

Construction Management Plan

INTRODUCTION

This construction management plan has been prepared in anticipation of a potential pre-commencement condition requiring a construction management plan. The construction management plan is therefore detailed as below for the proposed works for replacement dwelling at Bentons Cottage, Bentons Lane, RH13 8NP.

Example Condition: *“No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details for the following matters:*

o the anticipated number, frequency and types of vehicles used during construction,
o the method of access and routing of vehicles during construction,
o the parking of vehicles by site operatives and visitors,
o the loading and unloading of plant, materials and waste,
o the storage of plant and materials used in construction of the development,
o the erection and maintenance of security hoarding,
o the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway.”

CONSTRUCTION PROGRAMME

It is expected that the development will incorporate the following construction stages: -

- Establishing, clearing and preparing the site;
- Establishing a construction compound;
- Removal of existing foundations and earthworks for proposed foundations;
- Construction vehicle movements to deliver and dispose of materials for post-slab phase; and
- Removal of any temporary construction facilities.

PUBLIC INFORMATION & CONSTRUCTION HOURS

Local residents will be updated on the construction programme and associated impacts via signage fixed to the site entrance. Signage will include: A description of work to be carried out and the amount of disturbance anticipated; All steps that have been taken to minimise disturbance; and the timing and duration of works.

The construction site will operate on Mondays to Fridays between the hours of 08:00 – 18:00 and between 09:00 – 13:30 on Saturdays. There will be no working on Sundays or Bank Holidays unless there is a requirement for emergency work or abnormal deliveries, for which the Council will be provided with prior notification. The site will be secure to prevent unauthorised access. Construction delivery schedules will be established in advance and will seek to minimise any vehicle movements in the highway network peak periods.

VEHICLE NUMBERS, FREQUENCIES, AND TYPES

There are an anticipated 3 vehicles daily (6 total movements to and from the site) for the general contractor through construction period. During frame construction (anticipated for approximately 2-3 weeks) the number of vehicles may increase for delivery of these materials. There will also be movements for the delivery of materials when required. No contractor has yet been appointed and so the above assumptions will be finalised / updated when the contractor is appointed.

METHOD OF ACCESS AND ROUTING OF VEHICLES DURING CONSTRUCTION

Access is via Worthing Road in Dial Post and then down Bentons Lane. Turning circles will be available at the nearby water treatment works and on site at the site entrance.

PARKING FOR VEHICLES OF SITE PERSONNEL, OPERATIVES AND VISITORS

During construction, car parking area will be provided on-site for all site personnel to the side of the site works in approximately the position as the proposed parking area for the proposed dwelling. Workers and operatives will be encouraged to travel to the site via sustainable means where feasible throughout the construction phases (e.g. car sharing). All parking is to be located on site off of Bentons Lane out of way of passing traffic.

LOADING / UNLOADING OF PLANT, MATERIALS, AND WASTE

Operatives will be expected to unload any materials or equipment on-site. The following construction vehicles are anticipated:

- Lorries delivering materials;
- Skip vehicles for taking demolished material away;
- Vans for contractors

Vehicle deliveries will be scheduled to manage the number of vehicles accessing the site at any one time. Deliveries will be booked at least 24 hours in advance and will be timed and managed to ensure that impact to the external highway are minimised. Site supervision will be in place at all times to control and monitor access to the site. Construction schedule will ensure enough space between contractors and deliveries reducing the number of trades on site at one time.

STORAGE OF PLANT AND MATERIALS

A dedicated material lay-down will be provided on site and put in place before construction works begin adjacent to and to the north of the parking area. Machines likely to generate large amounts of noise will be situated as far away as possible from nearby residences. Across construction schedule, materials will be stored away safely when not in use, and flammable materials will be stored separately.

SECURITY HOARDING

The site already has secure fencing on the west, north and east boundaries. Sections of tall hedgerow also block any site access on the south, and the site entrance will be gated. Security hoarding is therefore not expected to be required.

MEASURES TO PREVENT THE DEPOSIT OF MATERIALS ON THE HIGHWAY

Wheel washing facilities to be placed at the site access and any debris will be swept up to prevent run-off to the highway.

PUBLIC SAFETY, EMERGENCIES AND ACCIDENTS

Construction vehicles accessing and egressing the site will be assisted by appropriate signage placed within the vicinity to warn road users of their presence. All suppliers will be obligated to adhere to safety and environmental standards and programmes, both on and off site throughout the construction period. If an emergency or accident arises, guidance will be sought from the site manager and emergency services as appropriate.

POTENTIAL ENVIRONMENTAL IMPACTS

Noise: Potential impacts of noise include increased adverse road noise levels from vehicles and general construction works. Noise will be managed and mitigation measures to prevent noise affecting the amenity of nearby residents and businesses will include: -

- Vehicle engines to be switched off when not in use;
- Adherence to operational hours (outlined above);
- Programming of deliveries to arrive during daytime hours only and care will be taken when unloading vehicles to minimise noise;
- Locating noisy equipment to be as far away from nearby residential dwellings as possible;
- Effective maintenance of machinery and efficient operation, with no excessive revving or idling; and

Dust/Air Quality: Several control measures can be adopted to minimise dust emissions. This will be monitored during construction to ensure the measures are successful: -

- Regular cleaning of hard surfaces;
- Maintaining clean roads and site (i.e. regular sweeping);
- Banning the use of fires or any form of burning on-site;
- Ensure vehicle engines are not idle and switched off when not in use; and
- Prevention of dust-contaminated run-off water from the site.

Waste: All operators involved in the construction process will be informed in detail as to how it is proposed to dispose of and manage waste. Contractors will be required to investigate opportunities to minimise waste and where it is unavoidable, the need to maximise the recycling and re-use potential of construction materials will be stressed.

DUTIES AND RESPONSIBILITIES

The duties and responsibilities of those workers associated with construction include: -

- Knowing the requirements of appropriate safety standards and legislation and ensuring they are applied to all works;
- Ensuring that company procedures are brought to the attention of all workers, prior to work commencing;

- Planning for and maintaining a tidy site and ensuring that the means of access can operate safely, free of obstruction.
- Ensuring that materials and equipment are stored and secured in such ways as to minimise the risk to health and safety of people on-site; and

Ensuring appropriate knowledge of this Construction management plan before starting works.