

CONSTRUCTION MANAGEMENT PLAN

Hill Haven

For Mr D Davies.

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1. INTRODUCTION

This Construction Environmental Management Plan (CEMP) provides the project specific measures that are in place & procedures to be followed for the scope of construction works, both permanent & temporary, for the project. This Plan forms part of the planning application documents for the project and provides details on the requirements for the management of environmental impacts associated with the construction phase of the project.

The CEMP will detail how construction works will be undertaken and managed in accordance with the Planning Application, Planning Conditions, contractual and legislative requirements and construction industry best.

1.1 Scope

The Construction Management Plan contains the approach to environmental and construction management at the site during the construction phase. Compliance with the CEMP, the procedures, work practices & controls is mandatory & must be adhered to by all personnel & contractors employed on the construction phase of the project.

1.2 Project Description

The Site is located on the Western Side of Fair Oak Road, the Site currently comprises a vacant plot (partially cleared) on a sloping site with a conditional approval for 2 No. detached dwellings. The plot sits adjacent to a new development of similar nature with works nearing completion

The works will comprise of:

- i) erection of secure **2.4m Hoarding** around the perimeter of the site.
- ii) site clearance.
- iii) the construction of 2 private residential properties
- iv) Hard landscaping - access turning and parking and vehicle cross-over
- v) Soft Landscaping including new planting

- All works shall be carried out employing Best Practicable Means according to the Control of Pollution Act 1974 with reference to BS 5228 "Code of practice for noise and vibration control on construction and open sites" and the Greater London Authority's Supplementary Planning Guidance "The Control of Dust and Emissions During Construction and Demolition". In the case of a complaint about construction pollution, the contractor shall implement effective remedial actions within 24 hours or cease work until they can be implemented effectively.'

1.3 Supporting Information

The following documents have been commissioned for the site.

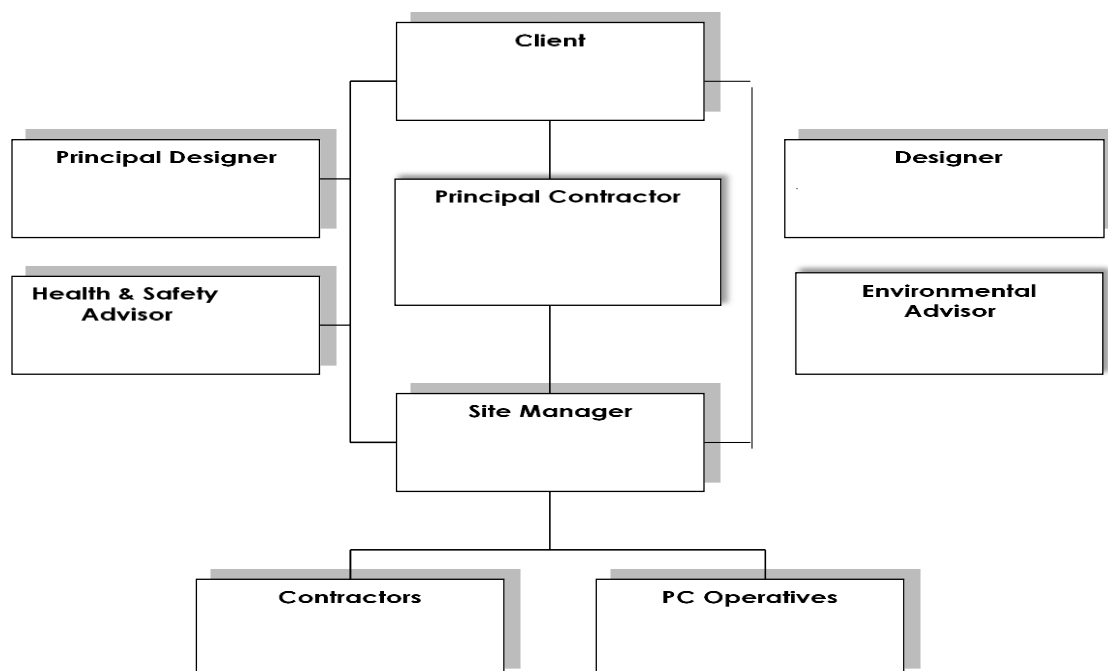
The development will be carried out in line with:

- i) The Approved Planning drawings
- ii) Soil report
- iii) Structural Engineers design
- iv) Landscaping plans
- v) Site Layout plan

1.4 Construction Management Plan Responsibilities

The Construction Management Plan defines the role and responsibilities of the project team.

It also indicates the lines of communication between the Client, his Advisors, the Principal Contractor and his Manager on site



2 PROPOSED PHASED ELEMENTS OF SITE WORKS

Preliminary Programme

It is envisaged that the duration of the forthcoming works described will be 9 months.

The works have been and are to be phased as follows:

Stage 1 works - Erection of a secure perimeter 2.4m Solid site Hoarding with lockable gates across the entrance

Stage 2 works – removal of tree stumps ground investigation

Stage 3 works - site clearance and ground levelling.

Stage 4 works - commencement of foundation works to both dwellings at the same time

Stage 5 works - commencement of superstructure works to both plots.

Stage 6 works - commencement of all internal first and second fix work

Stage 7 works - commencement of external works including fencing and landscaping

The build works on site to start 1st March, 2024

The anticipated build programme going forward for the whole site is 10 months with completion due in January 2025)

3 OPERATIONAL CONTROL

Site works will be checked against the Construction Management Plan requirements. Any mitigation measures that have been agreed with the Statutory Authorities, or are part of planning conditions, will be put into place prior to the undertaking of the works for which they are required and all relevant staff will be briefed accordingly. Method statements that are prepared for the works will be reviewed / approved by the Clients Management team and where necessary the relevant Environmental Specialist.

4 CONSTRUCTION MANAGEMENT PLAN ACTION

The following sections outline the key elements for consideration and demonstrates our commitment to manage, control and where possible mitigate the impact of the project on neighbours, the local community and infrastructure.

Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by detailed site-based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing



4.1 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors' detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read and understood the procedures. These will include any relevant neighbourly issues.

All direct contractor employees, subcontractors & other site personnel on the project to:

- adhere to the HSE current legislation, recommended guidelines and Codes of Practice
- conduct all their activities in a manner consistent with regulatory & best safety practice
- provide RAMS for authorisation for elements of the works they are involved in
- provide evidence of their competence and ability to carry out the tasks

4.2 Communications:

The site is adjacent to a residential area. The Client and Principal Contractor currently have and seek to maintain good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on residents close by. The contractors' representatives and the management team will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach, so as to maintain a well-balanced relationship with neighbours, and the local public during project execution

Periodic meetings will be held between the team members to discuss performance to date, the need for improvements (if any), results of inspections and any complaints received. Upcoming work operations will be reviewed in order to plan any necessary actions to mitigate risks and to disseminate information on best practice. If necessary, representatives of the Statutory Authorities may also be invited to attend such meetings, as and when required

4.3. Site Establishment:

Prior to commencement of the works the site will be set out in accordance with the attached construction phase plan indicating the position for the site accommodation compound, material storage area, on site vehicle parking, and vehicles access and turning points.

The plan will be retained on site and relayed in the Induction given to all contractors on first arrival and to be prominently on display in the Site Office

Hoarding and Heras fencing will be erected to ensure full site segregation and establish a secure perimeter to the site.

A site office, welfare & storage facility will be established in the form of a compound to include all necessary temporary utility connection to comply with the current safety Regulations.

4.4 Working Hours:

The construction site will be open to contractors for work. Monday – Friday 08:00 – 18.00, and Saturday 08:00 – 13:00. Any requests for additional hours are to be made to the PC in advance provide justification & resource requirements.

4.5 Security

The entrance into the site will be monitored and controlled during operating hours to allow access only for authorised personnel.

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

The front hoarding and perimeter fence will be regularly inspected to ensure it remains secure. A robust padlock to be on the site entrance gates, securely locked out of hours when the site is not working

4.6 Dust

Cutting activities will use water as a dust suppressant;

Adjacent road surfaces will be swept clean if any dirt leaves site;

All loads delivered to or collected from the site will be covered where appropriate;

All road vehicles will be requested to comply with set emission standards;

All skips will be securely covered

A temporary hard surface will be constructed on site to allow access for delivery vehicles to offload within the safety of the site environs, a wheel wash consisting of hose and brush will be employed as necessary to keep the adjacent road clean

4.7 Noise and Vibration:

All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers. Where it is necessary to carry out noisy activities these to be identified in advance and notice given to anyone who may be affected.

Where possible all plant used on the site is to be effectively silenced.

4.8 Waste:

The aim is to minimise the generation of wastes within the site and to ensure that any waste generated is handled, segregated, stored, transported disposed/recycled or recovered in according with current regulatory requirements.

4.9 Traffic:

The entrance into the site is off Fairoak Road. This is a fairly Wide road with a soft verge outside the site, no parking or delivery is proposed from the road.

Clear sight lines to be maintained at the site entrance at all times

Procedures will be in place to ensure the road is kept open and clear of obstruction at all times.

Delivery vehicles will be instructed at the time of ordering to approach the site from either direction and guided to the offload area by banksman
Access to the site for delivery of materials & plant will be restricted to avoid peak travel periods to minimise impact to passing traffic. A call forward system will be used by all large vehicles to mitigate against traffic hold ups on the main road.

Delivery vehicles must not park up and obstruct the highway or residential/emergency access routes at any time.

Delivery & Storage Area: deliveries & works will be planned & coordinated to minimise vehicle movements around the site, avoid unnecessary deliveries and the double handling of materials. To achieve this aim, the following will be implemented:

A banksman will control access & egress from site for deliveries.

The banksman will ensure that sight lines and the site access are kept clear of obstruction

Delivery of materials is to be restricted to outside the hours of: -
08:00 - 09:15 & 15:00 – 16.30 to avoid residential traffic & other congestion.

No Abnormally large vehicles are envisaged during the project. In the event of abnormal vehicles being required the access & egress routes would be as above but only with pre-arranged access to the site.

Dust dampening down procedures will be enforced if vehicle movements on site are creating dust and a potential health hazard.

At the outset of the works a wheel wash facility is to be made available and utilised for all vehicles at the site entrance/exit to minimise the transfer of mud and debris out onto the highway. The wheel wash will comprise a continuous water source or holding tank of sufficient capacity to remove the mud from the wheels of a commercial vehicle. A Pressure lance/ Jet Wash and at least 2 stiff brooms

Regular inspection of the highway will be carried out and if deemed necessary will be cleaned by a road sweeper as and when required.

4.10 Ecology:

No priority species are present on site but the site does sit adjacent to young trees.
To ensure the protection of any unknown wildlife
No vegetation will be cleared during Bird Nesting Season.

The Site is not on or adjacent to a RAMSAR site

The Site is not on or adjacent to a Special Area of Conservation or SINCC

Magic does not show any protected species located on or near to the site.

The site is cleared it will remain cleared until the completion of the works.

The site owner/site manager will ensure that anyone (including sub-contractors and visitors) undertaking construction, demolition and landscaping (both creation and management), is made aware of the potential for protected species to enter the site, where to expect them, their protected status and the procedure to follow in the unlikely event that protected species are discovered during works. Where applicable, this advice will be given through site inductions, tool box talks.

Any vegetation clearance (i.e. removal of trees, scrub, hedgerows) or works to buildings shall not commence until a careful check for nesting birds has been completed, particularly during the main breeding season (months of March to August). If bird nests are found then works in the area must stop until the chicks have fledged the nest.

All clearance works (i.e. clearance of log piles, debris, rough grass etc.) will be undertaken when common reptiles and amphibians are likely to be fully active i.e. during the April to September period.

Clearance of walls, logs, brash, stones, rocks or piles of similar debris will be undertaken carefully and by hand.

Any trenches left overnight will be covered or provided with ramps to prevent animals falling into the trenches and being trapped. Excavations left overnight should be checked prior to filling. Any open pipes left overnight will be covered.

Should any protected species (i.e. common toads, reptiles, birds, hedgehogs and badger) be discovered during construction or other works on site, which are likely to be affected by the development, works will cease immediately. The owner/ site manager will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide

Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.

A hoarding will be erected to prevent animals crossing through the site whilst works are underway.

There are no rare species of plants, trees or other foliage on or adjacent to the site that would need to be removed to carry out the works.

Eco-support Ltd are retained for consultation should anything unexpected appear on site.

5 MONITORING AND REVIEW

A review of the Construction Environmental Management Plan will be carried out at planned intervals by a member of the management team to ensure continuing suitability, adequacy and effectiveness of the management system.

The outputs from management review will include any decisions and actions consistent with the commitment to continued improvement.

6 SUMMARY

This Construction Environmental Management Plan forms part of the planning application proposals and envisage guiding their execution. Throughout the project, we will regularly review the plan and maintain a communicative relationship with the Council advising them of such changes and/or improvements to the Plan as may occur. The Plan's proposals shall enable third parties to understand the nature of the works and the various construction activities associated with the development.

This Construction Environmental Management Plan has been prepared with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and have been accepted in good faith as being accurate and valid.