

1.0 Introduction

1.1.1 Development Site Address: 103 LEIGH ROAD, EASTLEIGH, SO50 9ZQ

1.2 This Construction Management Plan has been produced in respect of:

Change of use from offices to 1no. eight bed house in multiple occupation with single storey rear extension, hip to gable extension, 1no. rear dormer window, boundary treatment, car parking and external amenity space. F/24/97969 - Full planning

Construction Management Plan (Pre-Commencement).

No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- (a) Location of construction materials, and plant storage areas used during demolition and construction;
- (b) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
- (c) The parking of vehicles of site operatives and visitors;
- (d) A scheme for controlling noise and vibration from demolition and construction activities;
- (e) Provision for storage, collection, and disposal of rubbish from the development during construction period; Demolition and construction work shall only take place in accordance with the approved method statement.

It will be the responsibility of the appointed principal designer and contractor to ensure the CEMP and all construction associated activity accords with The Construction (Design and Management) Regulations 2015.

2.0 The appointed contractor (TBC) is responsible for the key stages of construction, including:

- Site setting up.
- Erection of fencing and provision of vehicle and pedestrian access
- Provision of welfare facilities
- Temporary services
- Establishment of parking arrangements
- Establishment of other measures identified within this CMP.

Clearance, remediation, and ground works

- Clearance of site
- Any necessary remediation
- Ground levels and preparation for services

Structure

- Foundations and sub-structure

- Above ground structure
- Scaffolding

Fitout

- Partitions
- UHF and screed
- M&E 1st fix
- Void closure
- Skim
- Tiling
- Timber floors.
- Joinery
- M&E second fix
- Decoration
- Commissioning
- Snagging

Infrastructure and landscaping

- Utility lay and connections.
- Off and on-site highway and drainage works.
- Soft and hard surfacing
- Landscaping

The above stages will overlap, and duration determined by any phasing of development.

3.0 Constraints and Considerations

3.1 The site is located on Leigh Road, with an access road at the rear running behind the site.

3.2 There existing vehicle access for parking at the rear of the site. Contractors and visitor will park at the Rear in the allocated parking spaces. Which will sit outside the site boundaries.

4.0 Site Management

4.1 Contact details.

4.2 Details of the contractor and key personnel, including site manager contact details and 24hr emergency contact details will be provided to Eastleigh Council.

4.3 The contact details of the site manager and emergency 24hr contact details will also be displayed on the site hoarding.

5.0 Complaints Procedure

5.1 A complaints register will be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

- 6.0 Monitoring
 - 6.1 A responsible person will undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.
- 7.0 Site layout
 - 7.1 Appendix A presents an initial construction site layout plan, including details of access and measures, including site hoarding, parking, access, wheel washing, welfare facilities and material storage identified in this CEMP.
 - 7.2 Storage of plant and materials, including cement mixing and washings, used in constructing will be located as per the site plan in Annex A.
 - 7.3 The site will be secured by fencing and access-controlled pedestrian and vehicle gates.
- 8.0 Site Operation
 - 8.1 Working hours
 - 8.2 The working hours for the development site (including any construction and demolition activity) shall be:
 - 07:30 to 17:30 Monday to Friday
 - 07:30 to 14:00 on Saturdays
 - No working on Sundays or Public Holidays
 - 8.3 These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority.
 - 8.4 Deliveries and transport of materials, plant, an equipment to site
 - 8.5 Deliveries including the transport of materials, plant, and equipment to the development site will only take place during the hours identified above. Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.
 - 8.6 Construction associated vehicles should avoid routes that pass schools during peak school arrival and departure periods.
 - 8.7 Construction associated vehicles will not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.
 - 8.8 Loading and unloading will occur within the site and via the vehicle entrance along Park Lane. Works will need to be coordinated to maintain this arrangement.
- 9.0 Highways and development traffic management
 - 9.1 All vehicles will initially access the parking area at the rear of 103 Leigh Road.

- 9.2 The vehicle access will revert to a location where the permanent development access will be constructed.
- 9.3 Parking will occur within the Rear Car park, located at the rear of 103 Leigh Road.
- 9.4 Adjacent footways will be protected by the site fencing.
- 9.5 Banksmen will greet and assist construction associated vehicles travelling to/from the site and marshals assist with entering and exiting the site from Chamberlayne Road.
- 10.0 Noise and Vibration
- 10.1 British Standards (BS) provide codes of practice for the control of noise and vibration on construction and open sites (BS 5228-1: 2009 + A1: 2014 and BS 5228-2: 2009 respectively).
- 10.2 The measures and procedures contained within these documents represent best practicable means for noise control on construction sites. These codes of practice will be followed by the appointed contractor. Furthermore, the following will apply as a minimum:
- i) All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
 - ii) All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.
 - iii) All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
 - iv) Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
 - v) Static plant and machinery will be sited as far away as possible from inhabited buildings or other noise sensitive locations.
 - vi) All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
 - vii) Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
 - viii) The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
 - ix) No stereos or similar amplified devices shall be audible at the site boundary.
- 11.0 Dust
- 11.1 The following will apply as a minimum:
- i) All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
 - ii) Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
 - iii) Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
 - iv) Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.

- v) Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- vi) Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- vii) All vehicles carrying dusty materials shall be securely covered.
- viii) Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- ix) Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

12.0 Air Quality

- 12.1 Non-road mobile machinery (NRMM) with a net power between 37kW and 560kW will be required to meet the standards set out below. These standards are applicable to both variable and constant speed engines and apply for both particulate matter (PM) and nitrogen oxide (NOx) emissions: NRMM used on any construction or demolition site within urban areas will be required to meet Stage IIIB of EU Directive 97/68/EC (as amended) as a minimum.

NRMM used on any MEDIUM or MAJOR classified development will be required to meet Stage IV of EU Directive 97/68/EC (as amended) as a minimum.

The requirements may be met using the following techniques.

- (a) Reorganisation of NRMM fleet
- (b) Replacing equipment (with new or second-hand equipment which meets the policy)
- (c) Retrofit abatement technologies
- (d) Reengineering.

All eligible NRMM should meet the standards above unless it can be demonstrated that the machinery is not available or that a comprehensive retrofit to meet both PM and NOx emission standards is not feasible.

- 12.2 An inventory of all NRMM to be used at the development site will be kept. A copy of the inventory shall also be kept at the development site for inspection. All NRMM shall be regularly serviced. Service logs shall be kept on site for inspection by the local authority.

- 12.3 It should be noted that we do not plan to use any NRMM with a power over 37KW on this development site.

13.0 Mud

- 13.1 Regular sweeping of access roads to the site must be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces will be carried out to control dust. A vehicle wheel wash will be provided to minimise carry-over to the highway.
- 13.2 Due to the nature of the works being carried out we do not expect to have an issue that requires wheel washing of construction vehicles, due to this being a conversion project, there is no digging in this phase. However, should it be required we will set up a wheel washing station in the rear parking area.

14.0 Artificial Lighting

14.1 The following will be followed as a minimum:

- i) Flood lighting, security lights, and any other obtrusive external lighting will be sensitively located so as to avoid nuisance to neighbouring properties and only provide the necessary luminance for the relevant task(s).
- ii) The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- iii) Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.
- iv) The use of localised lighting will be used wherever possible to avoid excessive illumination of inactive areas.
- v) The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

15.0 Waste Management

- i) There shall be no burning of waste at any time on development sites.
- ii) The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.
- iii) The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).

16.0 Cranes and other tall construction equipment

- i) There is no requirement at this stage to have a crane on site for this project.

17.0 Environment

17.1 Soil and Land Management

Due to the nature of the site there will be minimal soil removal, any soil removed from site will be done so via the rear area of the site by a grabber truck, and disposed off correctly.