1 A storage area, constructed from hard materials, for construction materials will be located to the north west of the Withington Street Development.

5.2 Temporary storage for topsoil will be on the land to the north of the application site on the applicant's retained land.

5.3 Storage of materials with the potential to cause pollution, such as fuels and oils, will be stored in bunded containers.

5.4 Loading/unloading will take place in the storage areas.

6.0 Control measures for noise and vibration.

6.1 No works will take place during anti-social hours.

6.2 Whilst working on site the contractor will adhere to the recommendations of BS 5228-1:2009 Section 8.

6.3 Storage areas will be sited to the north west corner of the applicant's retained land, away from existing residential areas.

6.4 Pre-cast concrete piles will be top driven using super silenced hydraulic drop hammers.

7.0 Control measures for dust and mud.

7.1 The construction access road through the applicant's land will be constructed of hard materials to minimise dust and mud.

7.2 Delivery vehicle wheels will be inspected prior to leaving site and any mud/debris removed by pressure washer.

7.3 If dust emissions are generated during dry periods, the contractor will use water spray to wet the material and supress the dust.

7.4 To minimise nuisance to neighbours, the site manager will take account of the weather conditions and the wind direction when planning operations.

8.0 Site waste management plan.

8.1 The land is a green field site generating minimal amounts of waste to be removed from site.

8.2 Existing topsoil will be retained on site for use in soft landscape areas.

8.3 Waste will be separated to separate waste streams for Plasterboard, Wood, COSHH waste and general waste.

8.4 Waste will be removed from site by a licensed waste carrier.

8.5 Skips will be removed regularly to prevent overspill of materials.

8.6 Skips will be covered or netted in windy conditions to prevent litter blowing out of the site.

9.0 Points of contact and complaints procedures.

9.1 It is important that member of the public or interested parties are able tomake valid complaints about the construction works. Such complaints can provide a valuable feedback mechanism.

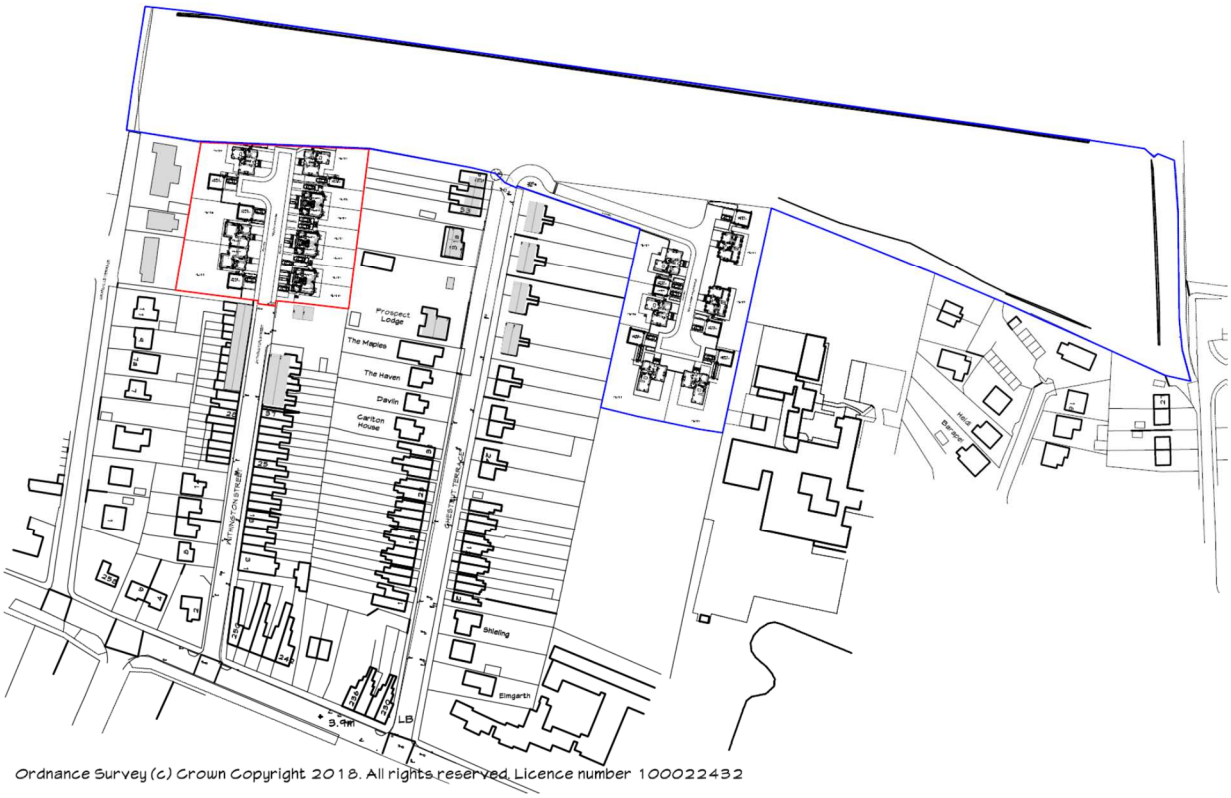
9.2 All complaints will be recorded and reported to the directors.

9.3 Complaints will be handled by the site manager who will acknowledge the complaint within 3 working days and respond to the complainant no later than 7 working days following the acknowledgement.

9.4 If the complaint is not satisfactorily resolved by the site manager, a senior member of the project management team will respond.

9.5 Points of contact will be displayed on information boards by the site entrances.

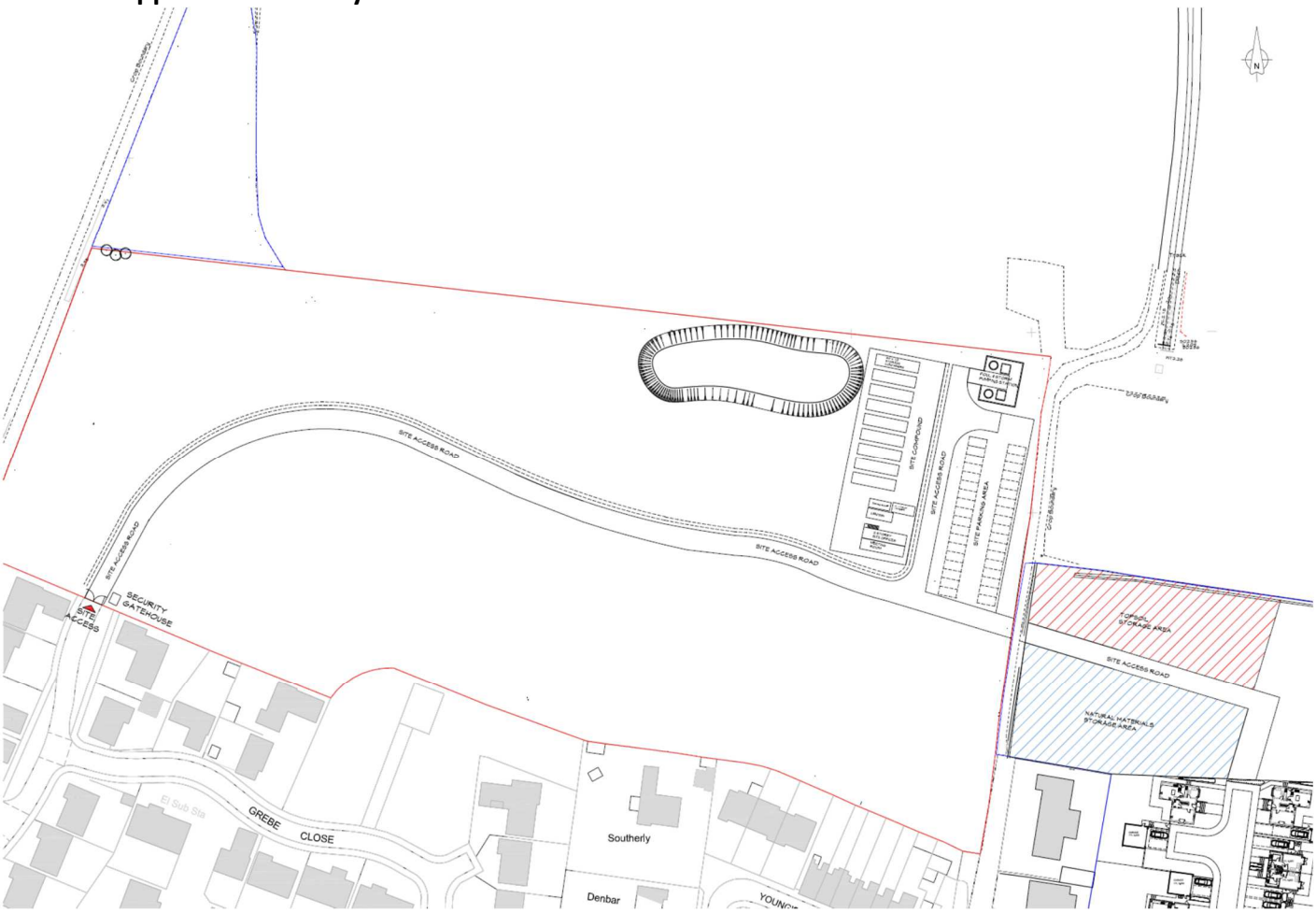
Appendix A – Site location plan



Appendix B - Proposed site plan



Appendix C- Site layout and access routes



Appendix D - Site compound layout

